

AVAILABLE

# Last Parcel Available Near Seaworld

Central Florida Parkway & International Drive | Orlando, FL



## Overview

LEASE RATE Contact Broker

LOT SIZE 3.23 Acres



## Description

- Last remaining tract of Anheuser Busch / Sea World land
- Approved Hilton - Home2 Suites on the southern tract
- Fully Vested, Entitled with Concurrency
- Utilities to site, survey, geotechnical and soil borings complete
- Phase 2 tract includes master storm water pond to North
- Exempted from the International Drive Overlay District

## Nearby Retailers



## Demographics

	1 MILE	3 MILES	5 MILES
Total Population	6,032	50,927	131,706
2023 Growth	2.67%	2.45%	2.28%
Median Household Income	\$48,983	\$56,008	\$58,639
Daytime Population	12,762	77,365	241,749

Year: 2018 | Source: ESRI

## Contact

JASON B. KAISER, CCIM

407.310.3001 | jason.kaiser@srsre.com

## Traffic Counts

Central Florida Pkwy	39,000 VPD
International Dr	27,000 VPD

Year: 2018 | Source: FDOT

SRS REAL ESTATE PARTNERS | 200 S Orange Avenue, Suite 1300 | Orlando, FL 32801 | 407.455.5030

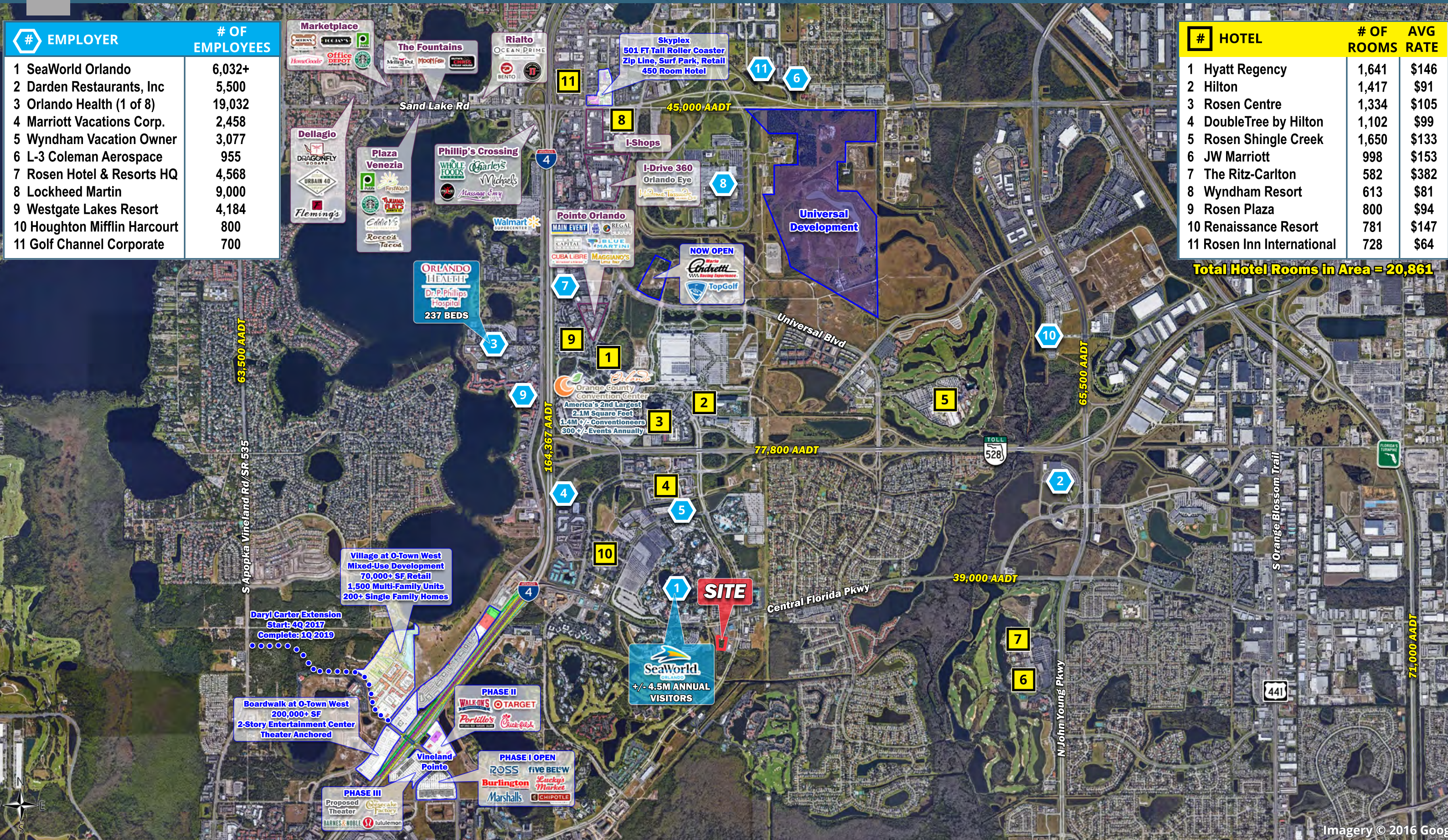
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#	EMPLOYER	# OF EMPLOYEES
1	SeaWorld Orlando	6,032+
2	Darden Restaurants, Inc	5,500
3	Orlando Health (1 of 8)	19,032
4	Marriott Vacations Corp.	2,458
5	Wyndham Vacation Owner	3,077
6	L-3 Coleman Aerospace	955
7	Rosen Hotel & Resorts HQ	4,568
8	Lockheed Martin	9,000
9	Westgate Lakes Resort	4,184
10	Houghton Mifflin Harcourt	800
11	Golf Channel Corporate	700

