

# VINELAND GALLERIA

## ORLANDO FLORIDA

### LAND LEASE RETAIL OPPORTUNITY

NWC Lake Street & Regency Village Dr, Orlando, FL 32821



CBRE



# PROPERTY DESCRIPTION

## LOCATION

Interstate-4 & Daryl  
Carter Parkway  
Interchange

## LAND AREA

16.49 Acres

## PROPOSED ZONING

PD

## UTILITIES

To Property

## ADDRESS

NWC Lake Street and Regency  
Village Dr, Orlando, FL 32821

## CURRENT ZONING

RC-3

## FUTURE LAND USE

ACMU

## CURRENT LAND USE

Open pasture

## ACCESS

Fronting on Lake Street with  
direct access to International  
Drive, Daryl Carter Parkway  
and Interstate-4 via the new  
interchange



With a future land use of Activity Center Mixed-Use (ACMU), one of the highest density classifications in Orange County, this property is well positioned for a variety of development opportunities.

Considerable pre-development work has been completed including but not limited to:



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- Phase 1 Environmental Assessment
- Geo-technical Report
- Approved Land Use Plan by Orange County

## Environmental Assessment Report:

- SOILS
- LAND USE TYPES
- PROTECTED SPECIES
- POTENTIAL DEVELOPMENT CONSTRAINTS













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# AREA OVERVIEW

## TALENT TO POWER BUSINESSES

- **56% of Orlando's Population is Millennial or Younger with a Median Age of 37.9**  
*(U.S. Census Bureau, 2022)*
- **500,000+ Students Enrolled within 100 Miles of Orlando**  
*(IPEDS via Lightcast, 2023)*
- **UCF, 2nd Largest University by Student Enrollment in the U.S.**  
*(University of Central Florida website)*

## COMPETITIVE OPERATING COSTS & STRUCTURE

- **#4 Best Tax climate in the U.S.**  
*(Tax Foundation, 2023)*
- **5.5% Corporate Income Tax. S-corporations and LLC's are exempt.**  
*(FL Dept. of Revenue)*
- **Construction Costs 11.8 Percentage Points Lower than the National Average**  
*(R.S. Means Construction Cost Index, 2023)*

## INFRASTRUCTURE TO MOVE PEOPLE AND GOODS

- **Orlando is at the crossroads of the 34th Largest state in the U.S.**
- **7 International Airports within a 2 hour drive**
- **Orlando International Airport is #1 in the State for Passenger Traffic with 150+ Non-Stop Flights**  
*(Greater Orlando Aviation Authority, 2023)*

