



Retail | For Lease

Hollywood Plaza

8050 INTERNATIONAL DRIVE | ORLANDO, FL 32819

CBRE

Ground Floor Retail Space

- + Space Available:
 - ±4,526 SF Ground Floor Shell Space available
- + Located at the hard corner and high trafficked Intersection of Sand Lake Rd (42,000 AADT) & International Drive (26,000 AADT).
- + Suggested uses includes service providers such as medical offices, dance studios, take-out kitchens, etc.
- + Nearby restaurants and entertainment includes Tom's Watch Bar, Mango's Tropical Cafe, Corazón by Baires, Kobé Japanese Steakhouse, Chuy's, Cooper's Hawk Winery & Restaurant, Fogo De Chao and tons more.
- + Less than a half mile from Interstate 4 (175,500 AADT) offering close proximity to other major thoroughfares including Sand Lake Rd, the Florida Turnpike, SR 528 and more.
- + Just minutes to Universal Studios theme parks including Universal's newest theme park, Epic Universe. As well as ICON Park, Orange County Convention Center, the International Premium Outlets, Fun Spot, Dr Phillips Restaurant Row and many other nationally recognized retailers, restaurants and entertainment.
- + Ample parking that includes about 714 parking spaces
- + Strong daytime and tourism population



In The Heart of Entertainment

In addition to its central point and close proximity to the World-famous theme parks including, Universal Studios, SeaWorld, Aquatica, Walt Disney World, and Epic Universe that are within a 3-mile radius, just at 1.5 miles from the subject property, the Orange County Convention Center is the second largest convention center in the US commanding ~1.4 million attendees annually.

I-Drive Entertainment District is set to develop an additional \$5 billion in new and expanding hotels, attractions, restaurants, convention space, entertainment venues and roadwork enhancements. In total, 65 projects have been in the works or recently completed since yearend 2024 with a current remaining 24 projects projected to be delivered in 2025.



NEARBY TRAFFIC DRIVERS



Known as Orlando's largest skybar, **Tom's Watch Bar** is the ultimate destination for sports fans offering "All the Sports. All the Time." Located directly next to the subject property at the nearby intersection of W Sand Lake Rd and International Drive, Tom's Watch Bar is a staple contribution to I-Drive's Entertainment District and market.



Launched in 2024, the premier dining destination, **Corazón by Baires** is an international culinary immersive and storytelling fine dining experience attracting both local and tourist visitors daily.



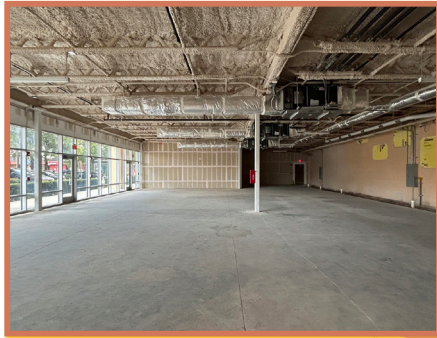
Mango's Tropical Café Orlando, established in 2015, has garnered significant acclaim for its vibrant dining and entertainment offerings. This 55,000-square-foot, two-story venue is renowned for its Latin and Caribbean-themed atmosphere, featuring nightly live performances, including salsa lessons, a Michael Jackson tribute show, live bands, and dynamic dance performances. The venue's excellence has been recognized through various awards and accolades:

- + Orlando Sentinel's Best Bets Awards
- + Orlando Business Journal's Readers' Choice Awards (2017)
- + Facility Design Project of the Year (2017)

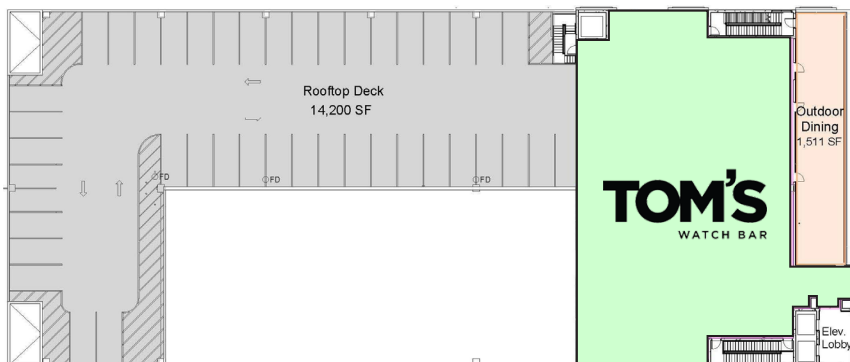
Mango's Tropical Café Orlando continues to be a premier destination, offering an unparalleled blend of dining and entertainment experiences in the heart of Orlando.



