



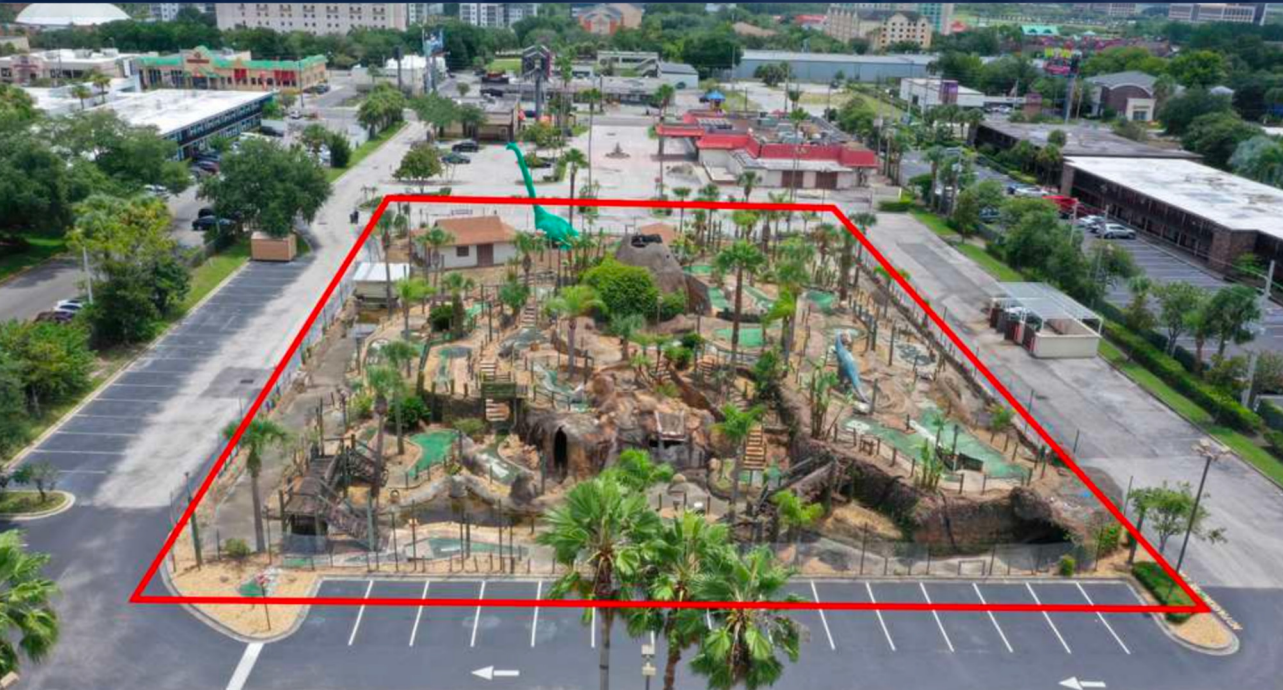
FOR LEASE

Prime International Drive
Ground Lease Opportunity

7460 International Dr., Orlando, FL 32819

Prime International Drive Ground Lease Opportunity

7460 International Dr., Orlando, FL 32819



PROPERTY SUMMARY

- 1.1 Acre site for Ground Lease
- C-2 zoning, part of the T-6 I-drive overlay, which supports high intensity development with multiple uses like Hospitality, Residential, General Commercial, Etc.
- FLU: MET-AC
- Located in the heart of the I-Drive tourist corridor with close proximity to the city's top attractions
- Near 2nd Largest Convention Center in the U.S
- Historically, over 68 million visitors to Orlando each year
- Site can support up to 150 rooms
- Underground retention on site

PROPERTY OVERVIEW

- Ground Lease: \$300,000
Annual Base Rent
Absolute NNN
- Lot Size: 1.1 Acres

Richard Wagner (Lead Agent)

