



4403-4467 MILLENIA PLAZA WAY, ORLANDO, FL 32839

# MILLENIA PLAZA

2,996 SF RETAIL SPACE AVAILABLE FOR LEASE



## PROPERTY DETAILS

MILLENNIA PLAZA • ORLANDO, FL • 2,996 SF RETAIL SPACE AVAILABLE FOR LEASE

### PROPERTY HIGHLIGHTS

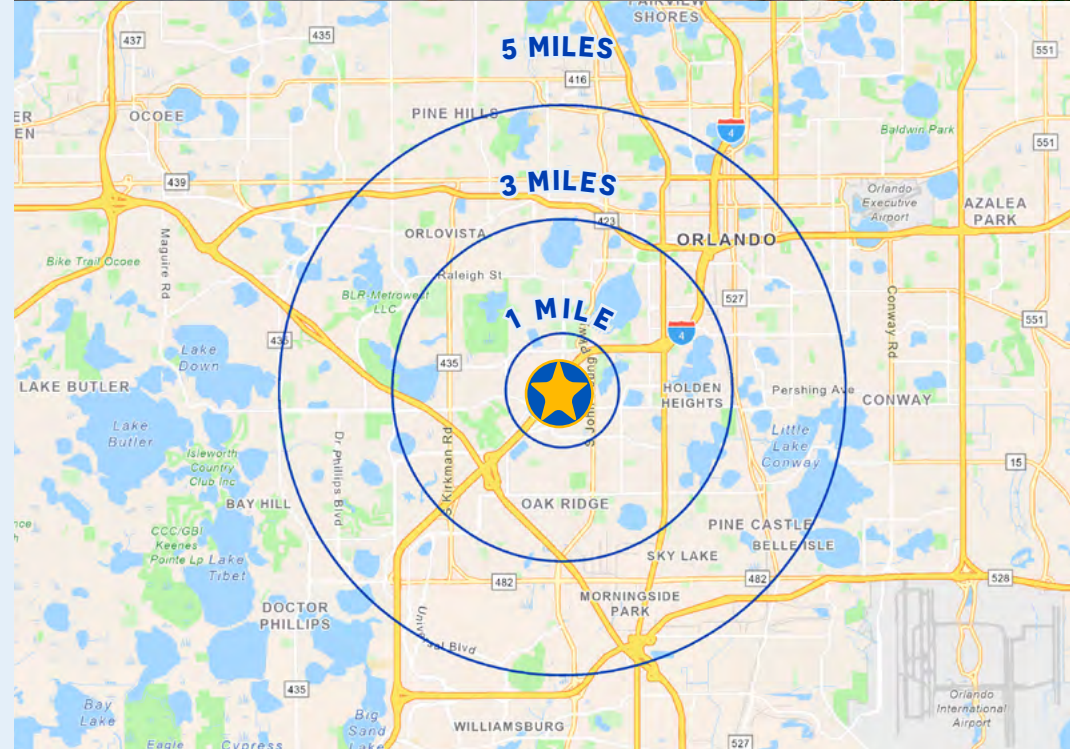
- Regional retail center ideally positioned along I-4 (150,500 CPD) and between Florida's Turnpike (121,000 CPD) and SR 408 (187,000 CPD)
- The local surface roads capture the affluent communities of Windermere and Dr. Phillips, as well as the Orlando tourism market
- Easily accessible from I-4, John Young Parkway and Florida's Turnpike
- 411,503 SF on ±37.9 Acres in the heart of the Millenia Trade Area
- Parking offers 4.02 spaces per 1,000 SF
- **Available For Lease:**
  - Unit #115: 2,996 SF



### DEMOGRAPHICS

|                                                                                                              | 1 MILE   | 3 MILE   | 5 MILE   |
|--------------------------------------------------------------------------------------------------------------|----------|----------|----------|
|  <b>POPULATION</b>        | 16,364   | 137,452  | 281,320  |
|  <b>DAYTIME POPULATION</b> | 32,787   | 142,891  | 454,352  |
|  <b>MEDIAN HH INCOME</b>   | \$64,286 | \$54,833 | \$61,243 |
|  <b>TOTAL HOUSEHOLDS</b>   | 6,064    | 50,259   | 108,884  |