#	HOTEL	# OF ROOMS	AVG RATE
1	Hyatt Regency	1,641	\$146
2	Hilton	1,417	\$91
3	Rosen Centre	1,334	\$105
4	DoubleTree by Hilton	1,102	\$99
5	Rosen Shingle Creek	1,650	\$133
6	JW Marriott	998	\$153
7	The Ritz-Carlton	582	\$382
8	Wyndham Resort	613	\$81
9	Rosen Plaza	800	\$94
10	Renaissance Resort	781	\$147
11	Rosen Inn International	728	\$64

**Total Hotel Rooms in Area = 20,861**





**SeaWorld**  
ORLANDO  
+/- 4.5M ANNUAL VISITORS

**Orange County Convention Center**  
America's 2nd Largest  
2.1M Square Feet  
1.4M +/- Conventioneers  
300 +/- Events Annually

27,500 CPD

Central Florida Pkwy

International Dr

39,000 CPD

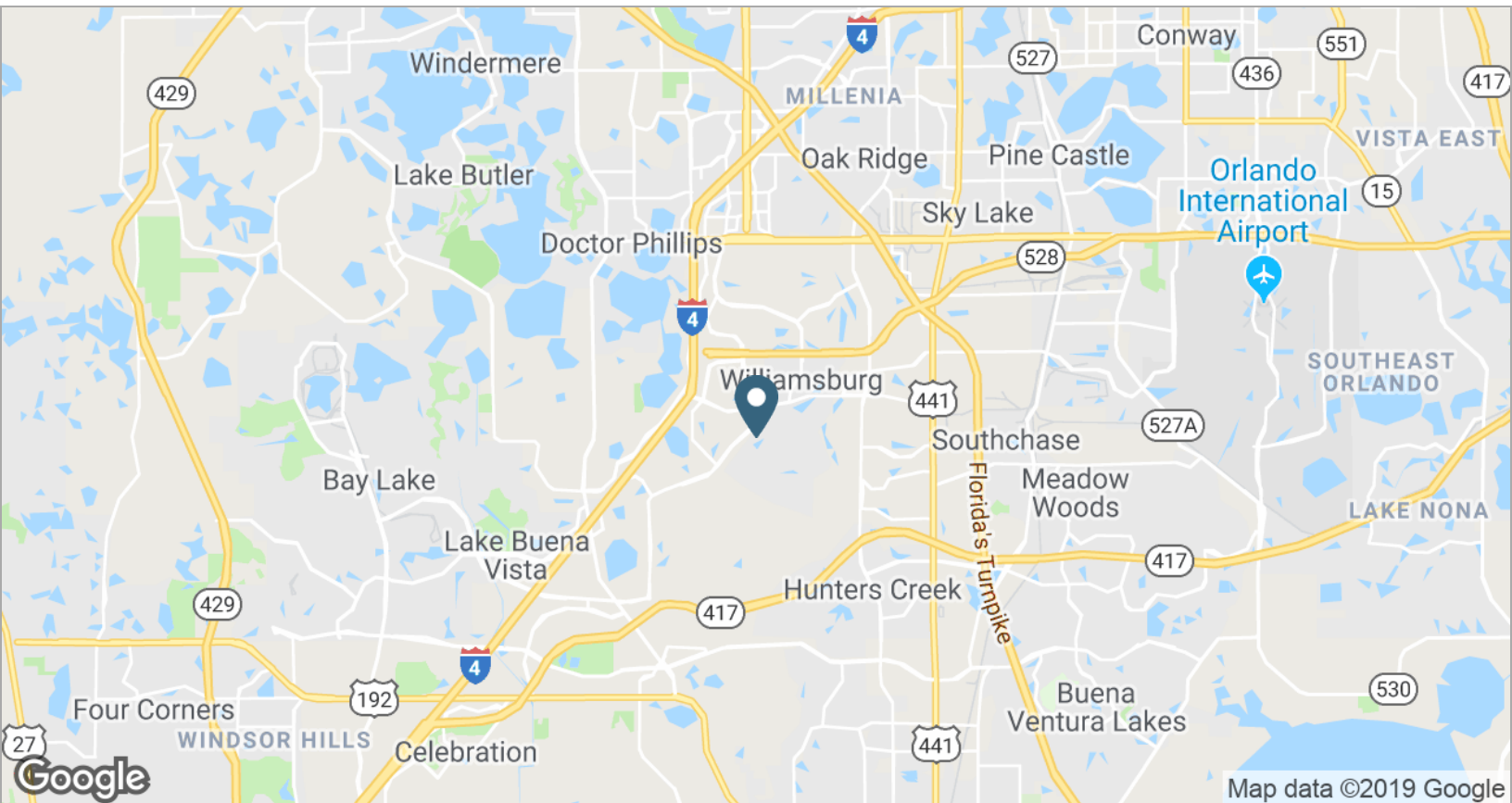
**SITE**

27,000 CPD

Williamsburg Development  
3,200 Homes

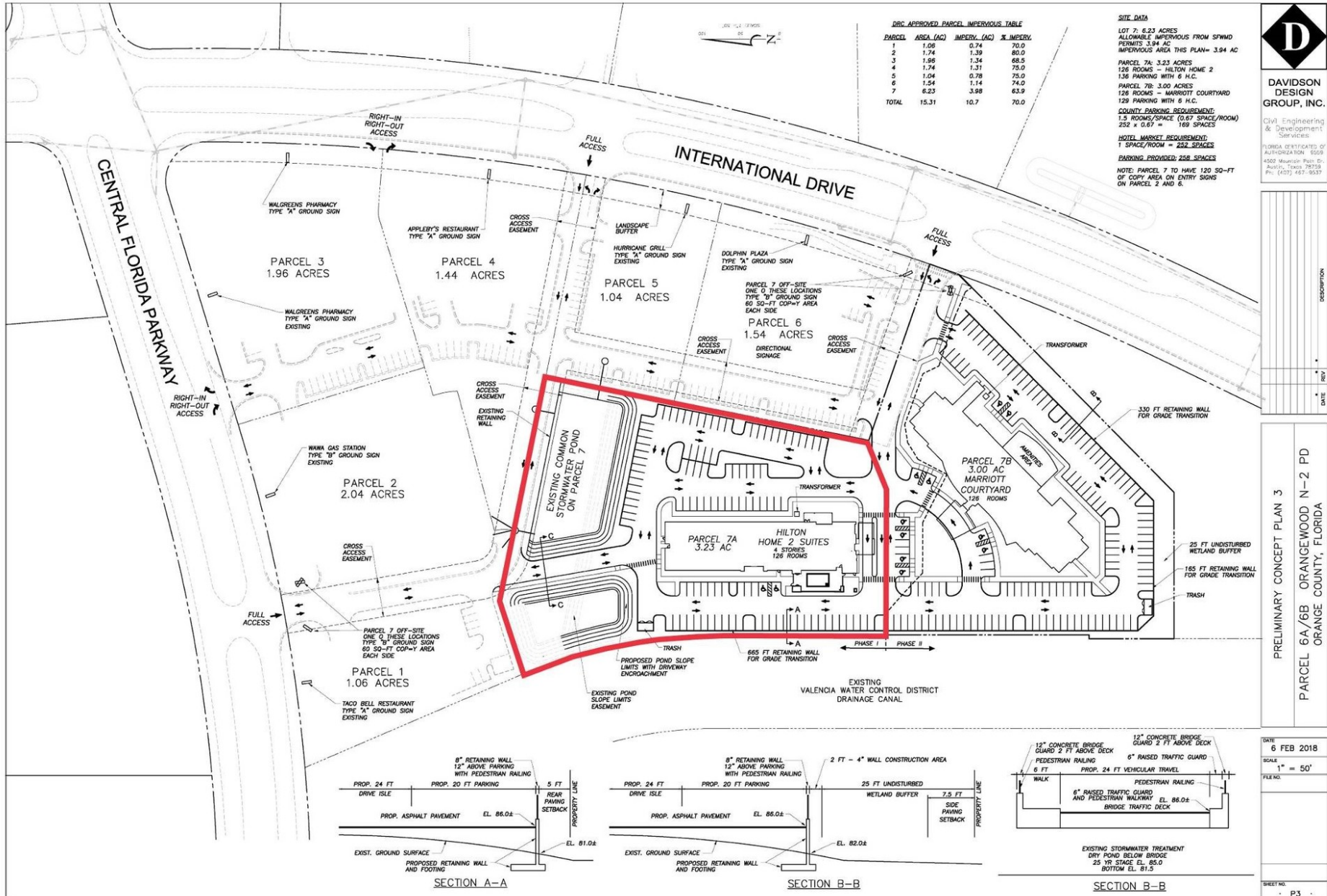
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DAVIDSON DESIGN GROUP, INC.

