



Endcap Available
2,979 SF

NEC KIRKMAN RD & INTERNATIONAL DR, ORLANDO, FL 32819

OLINDA CENTER

ENDCAP AVAILABLE | 2,967 SF

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PROPERTY DETAILS

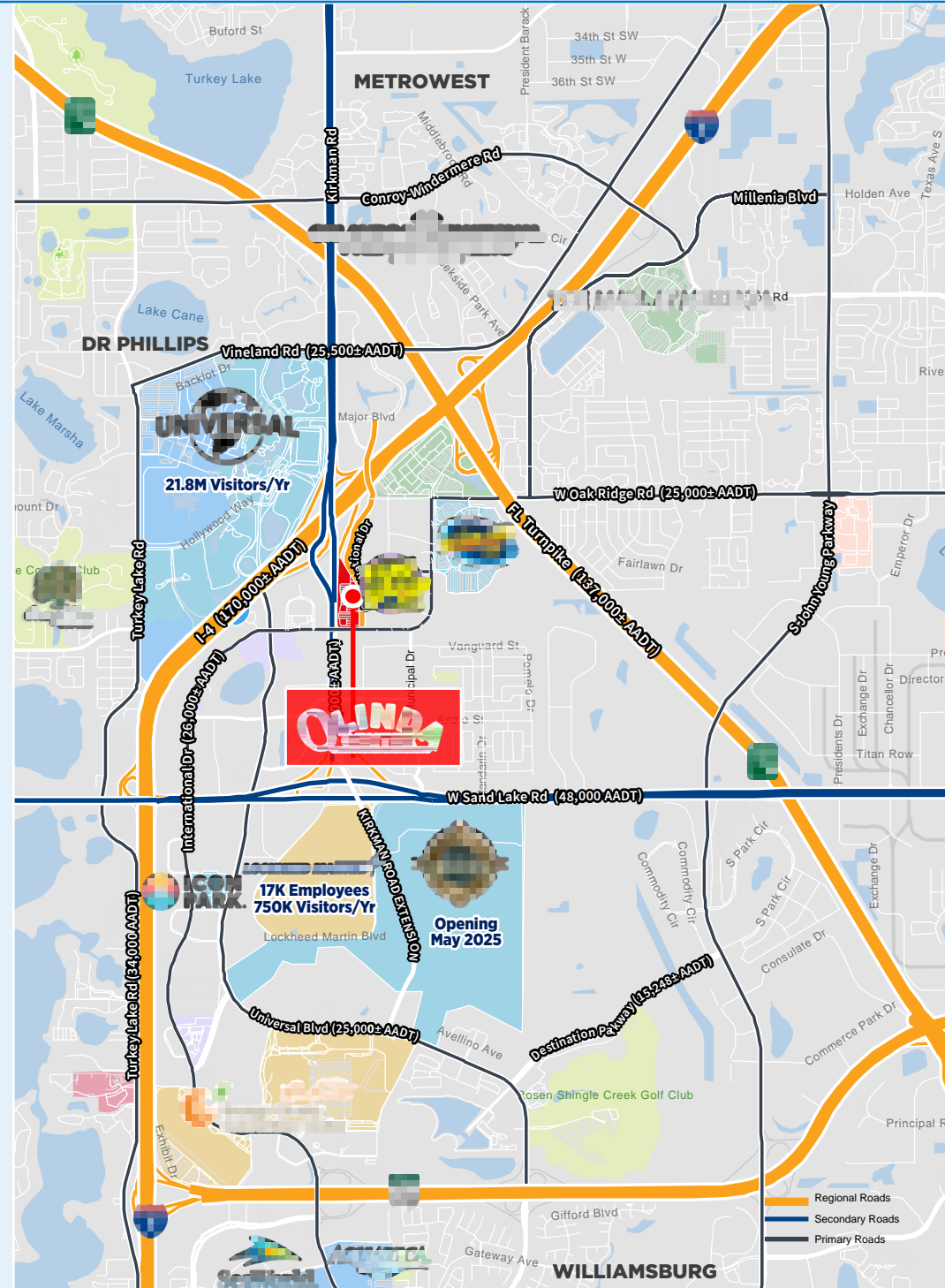
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PROPERTY HIGHLIGHTS

- Olinda is the dominant power center anchoring the North portion of the IDrive District which boasts 15.9 million visitors spending \$8.68 billion in 2023 (Economic Development (idrivedistrict.com))
- Super regional shopping center with immediate access to I-4 and the I-4 Express Lanes, Florida's Turnpike, SR 528. Kirkman South extension is underway connecting to Orange County Convention Center, the #1 Convention Center in the US. (www.visitorlando.org)
- Located in Orlando's top performing retail trade area, with explosive residential growth, high wage employment base and surrounded by entertainment magnets including Fun Spot, Universal Studios, Epic Universe (opening 2025).
- 18 acre redevelopment in the heart of Southwest Orlando, Florida.

