



Colliers



316,000 SF ± | RETAIL FOR LEASE

Lee Vista Promenade

Lee Vista Blvd, Orlando, FL 32822



[Click to See Site
on Google Maps](#)



Property Highlights



- **316,000 SF** Power Center



- Ideally positioned outside the major entrance to **Orlando International Airport**



- MCO estimated **72 million visitors** annually



- Ample parking with **multiple points of access**



- **56,000 AADT** on Semoran Blvd.
- **24,000 AADT** on Lee Vista Blvd.



- Located approximately 3 miles from Orlando's Brightline Station, providing direct service to **six major destinations: Miami, Aventura, Fort Lauderdale, Boca Raton, West Palm Beach, and Orlando.**



Area Demographics



Population

1-Mile: 9,078
 3-Mile: 70,395
 5-Mile: 198,369



Daytime Population

1-Mile: 13,738
 3-Mile: 65,894
 5-Mile: 168,169



Average HH Income

1-Mile: \$76,265
 3-Mile: \$93,093
 5-Mile: \$98,389



Households

1-Mile: 3,643
 3-Mile: 26,951
 5-Mile: 76,177

Market Aerial



ORLANDO FACTS



Orlando is also 2023's Best Foodie City in America



Orlando was named the largest U.S. travel destination for 2022 earning \$31 billion from tourism.



Orlando is ranked 3rd in the world by travel & tourism council as the worlds most powerful cities for tourism 2022, behind Paris and Beijing.



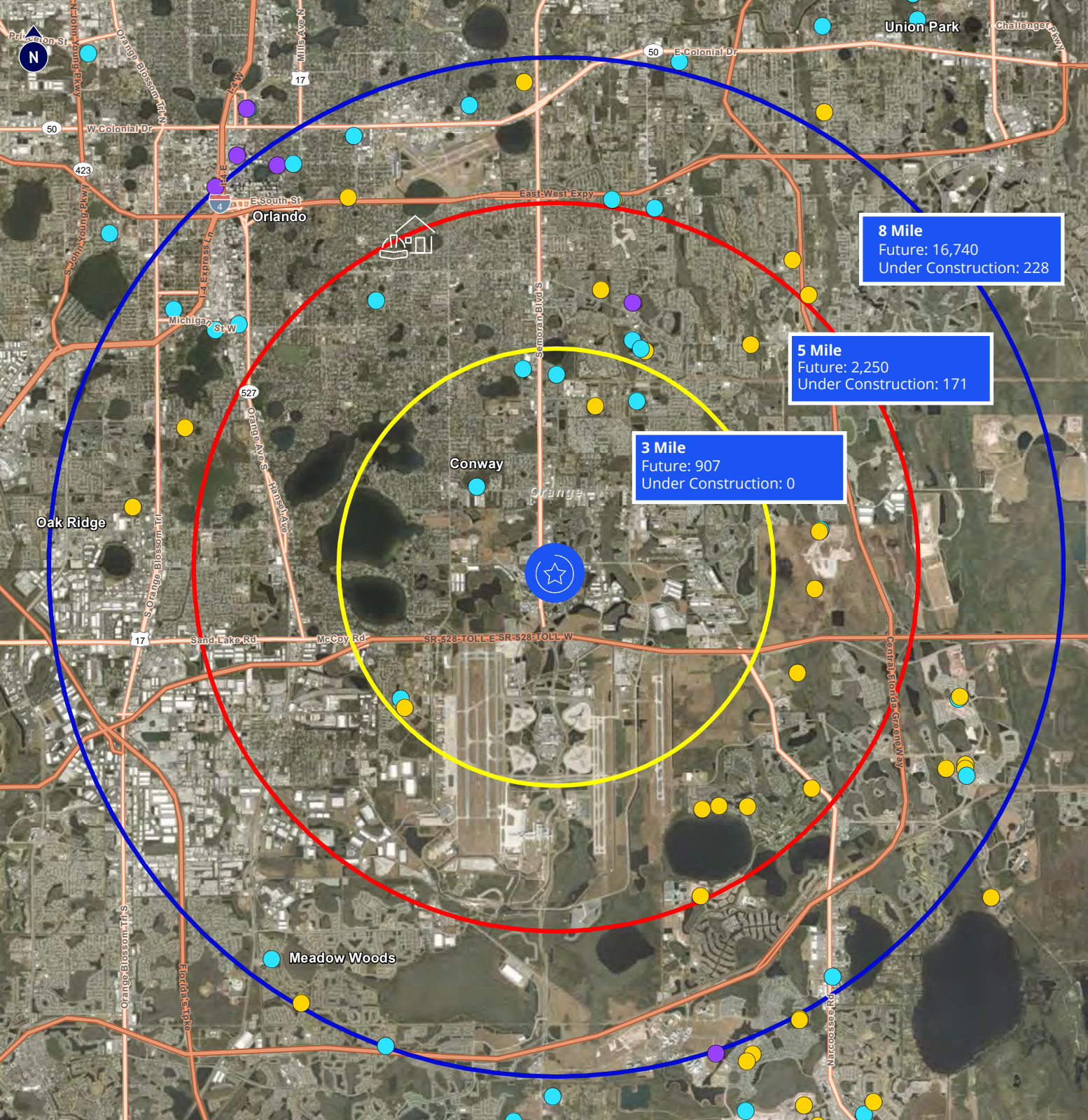
Orlando is the #1 most visited city in the US with 76 Million Visitors in 2023



brightline

DID YOU KNOW?

Lee Vista Promenade is conveniently located just 3 miles from the Brightline Station, positioning it perfectly to benefit from the projected 2.9 million annual passengers expected by 2026. This surge in travelers is set to drive significant economic growth, with an estimated \$6 billion in impact for Central Florida. Local businesses and developments in areas like Lee Vista stand to gain from the increased foot traffic and retail opportunities brought by this transportation hub.



Future and Under Construction Residential Units

3 Mile
Future: 907
Under Construction: 0

5 Mile
Future: 2,250
Under Construction: 171

8 Mile
Future: 16,740
Under Construction: 228

Site

 3 Mile

 5 Mile

 8 Miles

Metrostudy

-  Duplex
-  Condominium
-  Hotel Cond
-  Single Family
-  Mixed Used
-  Townhouse

For more information contact us:

Alexie Fonseca

Senior Vice President
+1 407 367 0777
alexie.fonseca@colliers.com

Jeff Johnson

Associate Vice President
+1 407 362 6156
jeff.johnson@colliers.com

David Gabbai

Executive Vice President
+1 407 362 6123
david.gabbai@colliers.com

Colliers