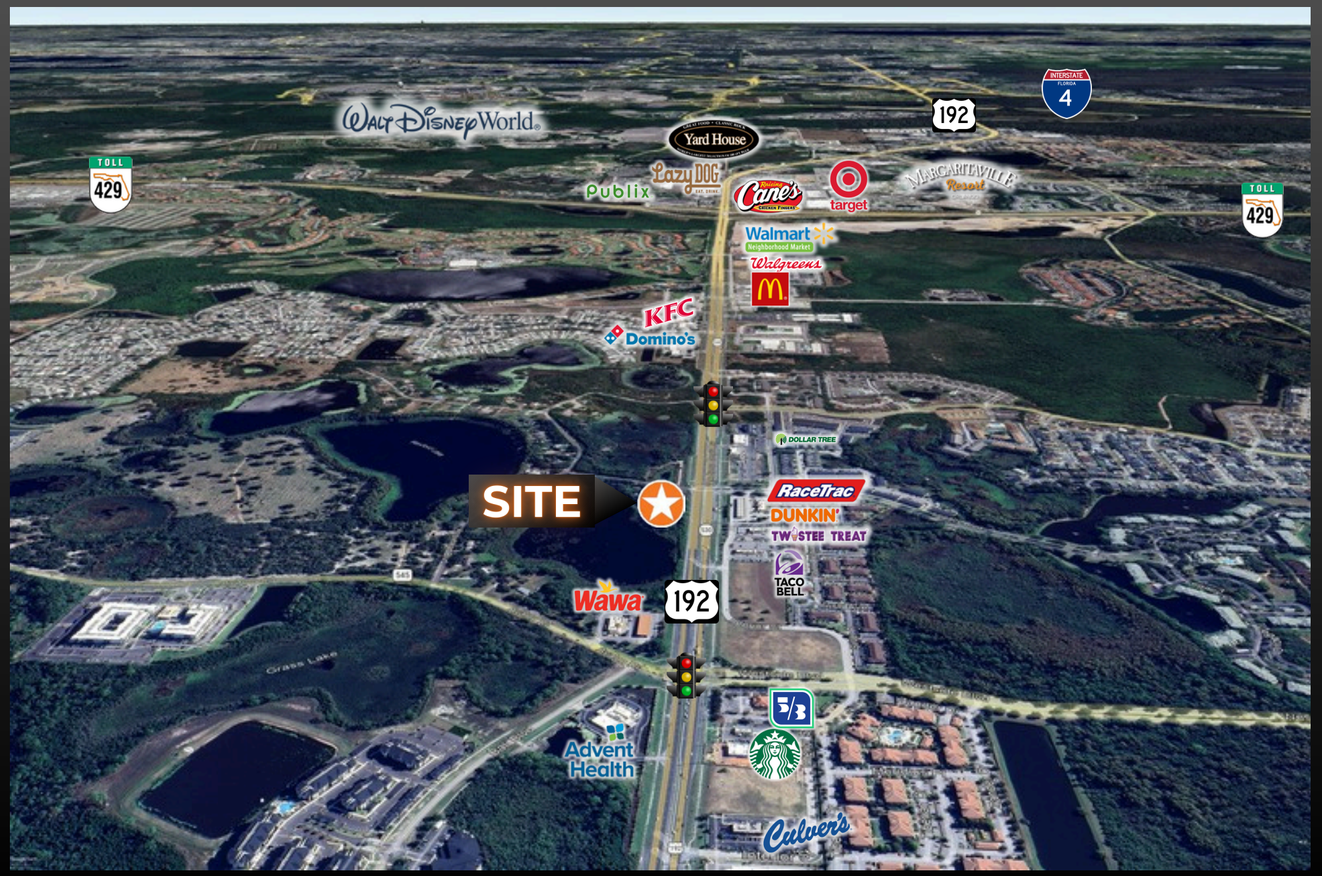
RETAIL OUTPARCEL
FOR GROUND LEASE

US 192 @ AVALON RD - WESTSIDE BLVD
FOUR CORNERS / DISNEY MAINGATE

14950 ARRENA ROAD
WINTER GARDEN, FLORIDA 34747

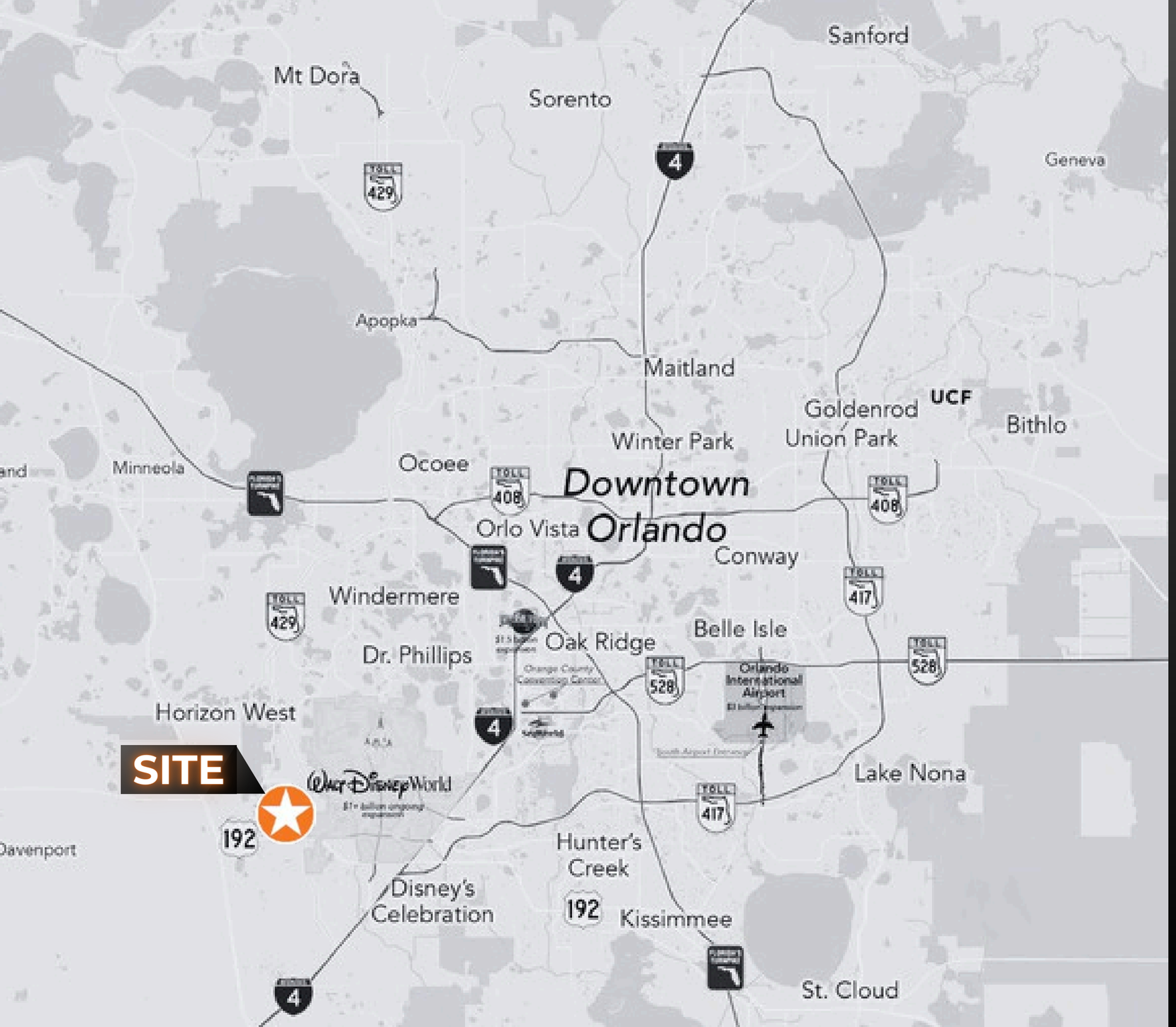
28.347308, -81.643526

Highly visible, full-access, 0.86 AC outparcel along the main east-west highway serving Orlando's Tourist Corridor, just minutes from Walt Disney World Maingate & Margaritaville and fast growing Horizons West and ChampionsGate.



BLVD RETAIL

site.blvdretail.com/us192-avalon



PROPERTY HIGHLIGHTS

Highly visible outparcel in Four Corners along the main east-west road connecting Walt Disney World through Orlando to the Space Coast and Avalon Road connecting to explosive growth north in Horizons West and Westside Boulevard south extending towards ChampionsGate. Join these major traffic drivers & brands:

- 0.86 usable AC (1.21 gross AC)
- At a full movement intersection via median break at US 192 & Arrena Road
- Full access on Arrena Road and a RIRO on US 192
- 1.5 miles west of full-movement interchange at the SR 429 Western Beltway