DEMOGRAPHICS

- 2-mile total population is estimated at 146,355 people which include 40,544 average daily visitors staying in the 22,984 vacation units surrounding this site. This population "refreshes" almost weekly (average stay is 4 – 8 days).
- Tourists spend approximately 4X more than permanent residents.
- 6,054 new residential units in the 2-mile radius



SITE PLAN

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SUITE	TENANT	SF	SUITE	TENANT	SF
101	Eskina Restaurant	4,418	111	Rack Room Shoes	9,684
102	Fortuna Bakery (coming in 2026)	2,800	112	Concentra Urgent Care	10,350
103	Barber Japa Old School	1,256	OP 1-A	Chipotle	2,322
104	Travel Agency	1,120	OP 1-B	First Watch	4,462
105	Liquor Store	2,100	OP1-C	Disney Gift & Luggage Outlets	2,954
106	Burlington	29,581	OP2	Sushi Yama	9,200
S 107A	Available	2,979	Retail G	Available	30,000
S 107B	At Lease	6,800	Retail H	Available	14,300
108-109	Five Below	9,904			
110	T.J. Maxx	23,698			

FUTURE
DEVELOPMENT

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RENDERING
FOR FUTURE
DEVELOPMENT
AREA

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Future Development Area

An aerial photograph of a commercial area in Orlando, Florida. In the foreground, there is a large, single-story commercial building with a light-colored facade and a blue roof. A white bracket is drawn over the roof of this building, extending from the left side to the right side, indicating a specific section. The background shows a dense residential area with many houses and trees. The overall scene is captured from a high angle, providing a clear view of the building and its surroundings.

TOURISM
AERIAL

2 MILES

Kirkman Rd

Oak Ridge Rd

Sand Lake Rd

International Dr

TOURISM LODGING

Resort Dwelling	713
Hotel	19,184
Motel	3,687
TOTAL	23,584

OLINDA CENTER

Population Study 2025	2-MILE
2024 Population	35,061
Workers (non-residents)	54,005
3,651 New residential units (completed in 2024-2025) X 2.63 Avg size hh	9,602
Visitors staying in hospitality units*	41,708
Total Est. Population Within 2 Miles	140,376