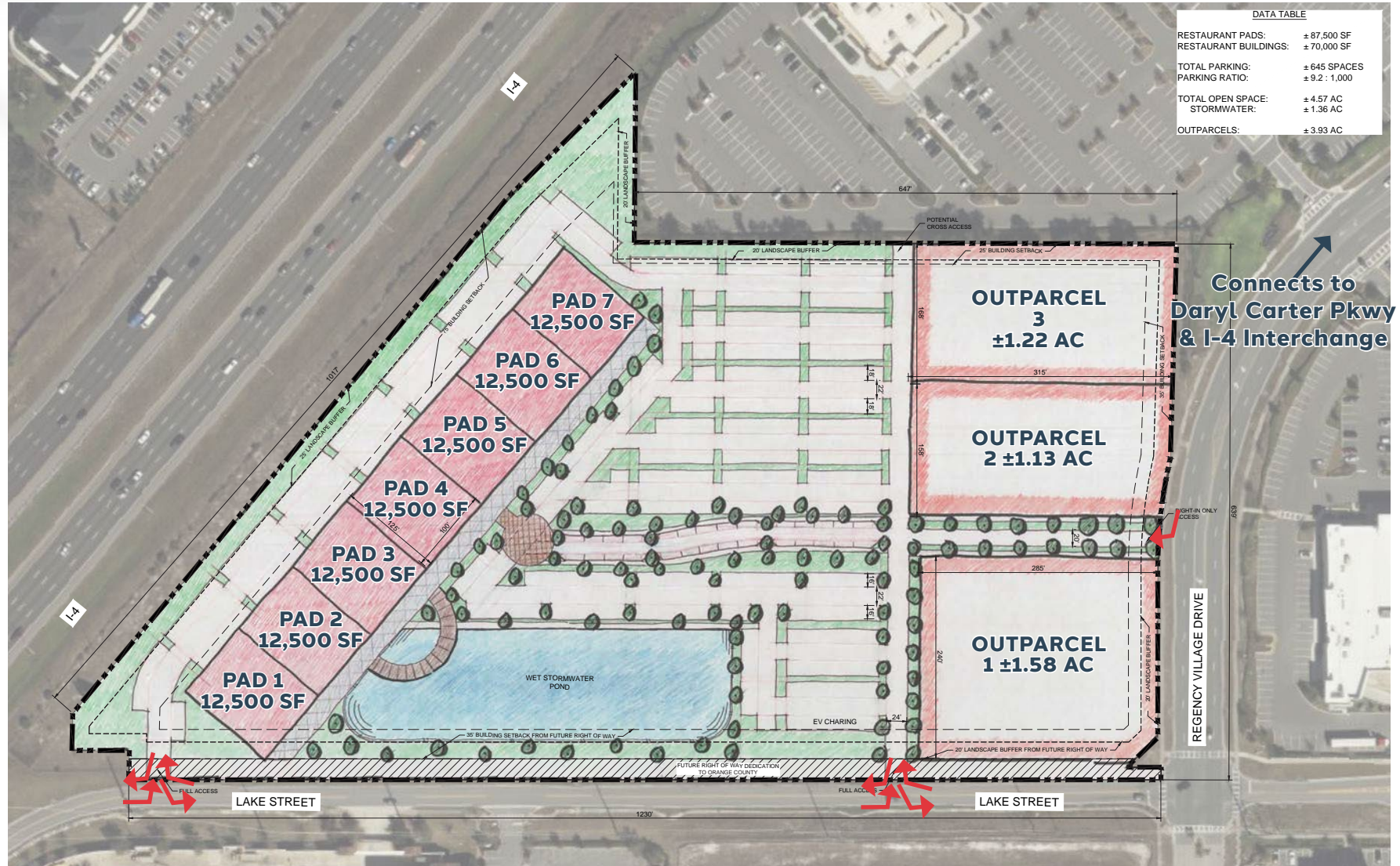
## URBAN THRILLS & COMMUNITY COMFORTS

- **Lower Cost of Living than the National Average**  
*(Council for Community & Economic Research, 2023)*
- **Best Foodie City in the U.S.**  
*(WalletHub, 2023)*
- **#2 Most Fun city in the U.S.**  
*(WalletHub, 2023)*
- **Five Professional Sports Franchises**





