

MILLENIA POINTE



5373 Vineland Rd, Orlando, FL 32811

I-4 • Millenia Corridor



For More Information: millenia-partners.com

Presented by: Brian Grandstaff | 407-370-3211 | briang@millenia-partners.com • Alex Poole | 407-370-3211 | apoole@millenia-partners.com



MILLENNIA POINTE IS AT THE CENTER OF ORLANDO'S MOST ACTIVE ECONOMIC CORRIDOR.

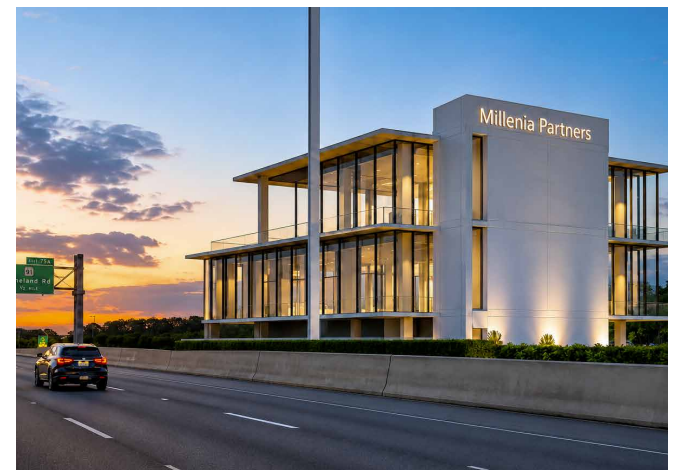
Positioned minutes from two of Central Florida's most powerful demand generators — Universal Studios and Downtown Orlando — Millenia Pointe sits at the convergence of hospitality, entertainment, employment, and luxury retail that defines the I-4 corridor.

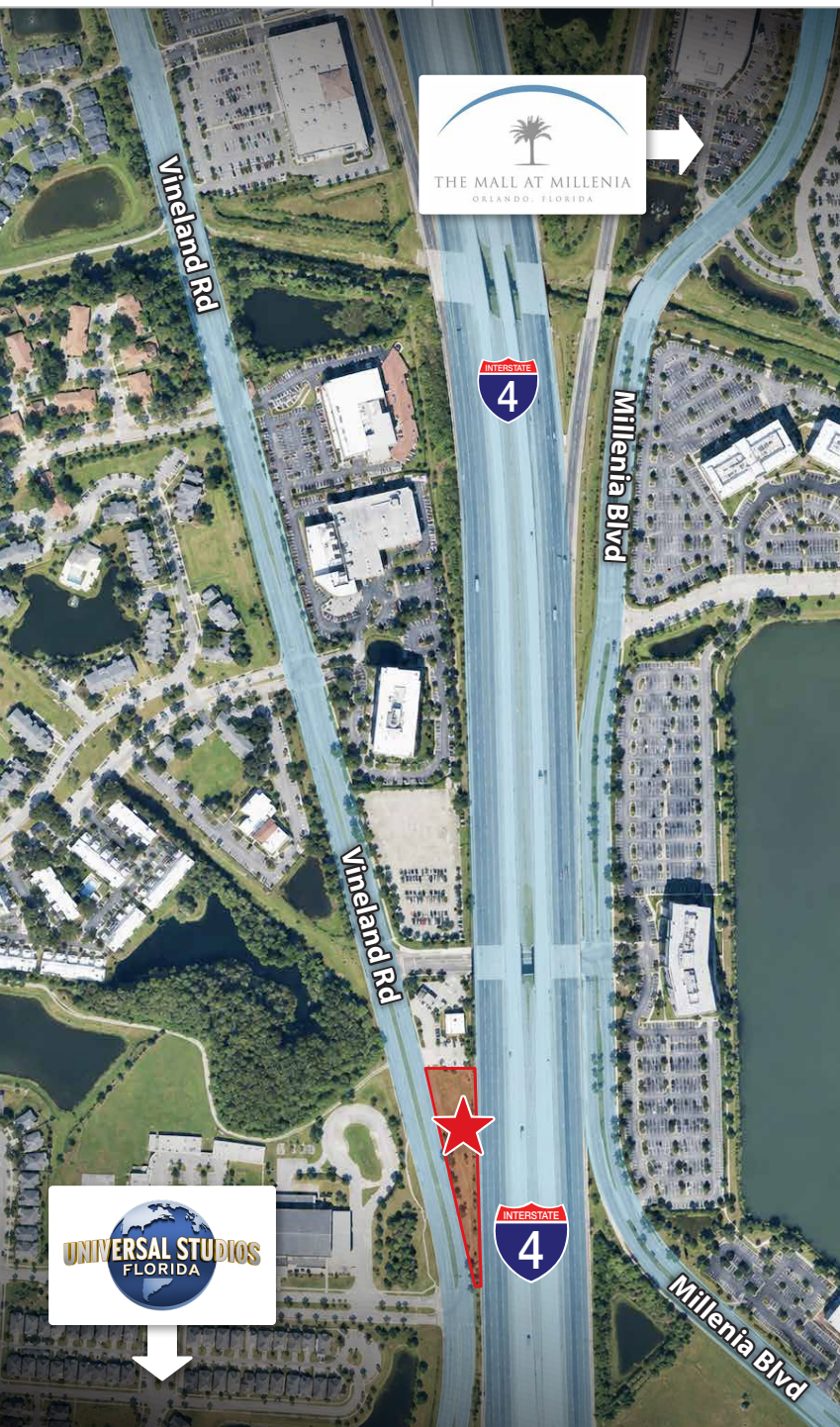
Approved GBA
10,115 SF
3-Story Office
Building