Site Plan



10TH FLOOR | RESTAURANT & ROOFTOP DECK



Planned \$30 Million Pedestrian Bridge

- + Orange County leaders have announced plans for a \$30 million pedestrian bridge to be constructed at the intersection of International Drive and Sand Lake Road that will connect all four intersection corners.
- + This was deemed necessary as an engineering study of the area found that approximately 36,000 cars pass through the intersection each day.
- + The current pedestrian traffic crossing the intersection is expected to significantly increase with the recent opening of Universal's Epic Universe.
- + A presentation of the plans is expected to be presented to Orange County as the next step for the project.



Aerial

Micro Overview





For Lease

Ground Floor Retail Available
at Hollywood Plaza | International Drive

Demographics

2024 Estimated Mile Radius Demographics	1 Mile	3 Miles	5 Miles
Estimated Population	6,543	60,446	199,960
2024-2029 Annual Population Growth Rate	4.17%	1.97%	1.07%
Households	2,812	23,373	75,705
Average Household Income	\$144,318	\$133,469	\$114,127
Median Household Income	\$90,003	\$92,110	\$75,410
Daytime Population	29,321	121,415	291,662

2024 Estimated Drive Time Demographics	5 Minutes	10 Minutes	20 Minutes
Estimated Population	3,415	62,032	614,154
2024-2029 Annual Population Growth Rate	5.98%	1.67%	0.74%
Households	1,426	25,093	234,968
Average Household Income	\$125,686	\$108,985	\$107,803
Median Household Income	\$80,652	\$75,842	\$75,870
Daytime Population	24,039	139,920	906,569

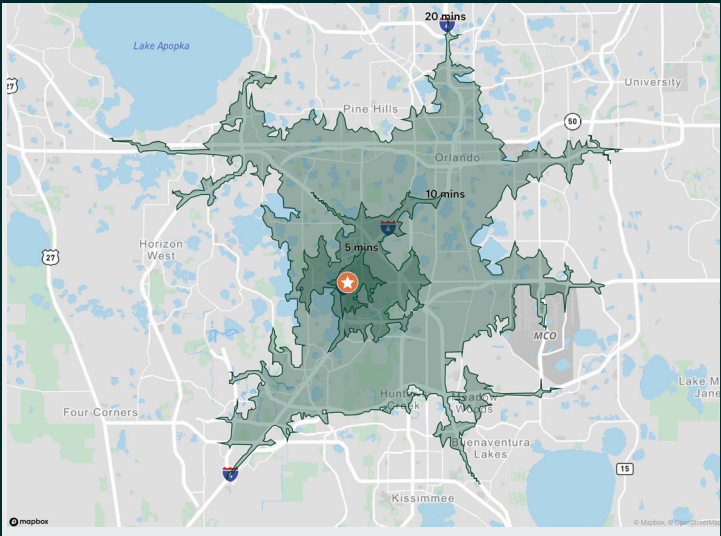
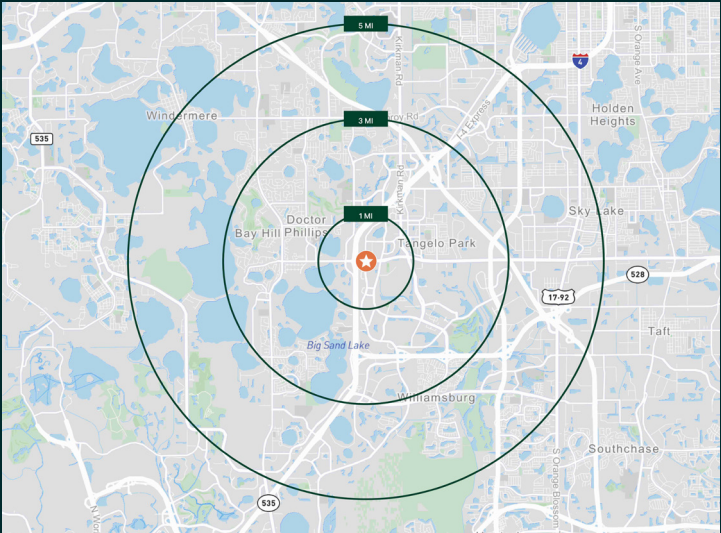
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