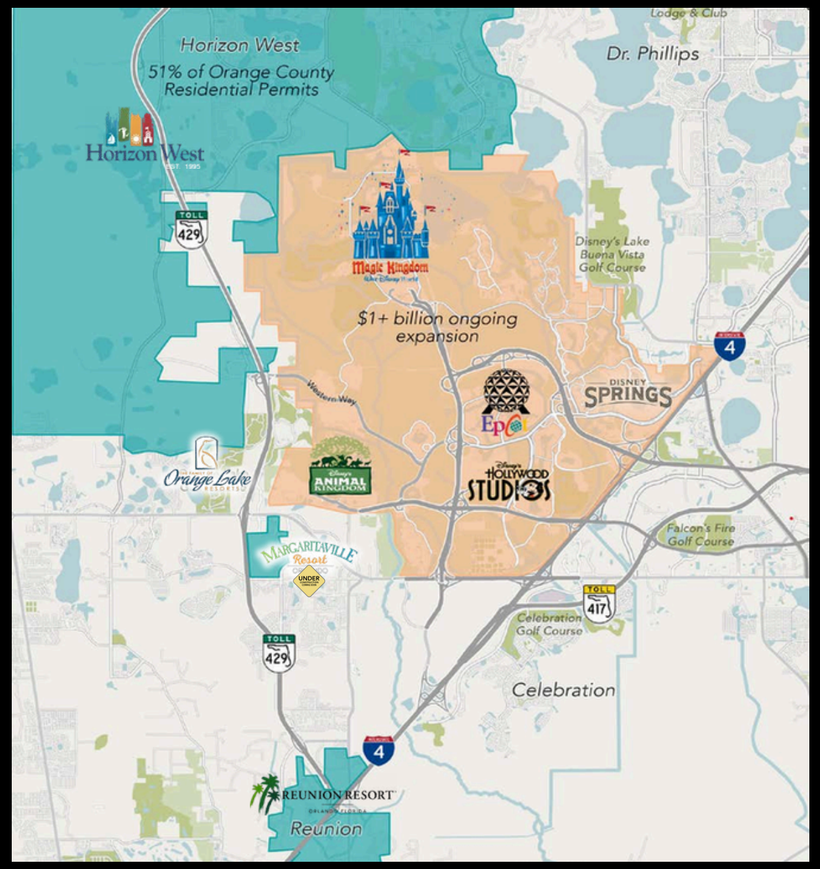
SUBMARKET DESCRIPTION

This Four Corners / Disney Maingate submarket sits at the confluence of the most dynamic parts of Central Florida. Directly east is Margaritaville Resort and Walt Disney World, hosting more than 60 million visitors annually.
To the south, Westside Boulevard is under construction to linking a 4 lane north-south arterial road to the fast growing ChampionsGate master planned community, Omni Resort and Davenport submarket.
West of the property, the Four Corners area (where Orange, Osceola, Polk & Lake counties converge) continues to grow with thousands of new multifamily, single family, vacation rental and hotel units.
North along Avalon Road is the fastest growing residential region in the Central Florida, Horizons West and Winter Garden, with tens of thousands of new units of single family and multifamily as well as millions of square feet of commercial development.

There are only a handful of pockets in Central Florida that are able to capture both full time residents and a sizable portion the 80 million annual visitors in the Tourist Corridor - this is one of those pockets.

Retailers surrounding the intersection include Advent Health, Culvers, Starbucks, Taco Bell, Dunkin, Twistee Treat, Dollar Tree, Wawa, Racetrac.

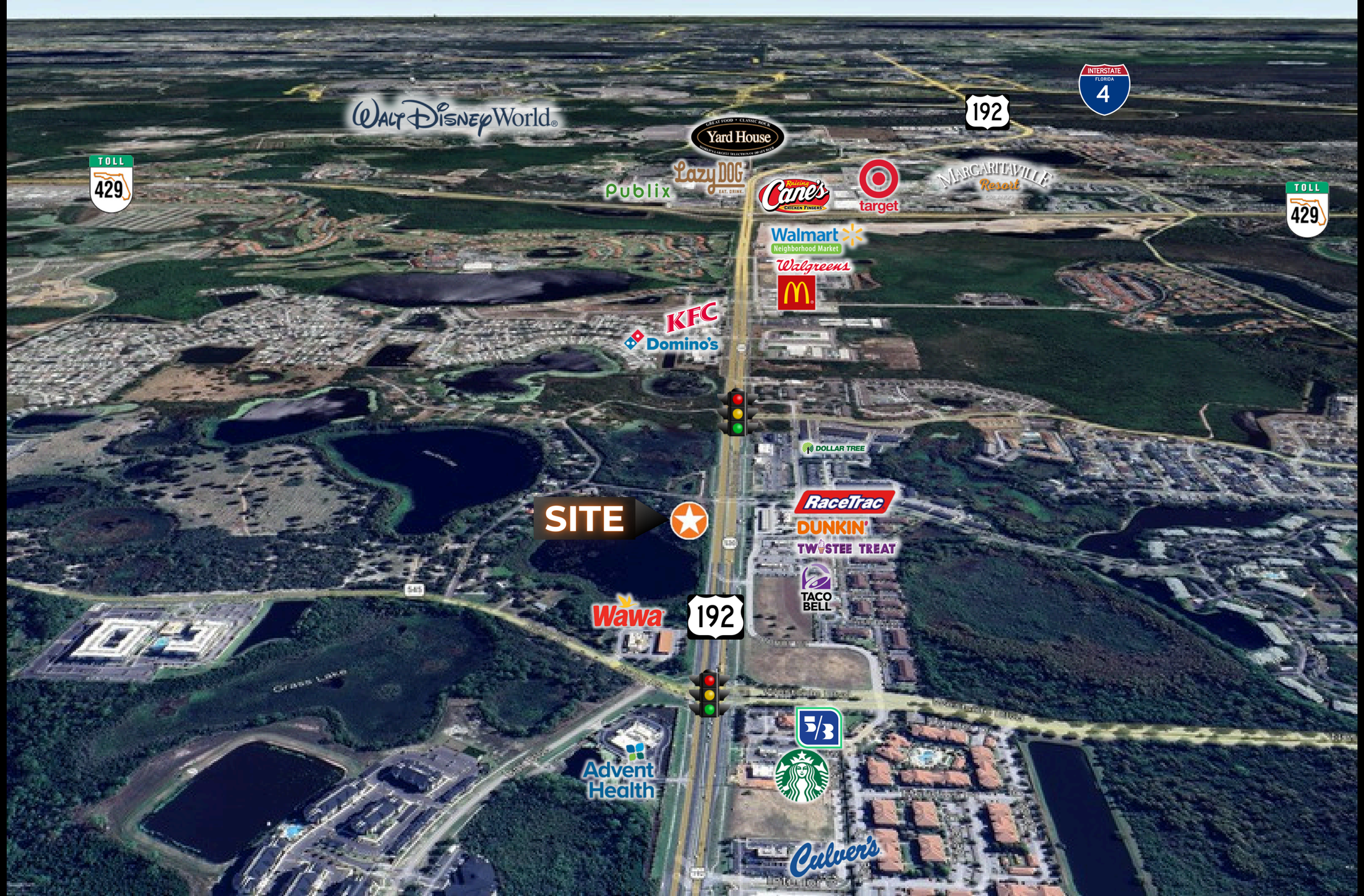
Nearby anchor retailers in the submarket include Publix, Target Supercenter, Studio Movie Grill, CrushYard Pickleball Bar & Lounge, Gametime, Lowes, Burlington, Marshalls, TJ Maxx, Ross, WalMart Supercenter, Orlando Health, among others.