I-4 Daily Traffic
200,000+
Vehicles Per Day
Direct Frontage

Entitlement Status
Fully Approved
Grace PD · Admin
Master Plan

Time To Shovel
Permit-Ready
Engineering
Complete





MILLENNIA POINTE IS ONE OF THE LAST ENTITLED DEVELOPMENT SITES FRONTING I-4 IN THE MILLENNIA CORRIDOR. THE HARD WORK IS DONE — THE UPSIDE IS YOURS.

Land along Interstate 4 in the Millenia submarket is not replenished. Millenia Pointe — a 0.97-acre site at the Vineland Road interchange — sits at the center of Central Florida's most affluent, amenity-rich corridor: the Mall at Millenia, luxury automotive row, Dr. Phillips and Isleworth residential wealth, Universal Orlando, fine dining, five-star hotels, and direct access to both I-4 and Florida's Turnpike. No executive owner-user needs to explain this address to a client.



The seller has already absorbed the time and capital cost of entitlement, engineering, stormwater design, utility extension, and circulation validation. A buyer acquires not just land — but a solved, approved project ready for permitting submission.

Sites like this are not replaced. When entitled I-4 corridor land trades, it trades once. Qualified buyers are encouraged to move with urgency.

SUBJECT PROPERTY

Millenia Pointe • 5373 Vineland Road • I-4 Exit 75A

**1.8 mi - Northwest
Universal Studios Florida**

- 14M+ Annual Visitors
- Major Employment Hub

**0.4 mi - Adjacent
Mall at Millenia**

- Neiman Marcus
- Bloomingdale's
- Tiffany & Co.

**4.5 mi - Northeast
Downtown Orlando**

- CBD
- SunRail
- Orange County Courthouse



Site Area

0.97 AC

Total — Lot 2 +
Tract A

Approved Building

±10,115 SF

3 Stories
Office

Parking

22 Spaces

Executive
Surface

Corridor

Millenia / I-4

Vineland Rd
Interchange

MALL AT MILLENIA

Orlando's premier luxury retail destination — Neiman Marcus, Bloomingdale's, Tiffany & Co., Louis Vuitton, and 150+ retailers — less than half a mile from the site.

LUXURY AUTOMOTIVE ROW

Ferrari, Porsche, Mercedes-Benz, Maserati, Land Rover, and Infiniti — the densest concentration of luxury marques in Central Florida, within 500 feet.

RESTAURANT ROW & FINE DINING

Christner's Prime Steak & Lobster, Eddie V's, The Capital Grille, Seasons 52 within a three-minute drive — ideal for executive client entertainment.

LUXURY HOTEL CORRIDOR

Rosen Shingle Creek, Marriott, Hyatt Regency Grand Cypress, and Four Seasons Orlando within minutes — executive hospitality for clients and visitors

UNIVERSAL ORLANDO RESORT

Less than 3 miles north — anchoring the corridor's hospitality, hotel, and entertainment infrastructure.

ISLEWORTH COUNTRY CLUB

One of the Southeast's most exclusive private golf and residential communities — directly west, reinforcing the corridor's elite residential base.

INTERSTATE 4 — EXIT 75A

200,000+ daily vehicles with direct building frontage — Florida's most critical northsouth spine connecting Tampa, Orlando, and Daytona Beach.

FLORIDA'S TURNPIKE

On-ramp access within 5 minutes — connecting the site to Miami, Fort Lauderdale, and all of South Florida for clients and visitors statewide.

ORLANDO INTERNATIONAL AIRPORT

25 minutes via I-4 and the Turnpike — top 10 busiest U.S. airport, critical for regional and national business connectivity.

PALM BEACH ATLANTIC UNIVERSITY

Institutional presence across Millenia Blvd — a workforce and credentialing anchor for the submarket.