📞 321-438-5196

✉️ Rwagner@procresfl.com

Juan Jimenez, MSRE, CCIM

📞 407-844-5238

✉️ Juan@procresfl.com

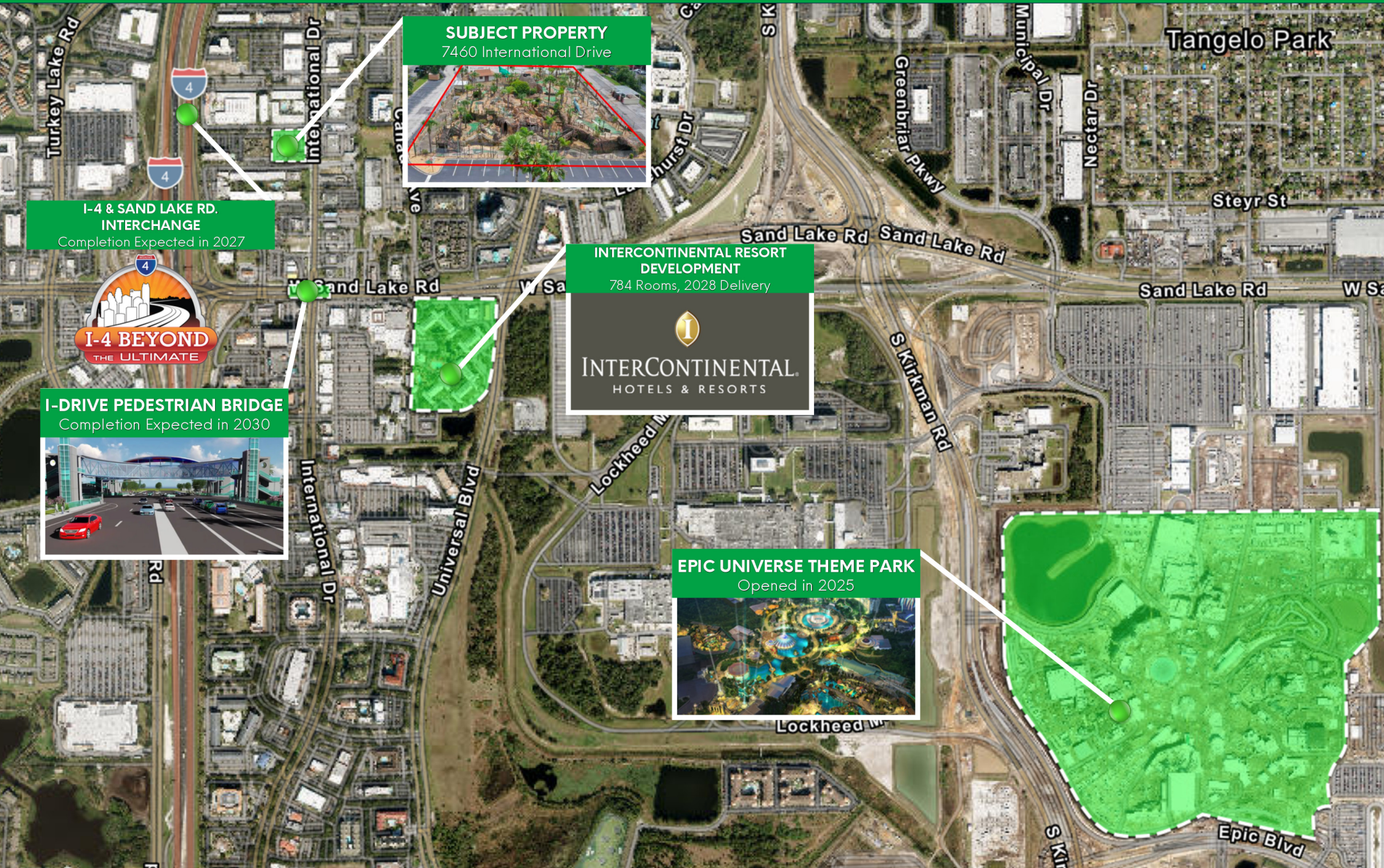


**PROFESSIONAL COMMERCIAL
REAL ESTATE SERVICES**

300 S. Orange Ave, Ste 1000
Orlando, FL 32801

www.PROCRESFL.com

NEW AREA DEVELOPMENTS



SUBJECT PROPERTY

7460 International Drive



I-4 & SAND LAKE RD. INTERCHANGE

Completion Expected in 2027



I-DRIVE PEDESTRIAN BRIDGE

Completion Expected in 2030



INTERCONTINENTAL RESORT DEVELOPMENT

784 Rooms, 2028 Delivery



EPIC UNIVERSE THEME PARK

Opened in 2025



PROPERTY PHOTO





ATTRACTIONS & ENTERTAINMENT MAP



ROSS DRESS FOR LESS DOLLAR TREE five BELOW

CHASE Bank of America

Starbucks Red Lobster 7 ELEVEN

PROPERTY

McDonald's ExtraSpace Storage Bank of America

McDonald's IHOP Denny's BURGER KING DUNKIN' DONUTS Cici's Pizza POPEYES

TRUIST HomeGoods CHIPOTLE RUTH'S CHRIS STEAK HOUSE The Melting Pot CVS pharmacy

Panera BREAD WELLS FARGO noodles & COMPANY BARNES & NOBLE verizon



DUNKIN' DONUTS FIVE GUYS WHOLE FOODS MARKET ANTHONY'S COAL FIRED PIZZA

Starbucks Checkers Wawa COOPER'S HAWK WINE & RESTAURANT PNC Chuy's RESTAURANT BREWHOUSE LONGHORN STEAKHOUSE COLD STONE