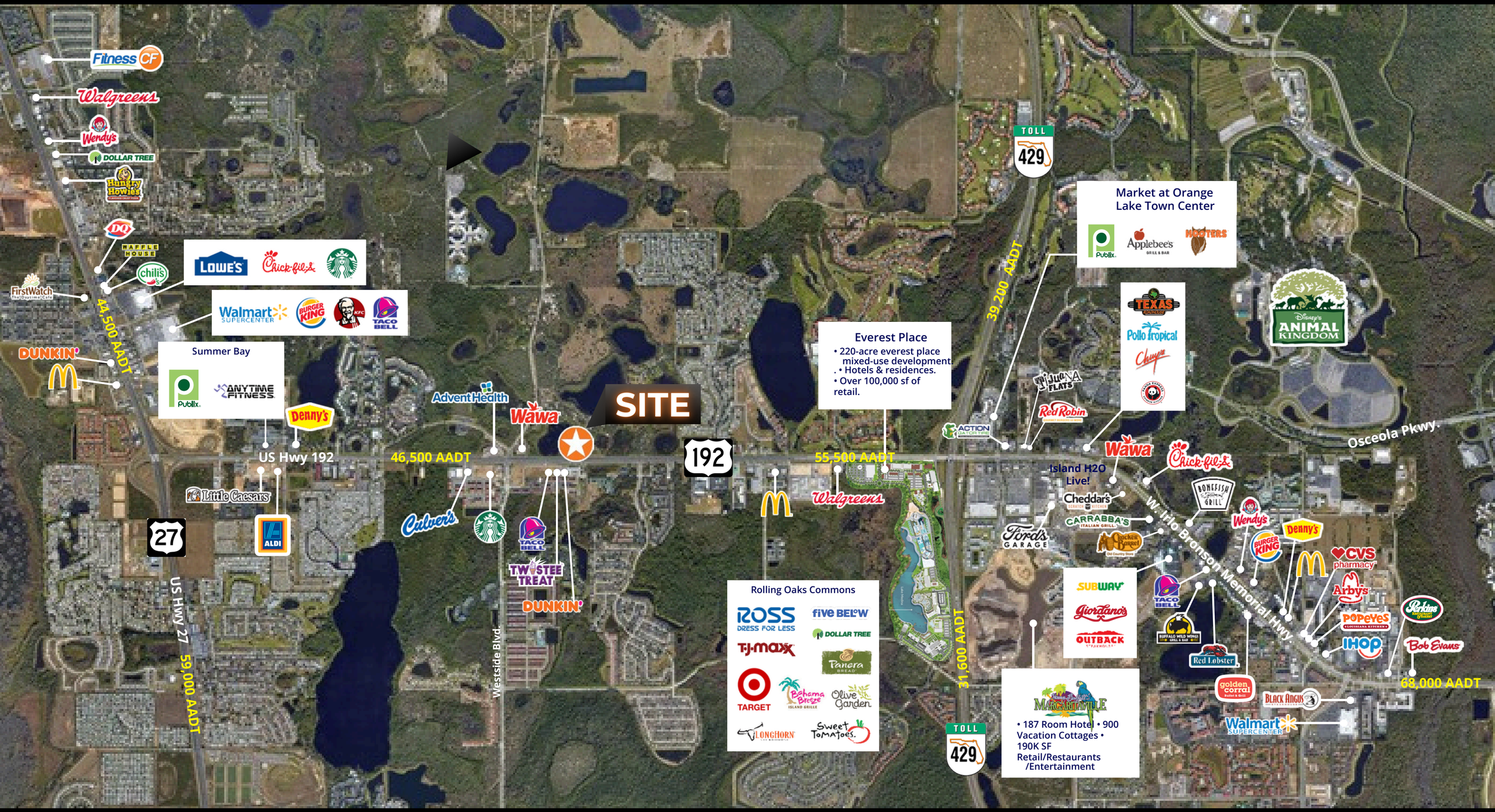


	1 MILE	3 MILE	5 MILE
POPULATION	11,912	51,193	97,835
ANNL. POPULATION GROWTH 2024-29	4.9%	4.3%	4.3%
DAYTIME POPULATION	1,708	12,696	20,084
MEDIAN HH INCOME	$57,734	$59,044	$67,236
AVERAGE HH INCOME	$71,986	$72,836	$85,287