# GROUND LEASE OR BUILD TO SUIT AVAILABLE



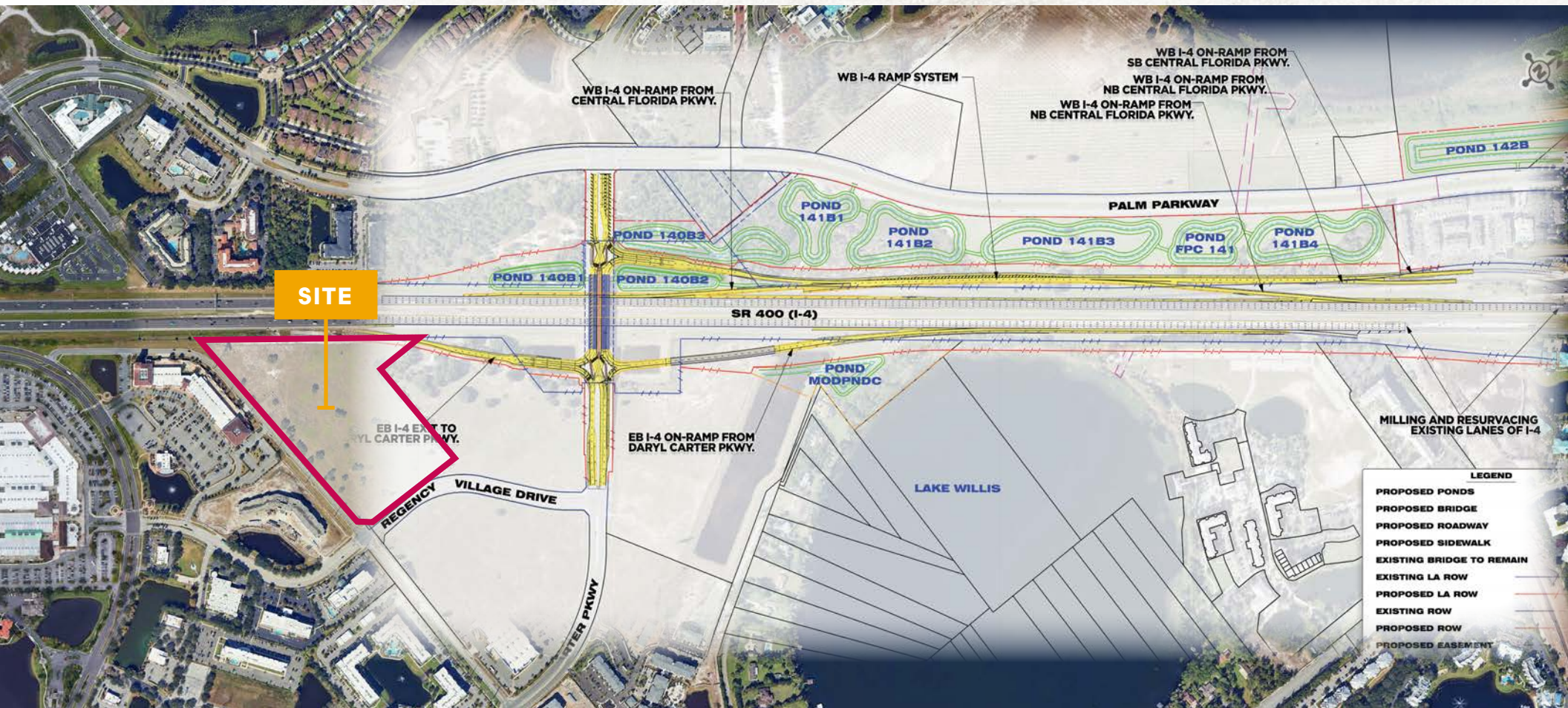


# NEW I-4 INTERCHANGE

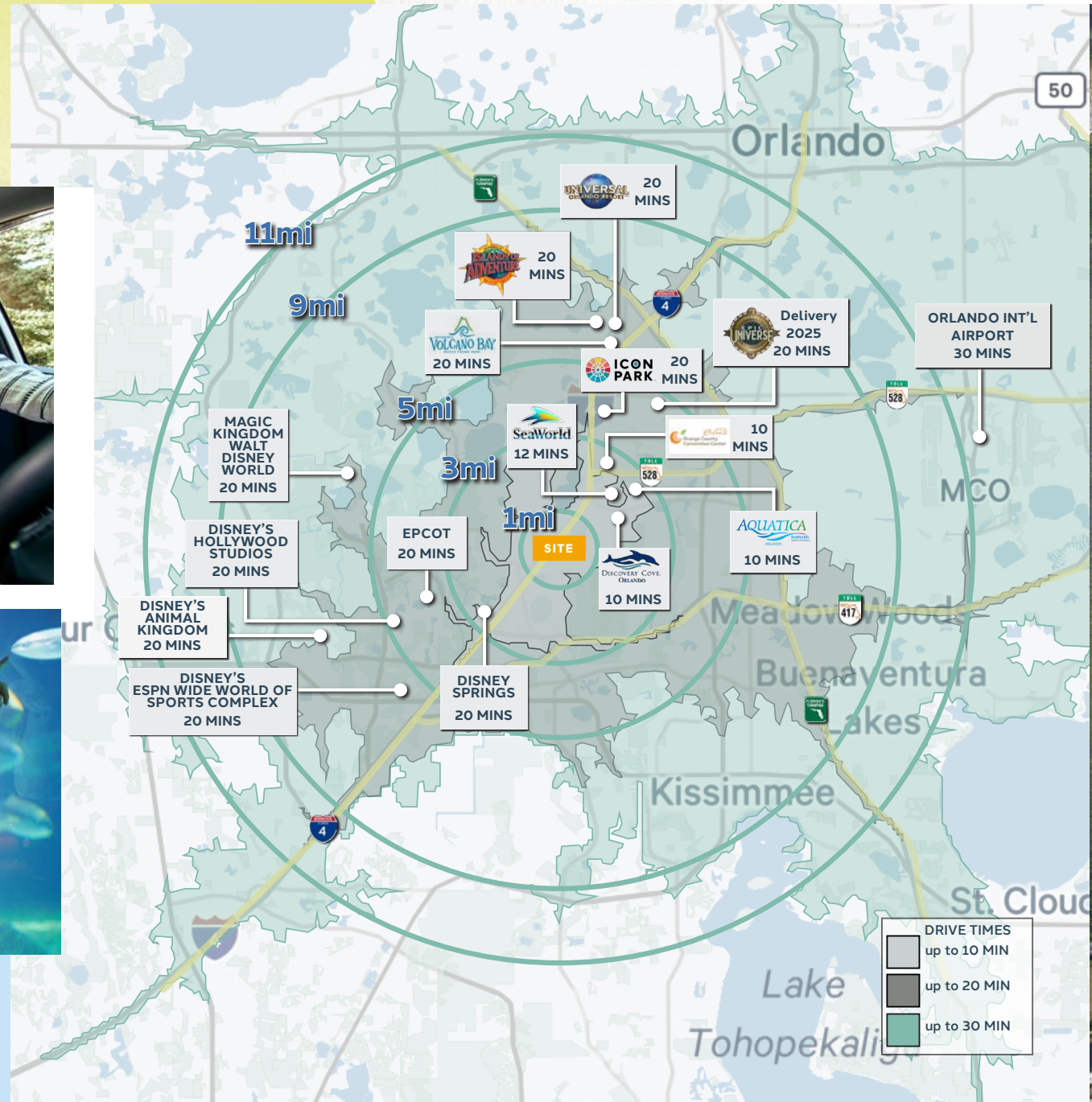
## TO INCREASE TRAFFIC AND ACCESS TO SITE

The construction of the new Daryl Carter Parkway / Regency Village interchange on I-4 will accommodate Northbound (coming from Disney) and Southbound (coming from Universal & the Convention Center) traffic, providing additional connectivity to the local tourist attractions and unparalleled access to the Fisher Brother's Orlando site.

The project began in November 2022 and is expected to be completed by early 2026.