DR. PHILLIPS • ISLEWORTH • WINDERMERE

Central Florida's most exclusive residential communities minutes away — where the owners and their clients live.



THE ENTITLEMENTS ARE DONE

Entitlement in Orange County takes years and carries real execution risk. This site is approved within the Grace PD with an active Administrative Master Plan. That work — and the risk absorbed to complete it — is priced into the land. A buyer doesn't start over; they start building.

I-4 FRONTAGE IS IRREPLACEABLE

There is no replicating an I-4-visible address at a signalized interchange in the Millenia corridor. The building's monument wall — facing 200,000 daily vehicles — functions as permanent, passive advertising. For a law firm, wealth manager, or executive HQ, that visibility is a business asset with compounding return.

ENGINEERING IS COMPLETE

Sanitary sewer, water extension, stormwater, vehicle circulation, and landscaping are fully engineered and approved. The buyer is not inheriting a set of open questions — they are inheriting a solved project. That certainty is worth real dollars at close.

NO COMPETING SUPPLY

Boutique, sub-15,000 SF entitled office sites fronting I-4 in the Millenia corridor do not come to market. This parcel is the product of years of planning, approvals, and capital — and it will not be replicated. There is no next one.

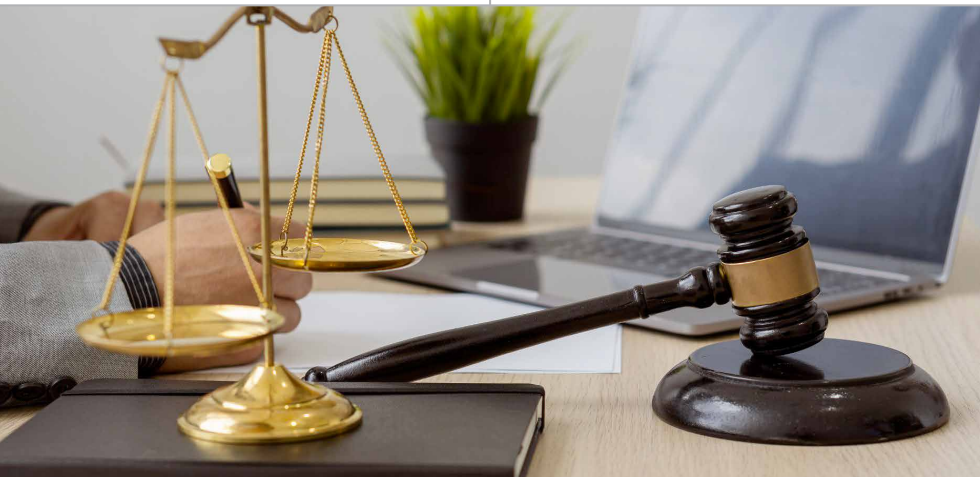
MILLENNIA POINTE IS PERMIT-READY.

EVERY PRE-DEVELOPMENT HURDLE HAS BEEN CLEARED — A BUYER'S FIRST DOLLAR GOES TOWARD BUILDING, NOT BUREAUCRACY.

Entitlement, engineering, and utility design for a site like this typically consumes 18–36 months and \$150,000–\$300,000 in soft costs before a shovel turns. Every item below has already been completed and paid for by the seller. A buyer inherits that work at no additional cost and starts their clock at permitting, not planning.

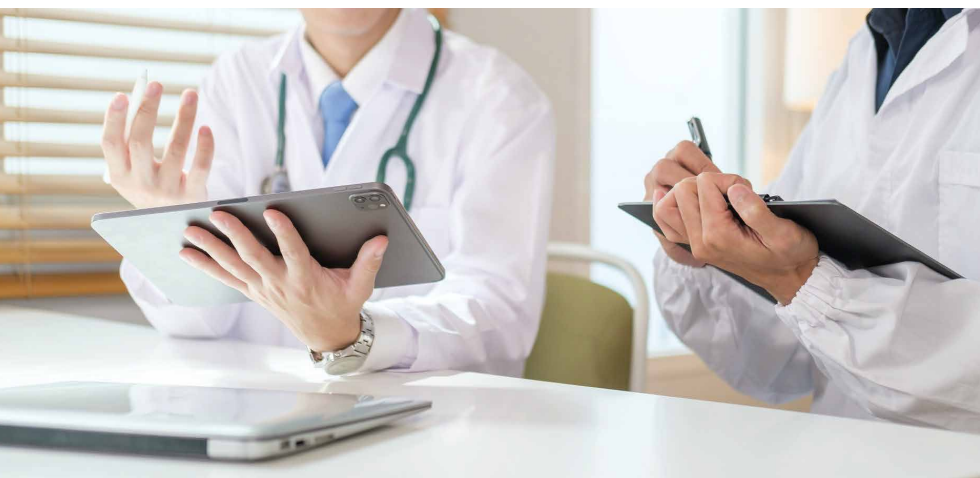
• Administrative Master Plan	APPROVED
• Grace PD Zoning	APPROVED
• Building Program (10,115 SF / 3 Stories)	APPROVED
• Access & Circulation Engineering	COMPLETED
• Vehicle Turning Validation	VALIDATED
• Sanitary Sewer Extension	ENGINEERED
• Water Extension	ENGINEERED
• Stormwater Integration	ENGINEERED
• Landscape, Frontage & Monument Signage	DESIGNED