INCOME & AGE

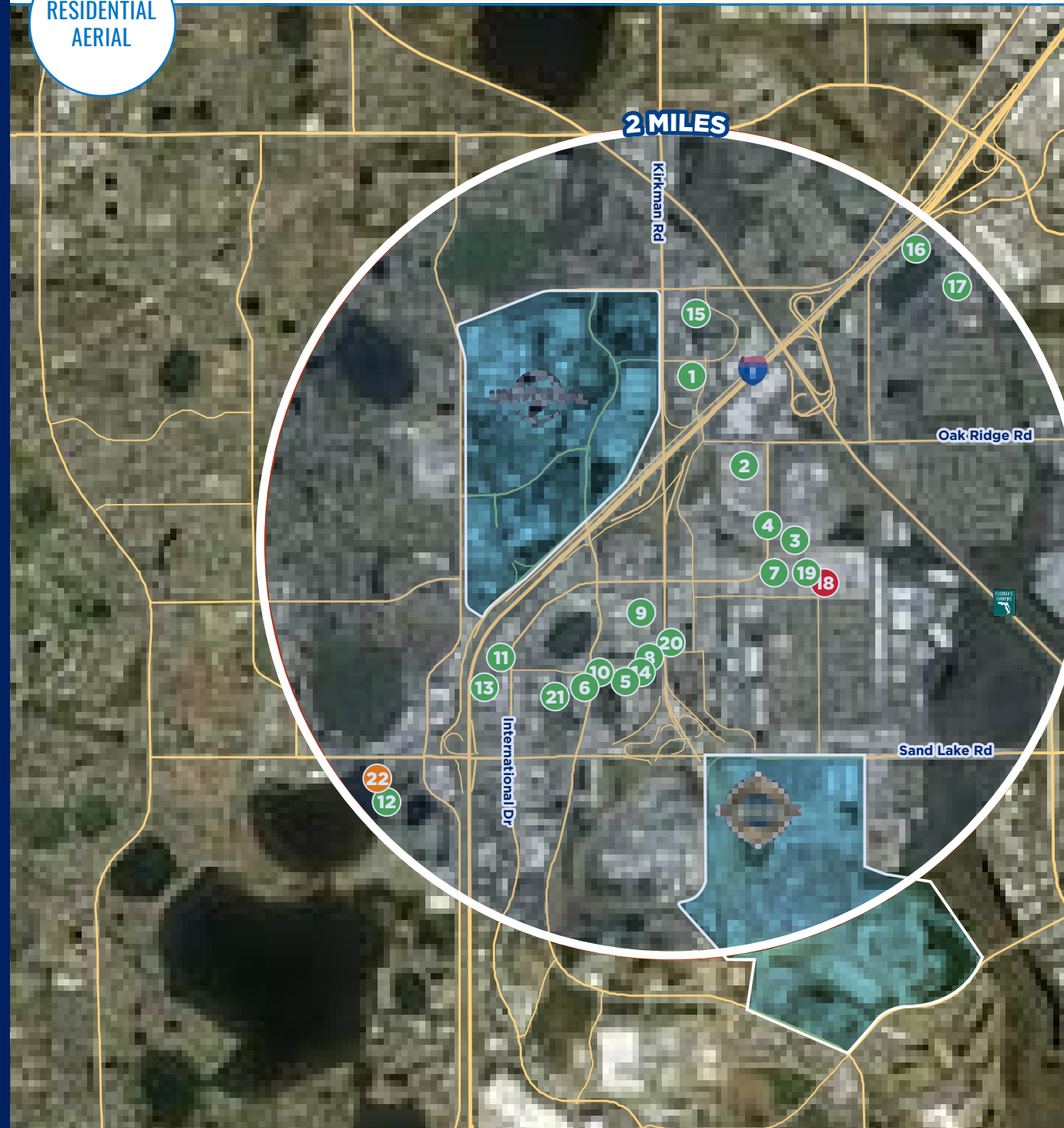
Avg Household Income	\$94,972
Median Household Income	\$63,233
Median Age	35

Note 1*

# Hospitality Units (State of Florida Residential Study)	23,484
Avg # Occupants @ 2.4 people per unit	56,362
Estimated # Visitors @ Avg Occupancy Rate 74% (IDEIS 2022)	41,708

SOURCE: ESRI 2024

RESIDENTIAL
AERIAL



Residential Sites				
No.	Name	Type	Units	Status
1	The Grand Bainbridge	MF	390	Built
2	Livano Grand National	MF	350	Built
3	Deseo Grande PH 1	MF	630	Built
4	Revel Apartments	MF	340	Proposed
5	Triton Cay	MF	386	Built
6	Legacy Universal	MF	345	Built
7	Altis Cardinal	MF	340	Proposed
8	Camden	MF	325	Planned
9	Atwell-Embry	MF	358	proposed
10	Bainbridge Sand Lake	MF	367	Built
11	Kirkman Point Apartments	MF	314	Planned
12	Turkey Lake Road Multifamily	MF	278	Planned
13	SLX Orlando	Mixed Use	372	Proposed
14	Cannery at the Packing District Phase 2	MF	358	Planned
15	GZ Tower Universal	MF	174	Planned
16	Millenia North Apartments	MF	342	Built
17	Millenia Lakes	MF	323	Built
18	Storey Drive	SF	62	Built
19	Storey Drive MF	MF	456	Built
20	Kirkman Point Apartments	MF	314	Proposed
21	Catchlight Crossings	MF	351	UC
22	Granada SF/MF	SF	555	Planned
Total			7,730 Units	

Built 2024-2025	3,651
UC 2024-2025	351
Planned/Proposed	3,728

Single-Family	Red
Multi-Family	Green
Multi & Single-Family	Orange





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