TRAFFIC COUNTS

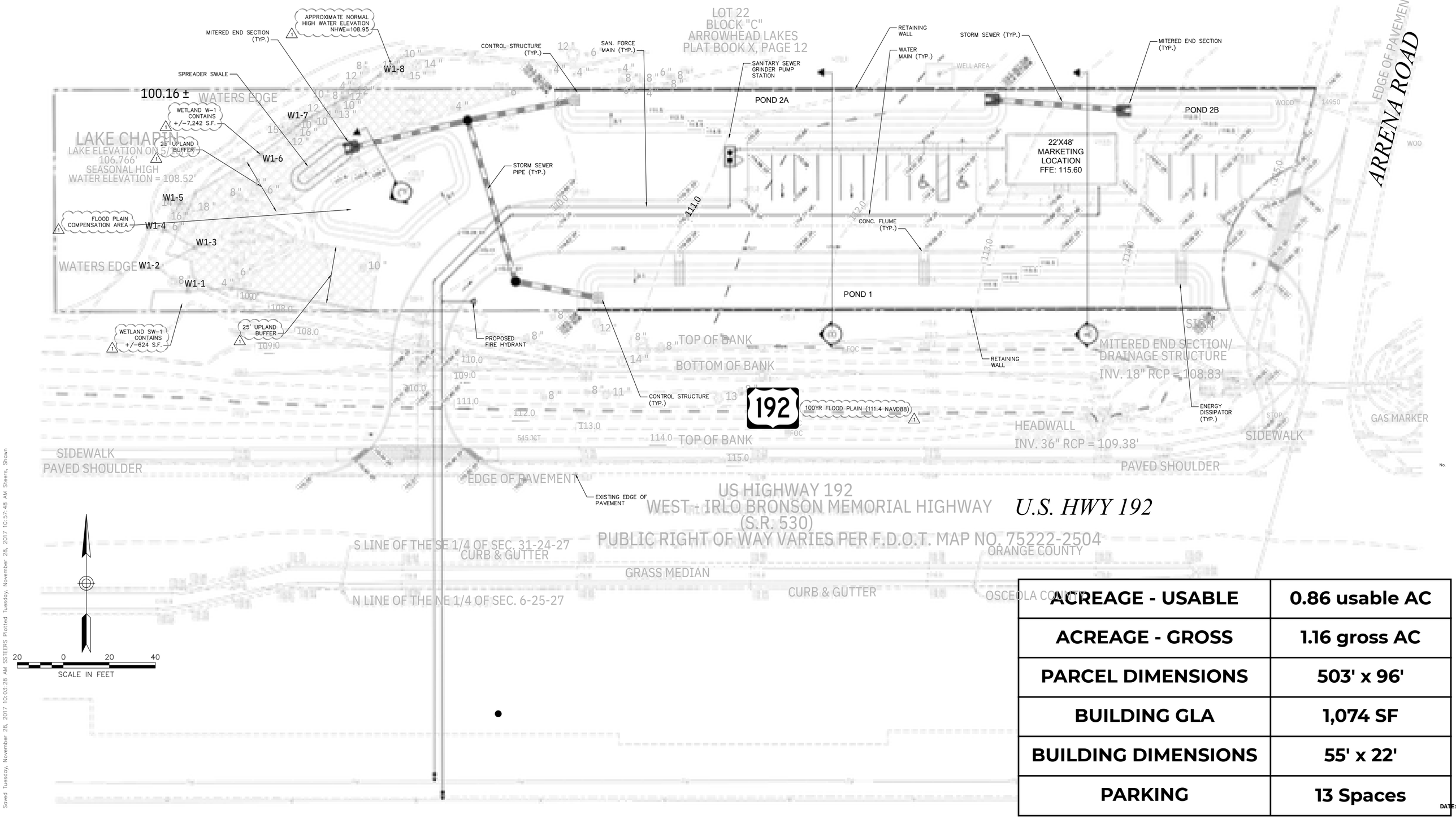
US 192 - IRLO BRONSON MEMORIAL HWY	56,500 AADT
CR 455	15,700 AADT
WESTSIDE BLVD	14,300 AADT


Walt Disney World
TOLL
429
Yard House
Lazy DOG
Publix
Raising Cane's
target
192
INTERSTATE
FLORIDA
4
MARGARITAVILLE Resort
TOLL
429
Walmart
Neighborhood Market
Walgreens
KFC
Domino's
DOLLAR TREE
SITE
RaceTrac
DUNKIN'
TWISTEE TREAT
TACO BELL
Wawa
192
Grass Lake
Advent Health
Culver's


Fitness CF
Walgreens
Wendy's
DOLLAR TREE
Hungry Howie's
DQ
WAFFLE HOUSE
chili's
FirstWatch
LOWE'S
Chick-fil-A
Walmart SUPERCENTER
BURGER KING
KFC
TACO BELL
44,500 AADT
DUNKIN'
Summer Bay
Publix
ANYTIME FITNESS
Denny's
US Hwy 192
Little Caesars
ALDI
27
US Hwy 27
59,000 AADT
AdventHealth
46,500 AADT
Culver's
Wawa
SITE
TACO BELL
TWISTEE TREAT
DUNKIN'
Westside Blvd.
192
55,500 AADT
Walgreens
Everest Place
• 220-acre everest place mixed-use development
. • Hotels & residences.
• Over 100,000 sf of retail.
Rolling Oaks Commons
ROSS DRESS FOR LESS
five BELOW
DOLLAR TREE
TJ.maxx
Panera BREAD
TARGET
Bahama Breeze
Olive Garden
LONGHORN
Sweet Tomatoes
TOLL 429
39,200 AADT
ACTION
Red Robin
Market at Orange Lake Town Center
Publix
Applebee's
HOOTERS
TEXAS
Pollo Tropical
Chuy's
Disney's ANIMAL KINGDOM
Island H2O Live!
Cheddar's
CARRABBA'S
Ford's GARAGE
Wawa
Chick-fil-A
Osceola Pkwy.
W. Irlo Bronson Memorial Hwy
BONEFISH GRILL
Wendy's
BURGER KING
Denny's
CVS pharmacy
Arby's
POPEYES
IHOP
Bob Evans
TACO BELL
SUBWAY
Giordano's
OUTBACK
BUFFALO WILD WINGS
Red Lobster
golden corral
BLACK ANGUS
Walmart SUPERCENTER
68,000 AADT
31,600 AADT
TOLL 429
MARGARITAVILLE
• 187 Room Hotel • 900 Vacation Cottages • 190K SF Retail/Restaurants /Entertainment

