

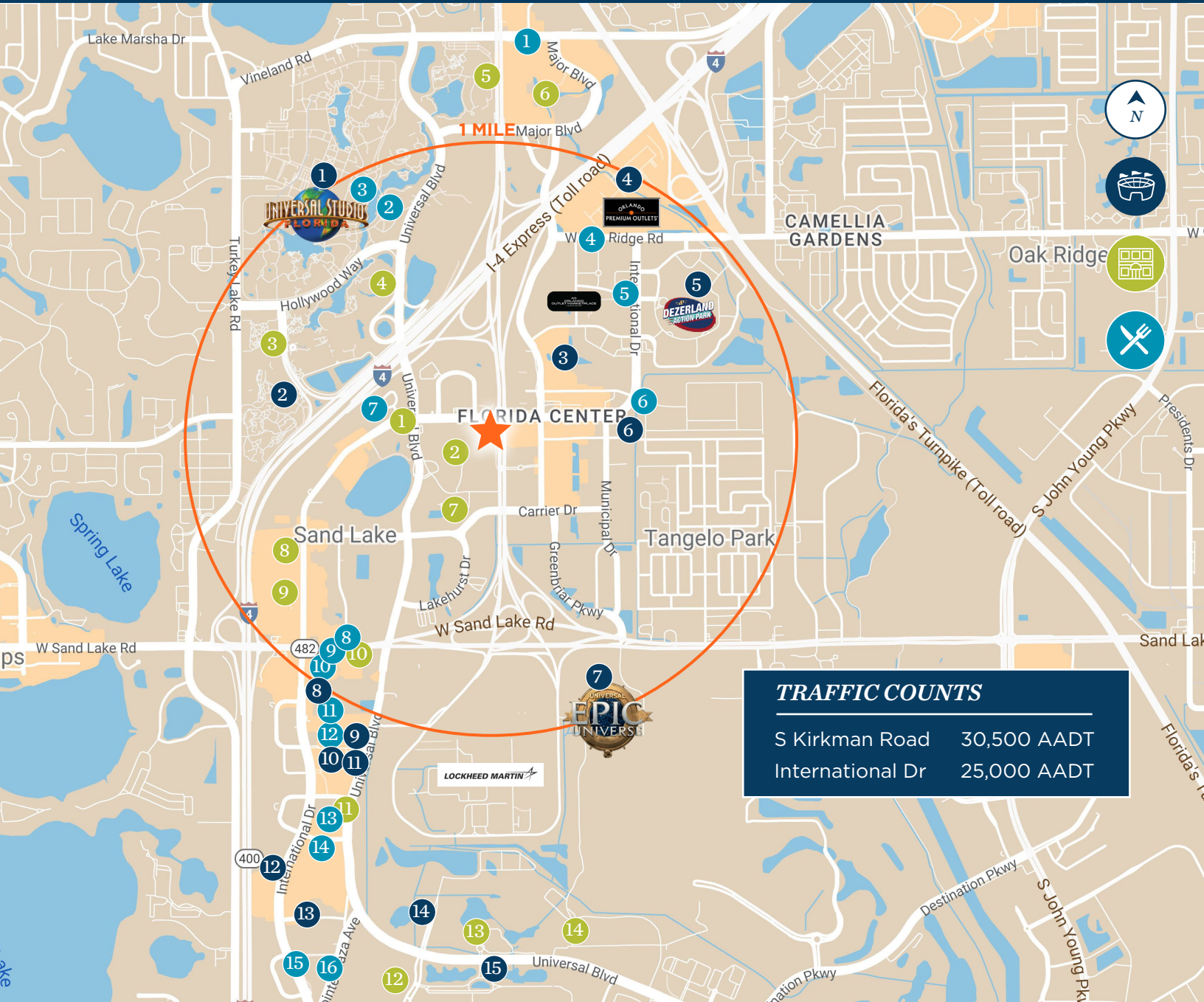
GROUND LEASE FOR SALE

1.60 ACRES IN HEART OF TOURIST CORRIDOR

6932 S Kirkman Rd, Orlando FL

*Favorable Lease Terms
Lease Extension Opportunity
Ideal for Redevelopment*





TRAFFIC COUNTS	
S Kirkman Road	30,500 AADT
International Dr	25,000 AADT

PROPERTY HIGHLIGHTS

- 1.60 acres
- 30 years remaining on the current term
- Opportunity to negotiate a longer lease term
- Perfect opportunity for redevelopment
- Signalized corner
- Traffic Counts - S Kirkman Rd 30,500 AADT & International Dr 25,000 AADT
- Located steps away from Universal Studios
- Situated between Universal Studios and Universal's Epic Universe, opened 2025
- **Acquire the business, their lease and redevelop the property for your Tenant**