# A CLEAR LEADER IN TOURISM

## #1 STATE FOR DOMESTIC TOURISM IN 2023

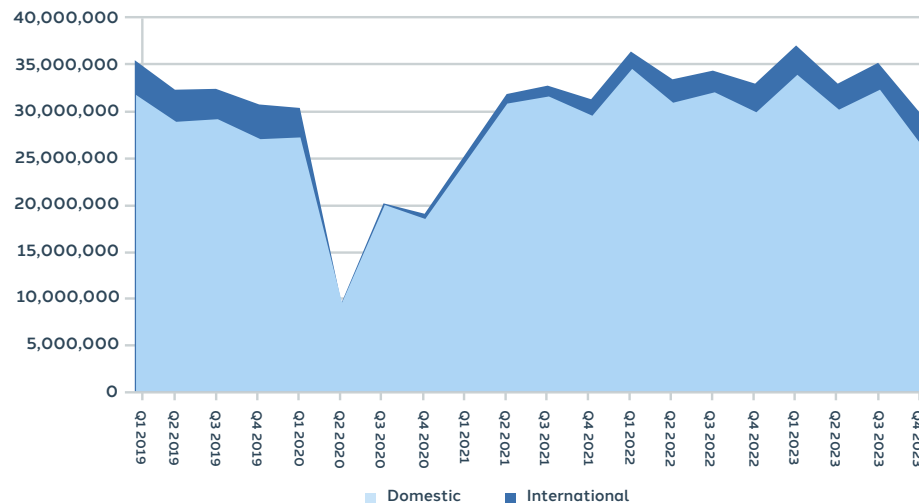
with Florida's share of domestic visitors increasing to 14.8% from 13.8% in 2022.

## #2 STATE FOR INTERNATIONAL TOURISM IN 2023

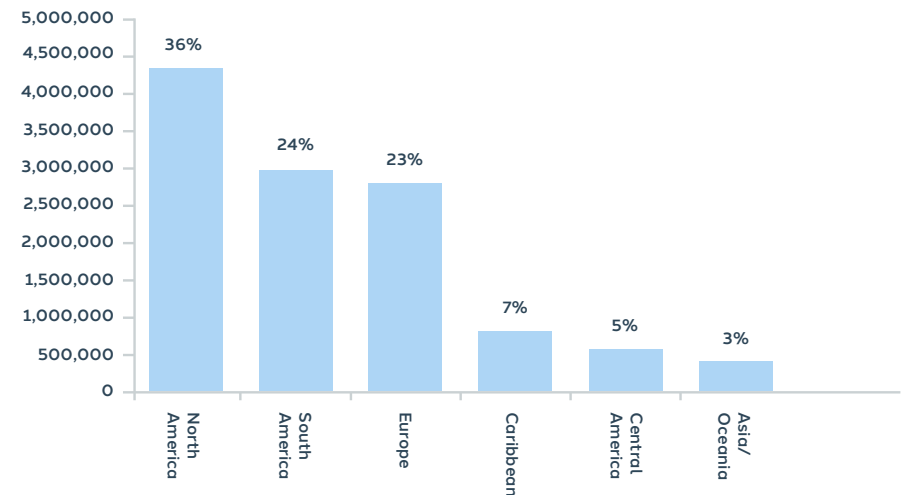
with Florida's share of overseas travelers at 25.2% in March 2024, overseas visitation to Florida surpassed pre-pandemic levels for the first time, up to 1.7% compared to March 2019.



### VISITORS TO FLORIDA



### INTERNATIONAL ORIGIN (2023)





# HOTEL MARKET OVERVIEW

## COMPETITIVE HOTEL MARKET OVERVIEW

TTM June 2024	Occupancy	ADR	RevPAR
Luxury/Lifestyle Hotels	77%	\$422	\$301
YOY Growth	2.0%	3.8%	3.6%
Full Service Hotels	76%	\$207	\$157
YOY Growth	4.0%	2.3%	11.0%
Select Service Hotels	81%	\$132	\$107
YOY Growth	2.4%	1.9%	2.1%

With more than 75 million visitors traveling to Orlando in 2023, this market is the most visited tourist destination in the United States. It is also the second largest hotel market in the U.S. with 538 properties and over 130,000 hotel rooms according to Smith Travel Research (STR). The Orlando market is comprised of 7 submarkets, the largest of which are located within the Tourist Corridor. The International Drive market is the largest with 147 properties and 46,320 rooms, followed by the Lake Buena Vista submarket, which includes Walt Disney Resort with 62 properties and 38,743 rooms.