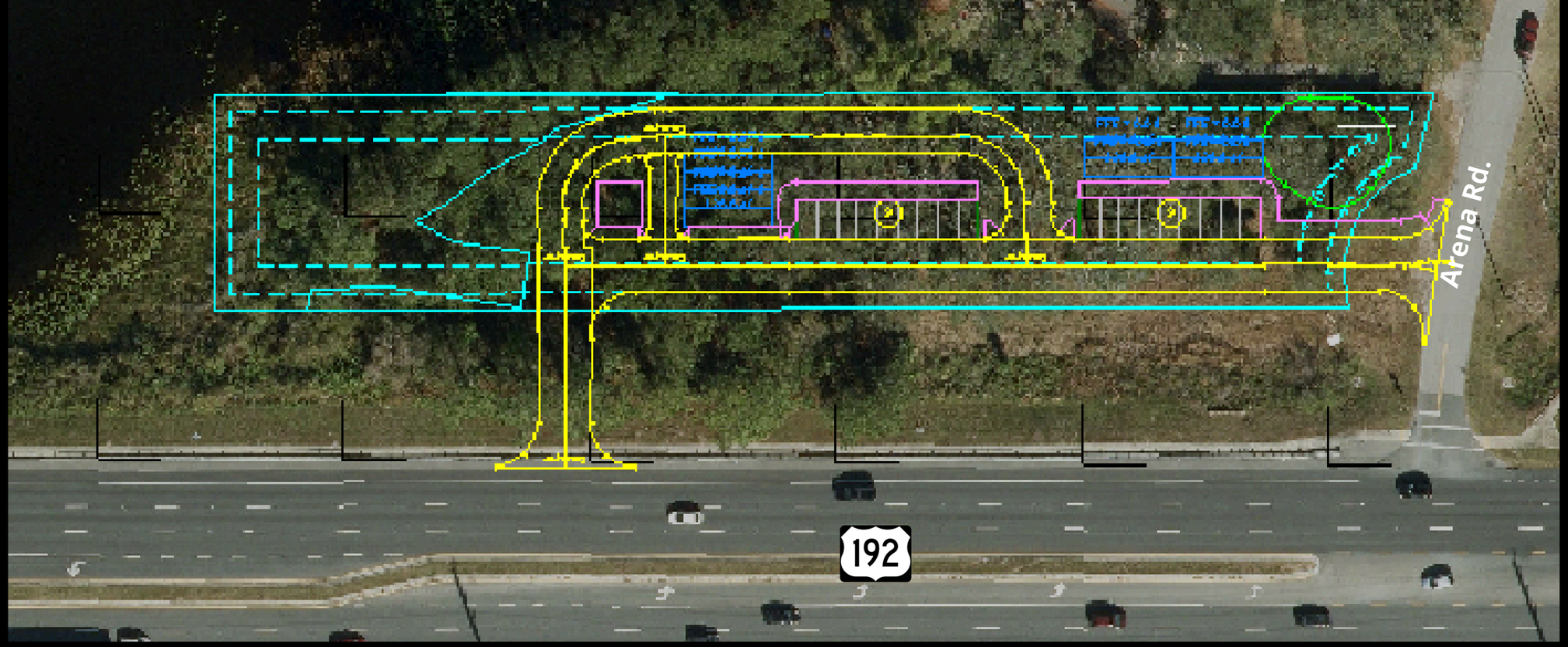
Bali Blvd.
Avalon Rd.
AdventHealth
Wawa
SITE
Arena Rd.
192
W. Irlo Bronson Blvd.
56,500 AADT
Westside Blvd.
ExtraSpace Storage
Culver's
FIFTH THIRD BANK
TACO BELL
TWISTEE TREAT
DUNKIN'
RaceTrac
Kitanda
DOLLAR TREE
Legacy Blvd.
Lindfields Blvd.

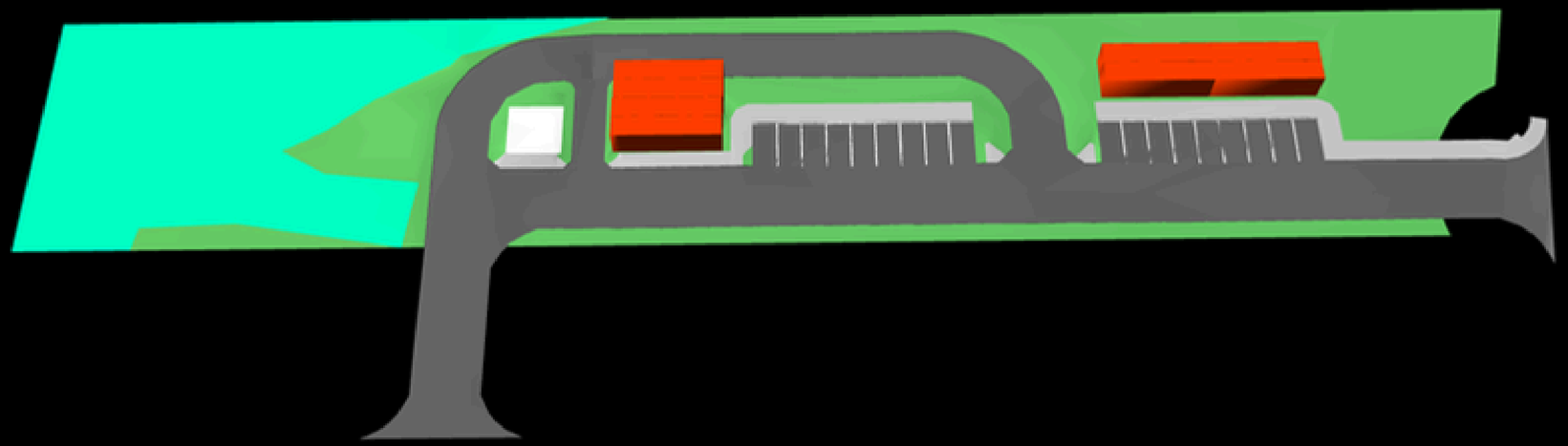
SITE
100'
471'
192
TACO BELL
TWISTEE TREAT
DUNKIN'
RaceTrac
DOLLAR TREE