SOURCE: ESRI 2024



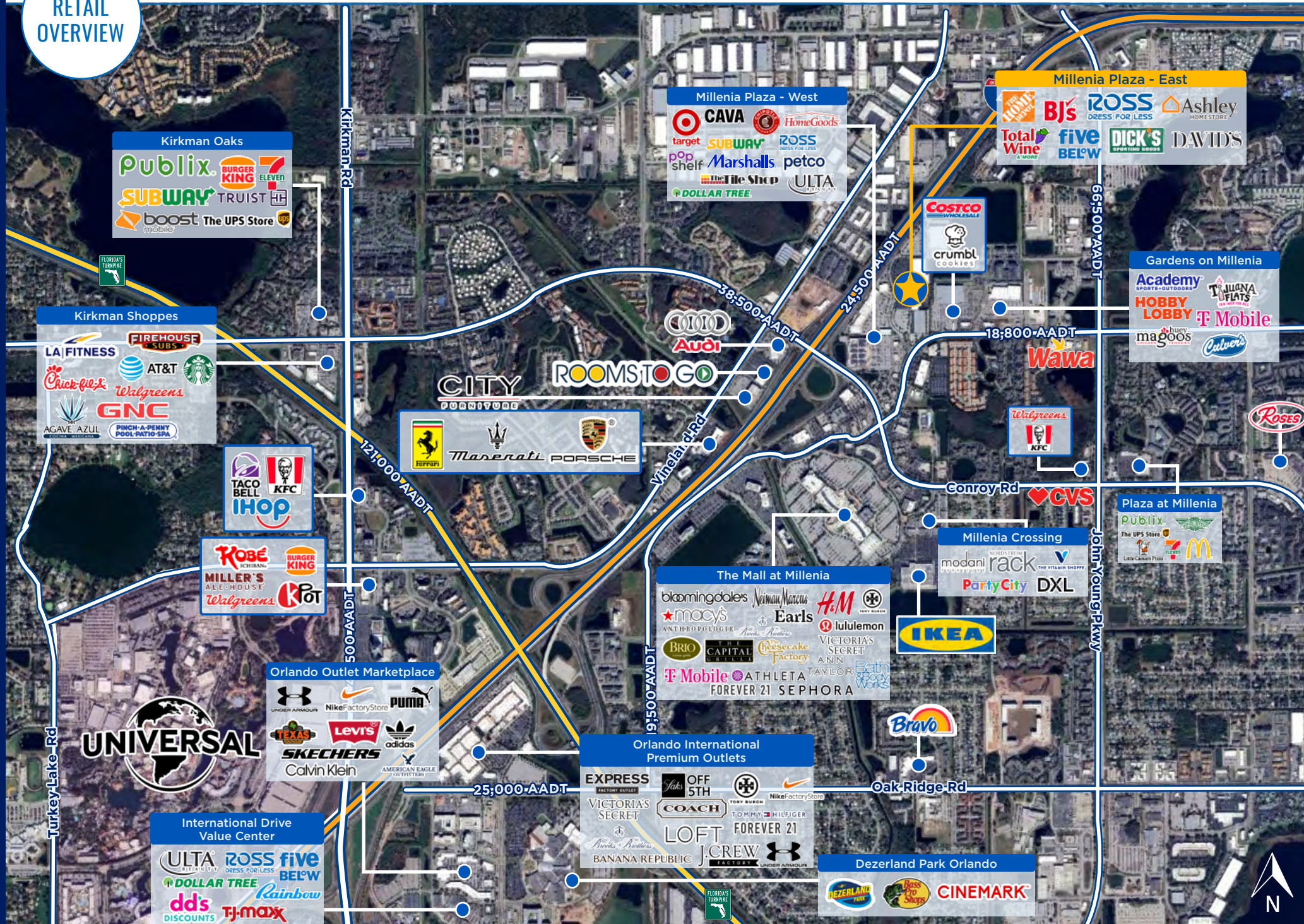
# SITE PLAN

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| SUITE | TENANT                   | SF      | SUITE | TENANT                                 | SF      |
|-------|--------------------------|---------|-------|----------------------------------------|---------|
| 100   | BJ's Wholesale Club (GL) | 108,532 | 140   | Five Below                             | 8,784   |
| 110   | Visionworks              | 3,967   | 150   | Total Wine & More                      | 26,647  |
| 115   | Available                | 2,996   | 160   | Dick's Sporting Goods                  | 43,395  |
| 120   | David's Bridal           | 11,262  | 170   | Ashley Furniture (Available Jan. 2026) | 62,039  |
| 130   | Ross Dress for Less      | 25,010  | 200   | Home Depot (GL)                        | 115,710 |
| 135   | Pristine Nail Spa        | 3,161   |       |                                        |         |

RETAIL  
OVERVIEW



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