In 2023, Orlando hotels finished the year with an impressive revenue per available room (RevPAR) gain of 9% for Select and Luxury Hotels. This increase in RevPAR was well ahead of the national average of 2%. It is worth noting that in terms of RevPAR growth, both lower and upper priced segments also exceed the growth figures attained at the national level. Orlando’s higher priced properties outperformed lower priced properties in terms of RevPAR growth with Full Service Hotels leading the way at an astounding 21% increase in 2023.

The Orlando market continued to post strong gains in 2023 and ranked 3rd in the US for RevPAR growth for the trialing 12 months, ending in March 2024, with an impressive 8.3% increase.

**+4M**  
MORE PEOPLE  
VISITED FLORIDA  
IN 2023 THAN  
IN 2019





## NEIGHBORING AMENITIES AND GROWTH OF SURROUNDING AREA

- All major theme parks including, Walt Disney World Resort, Universal Orlando Resort, SeaWorld Orlando, Aquatica and Epic Universe (2025 opening) are within a 20 minute drive
- Orange County Convention Center, located 2.3 miles north, is the second largest convention center in the US and commands over 1.4 million attendees
- Brightline opened the first leg of a \$1.75 billion investment in the region, connecting high speed rail between Miami and Orlando's International Airport
- Two future phases of Brightline in planning are a second leg directly from the airport into the International Drive Resort Area, and a route continuing to Tampa
- Hundreds of millions of dollars to be invested in the expansion of Orange County's 7 million-square-foot convention center, already the second-largest in the nation
- An additional \$4 billion in new and expanding hotels, attractions, restaurants, convention space, entertainment venues and roadwork enhancements totaling, 65 projects planned with the majority to be complete by the end of 2024





## 2023 VISITOR ATTENDANCE





# MAJOR DEMAND GENERATORS

within 20-minutes of Vineland Galleria



## ORANGE COUNTY CONVENTION CENTER

- 2nd largest convention center in the United States
- Hosted 193 events & 1.5 million attendees (2022)
- 7 million total square feet of space: 2+ million square feet of exhibit space and 479,000+ square feet of dedicated meeting space
- 74 meetings rooms & 232 breakout rooms
- 2018 estimated economic impact of \$2.1 billion to Central Florida economy



## UNIVERSAL ORLANDO RESORT

- 10.7 million visitors in 2022
- Orlando's 3rd largest employer with 25,000 employees
- 444-acre resort
- 2 theme parks: Universal Studios Florida and Universal's Islands of Adventure
- 1 water park: Volcano Bay
- 7 hotels and resorts





## WALT DISNEY WORLD RESORT

- 47 million visitors in 2022
- 40-square mile resort
- 4 theme parks: Magic Kingdom, Epcot, Disney's Hollywood Studios, Disney's Animal Kingdom
- 40 resort hotels, 4 golf courses, 2 water parks
- Orlando's #1 largest employer with over 74,000 Cast Members



## SEAWORLD ORLANDO

- 6 million visitors in 2022
- Consists of SeaWorld Orlando, Discovery Cove and Aquatica water park
- Ranked in the Top 15 amusement park in the United States





**750  
ACRE**  
DEVELOPMENT,  
MAKING THE  
INVESTMENT  
THE LARGEST  
CONSTRUCTION  
SITE UNDERWAY  
IN THE US



# EPIC UNIVERSE

Coming 2025



Universal Orlando's much-anticipated fourth theme park will be located 5 miles southeast of the existing theme parks



Orlando's first park to open in 20 years



Already the 2nd largest amusement park in Central Florida, Universal Studios will double in size with the addition of Epic Universe



\$11 billion economic impact for Central Florida – prior to opening



1,500 construction workers onsite currently, with 10,000 workers poised to be onsite prior to the 2025 opening



An estimated 14,000 jobs will be created for the new theme park





# FOR MORE INFO ABOUT THE LAND LEASE RETAIL OPPORTUNITY, PLEASE CONTACT:

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