ACREAGE - USABLE	0.86 usable AC
ACREAGE - GROSS	1.16 gross AC
PARCEL DIMENSIONS	503' x 96'
BUILDING GLA	1,074 SF
BUILDING DIMENSIONS	55' x 22'
PARKING	13 Spaces

Saved Tuesday, November 28, 2017 10:03:28 AM SSTEERS Plotted Tuesday, November 28, 2017 10:57:48 AM Steers, Shown


Arena Rd.
192

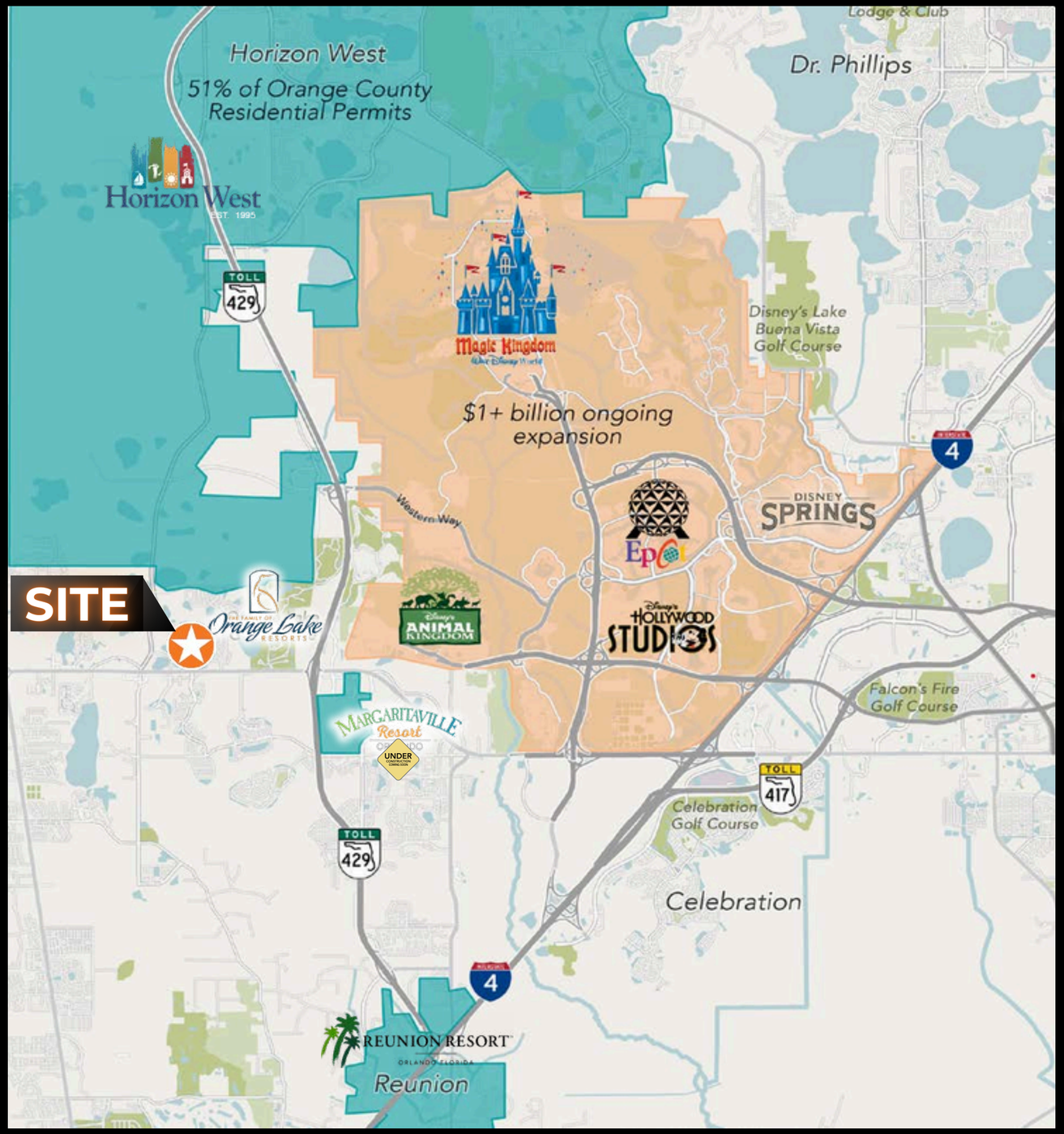


Economic Drivers Igniting Massive Growth

The **3rd fastest growing master-planned community in the nation**, with more than 51% of all residential permits for Orange County. A 20,700-acre master planned community with 6 residential villages totaling 40,000 new homes.

Attendance up +15% at Animal Kingdom- now the 6th most visited park in the World. Largest opening in history of Disney expected in 2019 with Star Wars Galaxy Edge. **53+ million visitors and 74,000 employees**.