Civil Engineering & Development Services  
 FLORIDA CERTIFICATE OF AUTHORIZATION: 6559  
 4000 MacArthur Blvd. Ste. 500  
 Austin, Texas 78759  
 Ph: (407) 487-9537

NO.	DESCRIPTION	DATE	REV.

PRELIMINARY CONCEPT PLAN 3  
 PARCEL 6A/6B ORANGEWOOD N-2 PD  
 ORANGE COUNTY, FLORIDA

DATE: 6 FEB 2018  
 SCALE: 1" = 50'  
 FILE NO.:  
 SHEET NO.: P3

# Last Parcel Available Near Seaworld

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	1 mile	3 miles	5 miles
<b>Population</b>			
2018 Population	6,032	50,927	131,706
2000 Population	4,309	28,310	81,781
2010 Population	4,768	40,297	112,396
2023 Population	6,880	57,466	147,403
2000-2010 Annual Rate	1.02%	3.59%	3.23%
2010-2018 Population: Annual Growth Rate	2.89%	2.88%	1.94%
2018-2023 Population: Annual Growth Rate	2.67%	2.45%	2.28%
2018 Median Age	40.8	34.9	35.1
<b>Households</b>			
2000 Households	2,232	10,753	29,442
2010 Households	2,317	13,922	38,667
2018 Total Households	2,907	17,739	45,134
2023 Total Households	3,310	20,055	50,551
2000-2010 Annual Rate	0.37%	2.62%	2.76%
2010-2018 Households: Annual Growth Rate	2.79%	2.98%	1.89%
2018-2023 Households: Annual Growth Rate	2.63%	2.48%	2.29%
2018 Average Household Size	2.07	2.71	2.77
<b>Housing Units</b>			
2018 Total Housing Units	4,198	27,451	59,715
2018 Owner Occupied Housing Units	1,395	8,439	23,466
2018 Renter Occupied Housing Units	1,512	9,300	21,668
2018 Vacant Housing Units	1,291	9,712	14,581
<b>Race and Ethnicity</b>			
2018 White Alone	77.4%	64.4%	62.8%
2018 Black Alone	6.1%	10.4%	12.2%
2018 American Indian/Alaska Native Alone	0.5%	0.5%	0.4%
2018 Asian Alone	6.0%	11.7%	11.0%
2018 Pacific Islander Alone	0.7%	0.3%	0.2%
2018 Hispanic Origin (Any Race)	27.0%	36.8%	38.0%
<b>Income</b>			
2018 Median Household Income	\$48,983	\$56,008	\$58,639
2018 Average Household Income	\$59,767	\$77,869	\$83,689
Per Capita Income	\$27,911	\$29,388	\$30,309
<b>2018 Population 25+ by Educational Attainment</b>			
Total	4,641	34,744	89,338
High School Graduate	21.8%	20.1%	19.4%
GED/Alternative Credential	3.1%	3.3%	3.1%
Some College, No Degree	22.1%	19.5%	20.3%
Associate Degree	13.4%	10.5%	10.4%
Bachelor's Degree	23.6%	25.6%	24.8%
Graduate/Professional Degree	7.1%	10.9%	11.5%
<b>Data for all businesses in area</b>			
Total Businesses:	213	1,825	8,036
Total Employees:	7,594	48,968	153,572
Total Residential Population:	6,032	50,927	131,706
Employee/Residential Population Ratio:	1.26:1	0.96:1	1.17:1
2018 Total Daytime Population	12,762	77,365	241,749
Workers	9,998	56,199	183,880
Residents	2,764	21,166	57,869

Source: Esri, Esri and Infogroup, U.S. Census