BUILT FOR A PRESTIGE PROFESSIONAL USER — ORTHE DEVELOPER WHO SERVES ONE.

The 10,115 SF program is purposescaled for a single-occupant owner-user or a boutique multitenant professional building. The building's I-4 identity and Millenia address attract a narrow, highly credentialed occupier base — which translates to strong rent performance and holding-period value for an investor or developer buyer.



LAW FIRM

Regional or boutique practices for whom address and visibility are competitive advantages in client acquisition.



MEDICAL ADMIN HQ

Healthcare group management organizations and MSO headquarters seeking a professional, accessible address.



WEALTH MANAGEMENT

RIAs and private wealth advisors who need an address that signals financial sophistication to high-net-worth clients.



EXECUTIVE HQ

Companies seeking a signature owned building with branded I-4 monument identity at boutique scale.



TITLE & ESCROW

High-volume real estate settlement firms that benefit from I-4 visibility and walkable proximity to closing activity.



BOUTIQUE DEVELOPER

Developers targeting prestige professional tenants who want a permitted, engineered site with a compressed build timeline.

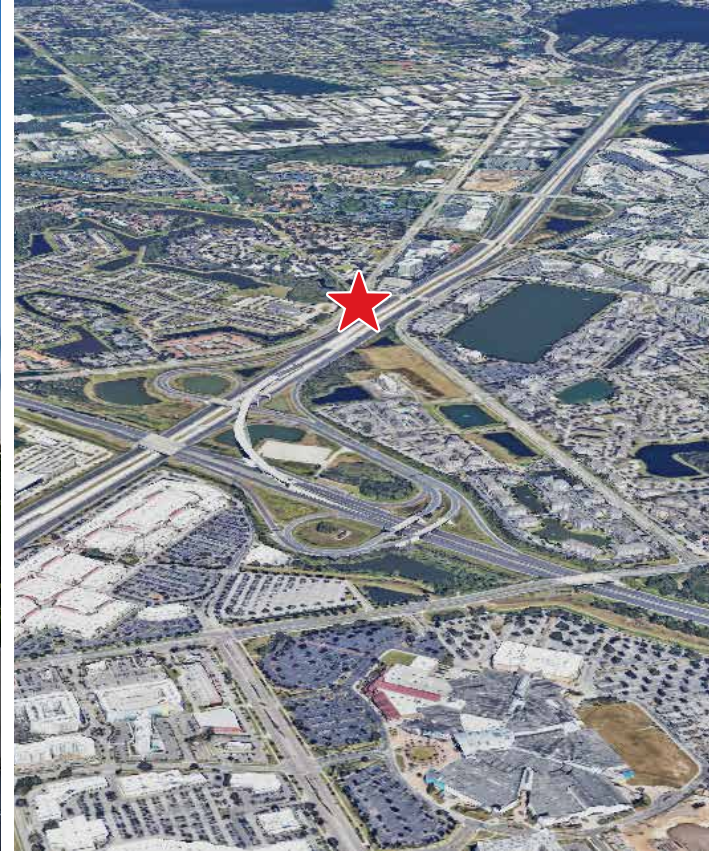


SITE PROGRAM

Total Site Area	0.97 Acres
Buildable Lot Area	15,360 SF
Approved GBA	±10,115 SF
Building Stories	3 Above Grade
Parking	22 Spaces
Access	Direct Vineland Rd. Ingress / Egress

APPROVALS & COMPLETED WORK

Zoning	Grace PD – Approved
Master Plan	Admin. MP – Approved
Circulation Engineering	Completed & Validated
Utilities	Sewer, Water – Engineered
Stormwater	Engineered & Integrated
Landscape / Signage	Designed & Approved



MILLENNIA POINTE WILL NOT LAST. REQUEST PRICING TODAY.

Pricing and full due diligence materials — including approved site plan, building program drawings, and engineering package — are available upon request. Qualified buyers are encouraged to act quickly.

BRIAN GRANDSTAFF

Managing Partner

Millenia Partners

407-370-3211

briang@millenia-partners.com

ALEX POOLE

Associate

Millenia Partners

407-370-3211

apoole@millenia-partners.com