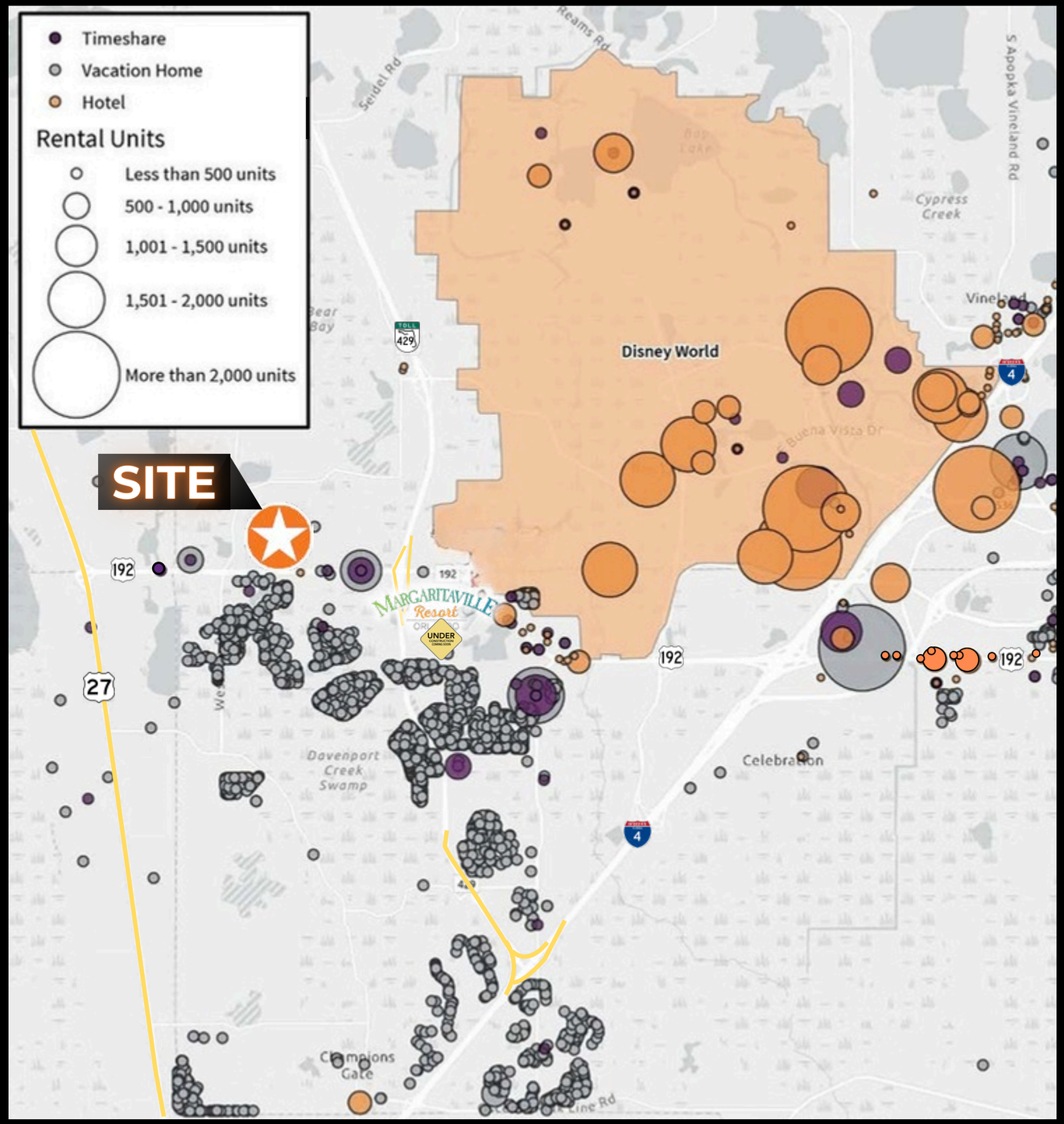
1,200 vacation homes, 187 key hotel, ranging from 2-8 bedrooms, priced between $350,000-$1,000,000. Featuring Island H2O Live, a newly opened 12-acre water park with 20 attractions open year-round.



12,000-13,000 visitors per day occupying over 4,500 timeshare units. Each unit welcomes new visitors every week, generating new consumers who are ready to shop.

A 2,200-acre destination resort with nearly **6,800 planned units** of one- to three-bedroom villas, three- to thirteen-bedroom private vacation homes, three-story rental condos and a 1,500-key luxury hotel with plans to expand. 3 PGA golf courses, a 6-acre water park, 6 exceptional dining venues, a full-service spa and fitness/tennis center, 140,000sf of office space and almost 500,000 s.f. of retail.

Averaging ~122,000 vehicles per day, SR-429 is a major thruway from I-4 to Disney, Orange Lake Golf Courses and the Four Corners region. Exit 8 adds 2.6 miles of road directly from SR-429 to **Disney's new main gate**, drawing traffic to the WaterStar area.



+188,614 consumers

$9.4 million in daily tourism spend

DEMOGRAPHICS	5 MILES	7 MIN DRIVE TIME
DAILY TOURIST SPEND**	$9,483,216	$4,452,261
TOTAL HOUSEHOLDS UNITS	76,440	32,799
Permanent Resident	14,283	3,617
Households Vacation Units	62,157	29,182
TOTAL CONSUMER POPULATION	188,614	81,279
Permanent Residents	36,883	10,043
Average Daily Visitors*	151,731	71,236

* *Calculated as the number of vacation units (hotel rooms & suites, vacation homes & condominiums, and timeshares) x 79% (Calculated YTD Avg Occupancy) x 3.09 guests per unit ** Calculated as $250 per person per trip divided by 4 average days of stay Source: Visit Orlando, ARDA Economic and Fiscal Impacts of the Orlando Timshare Industry, August 2016

FOR MORE INFORMATION, CONTACT

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