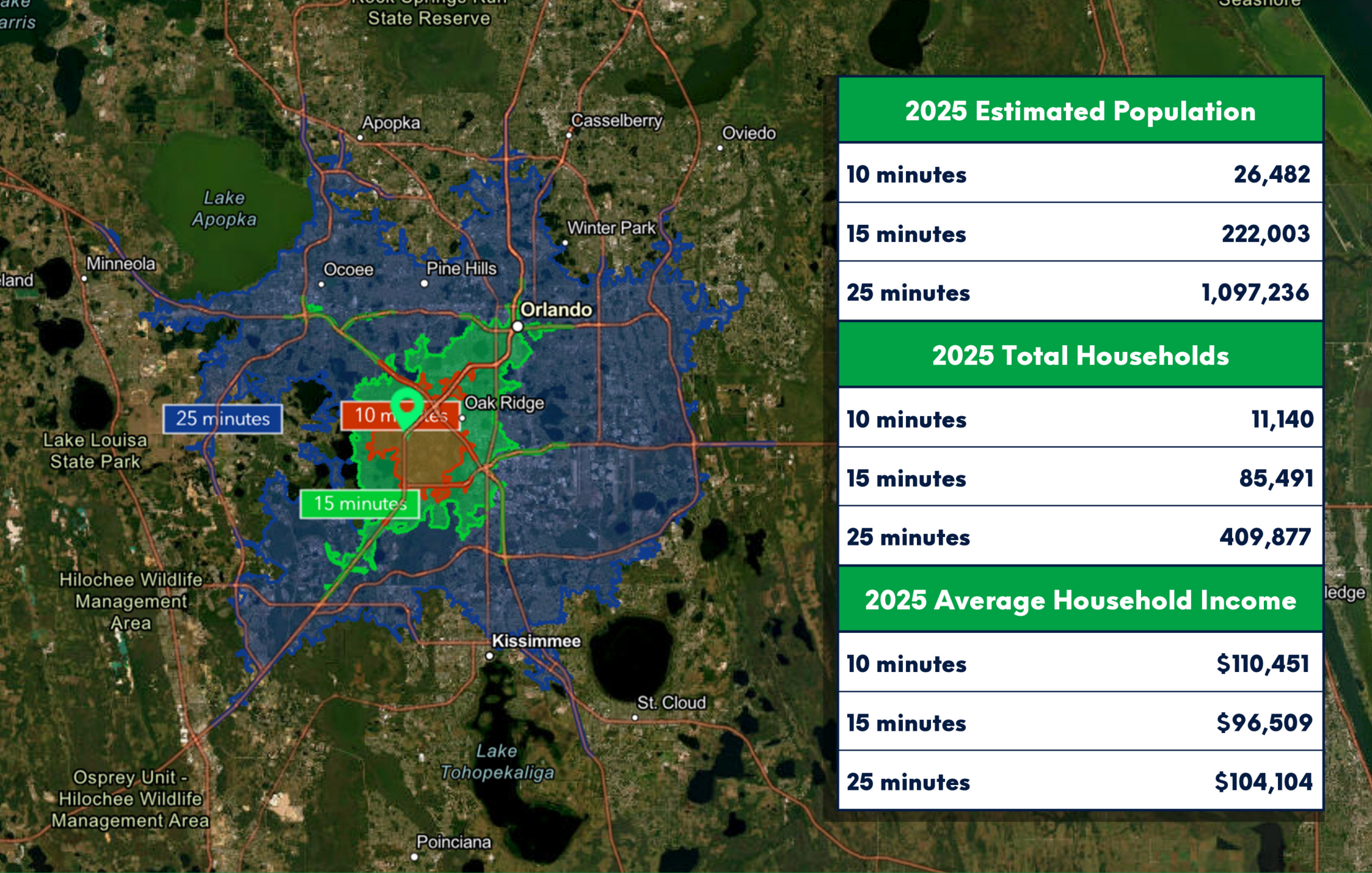
FirstWatch Eddie V's Publix Walgreens Seasons 52

CARRABBA'S ITALIAN GRILL SHAKE SHACK

Walmart WING-STOP planet fitness

Denny's Hooters Domino's Bahama Breeze Walgreens FRIDAYS

RETAIL TRADE AREA



2025 Estimated Population

10 minutes	26,482
15 minutes	222,003
25 minutes	1,097,236

2025 Total Households

10 minutes	11,140
15 minutes	85,491
25 minutes	409,877

2025 Average Household Income

10 minutes	\$110,451
15 minutes	\$96,509
25 minutes	\$104,104

DRIVE-TIME DEMOGRAPHICS



PROFESSIONAL COMMERCIAL REAL ESTATE SERVICES

Sales | Leasing | Property Management | Consulting

 300 S. Orange Ave, Ste 1000, Orlando, FL 32801

 (407) 690-0679  info@procresfl.com

 www.PROGRESFL.com

— Follow us —