AREA AMENITIES

ENTERTAINMENT	HOSPITALITY	RESTAURANTS
1 Universal Studios Orlando	1 Universal's Endless Summer	1 Miller's Ale House
2 Universal's Volcano Bay	2 Universal's Dockside Inn	2 Universal's City Walk
3 Fun Spot America	3 Universal's Cabana Bay	3 Hard Rock Café
4 Orlando Premium Outlets	4 Loews Royal Pacific	4 Bahama Breeze
5 Dezerland Park Orlando	5 Loews Portofino Bay	5 Texas de Brazil
6 K1 Speed - Karts & Games	6 Double Tree by Hilton	6 Hash House A Go Go
7 Universal's Epic Universe	7 The Point Hotel & Suites	7 Black Angus Steakhouse
8 Ripley's Believe It or Not!	8 Coco Key Hotel & Water Resort	8 Cooper's Hawk Winery
9 Madame Tussauds Orlando	9 Rosen Inn International	9 BJ's Restaurant & Brewhouse
10 ICON Park	10 Wyndham Orlando Resort	10 Chuy's
11 SEA LIFE Aquarium	11 Castle Hotel, Autograph Collection	11 Charley's Steakhouse
12 Dave & Buster's	12 Hyatt Regency	12 Yard House
13 WonderWorks	13 Hilton Gran Vacations Club	13 Café Tu Tu Tango
14 Andretti Indoor Carting & Games	14 Universal Stella Nova Resort	14 Senor Frongs
15 Orange County Convention Center		15 Del Frisco's
		16 The Capital Grill

DEMOGRAPHICS

	POPULATION	EMPLOYEES	DAYTIME POPULATION
1 Mile	3,244	15,626	17,383
3 Miles	78,519	108,664	142,608
5 Miles	231,954	207,478	312,504

In the heart of the the Tourist Corridor

Lynx Bus Stops Nearby

Easy Access to Major Roadways I-4, Turnpike & Hwy 528



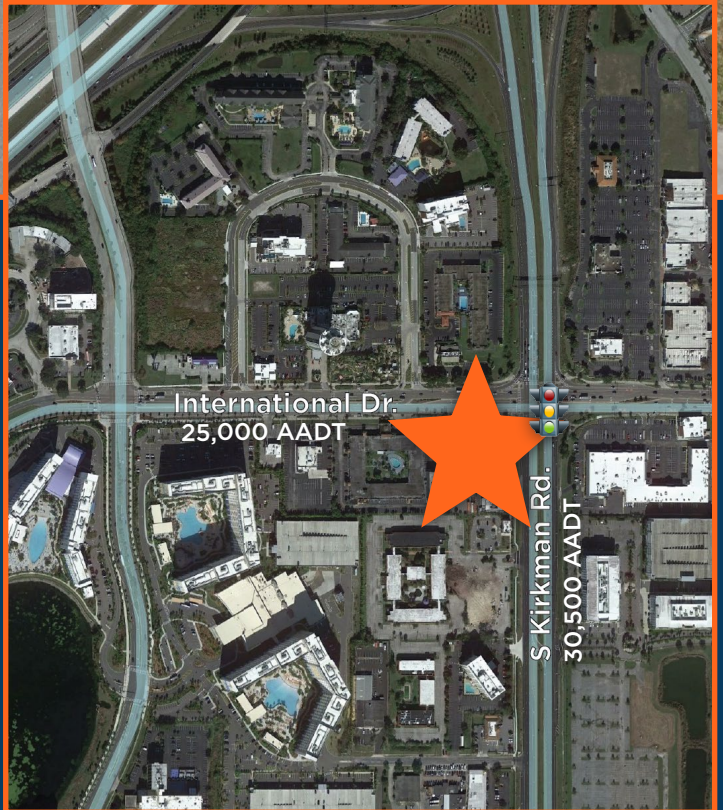
FOR MORE INFORMATION

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