

+/- 3.6 ACRES AVAILABLE FOR GROUND LEASE. CAN SUBDIVIDE.



SITE

3.6 AC AVAILABLE

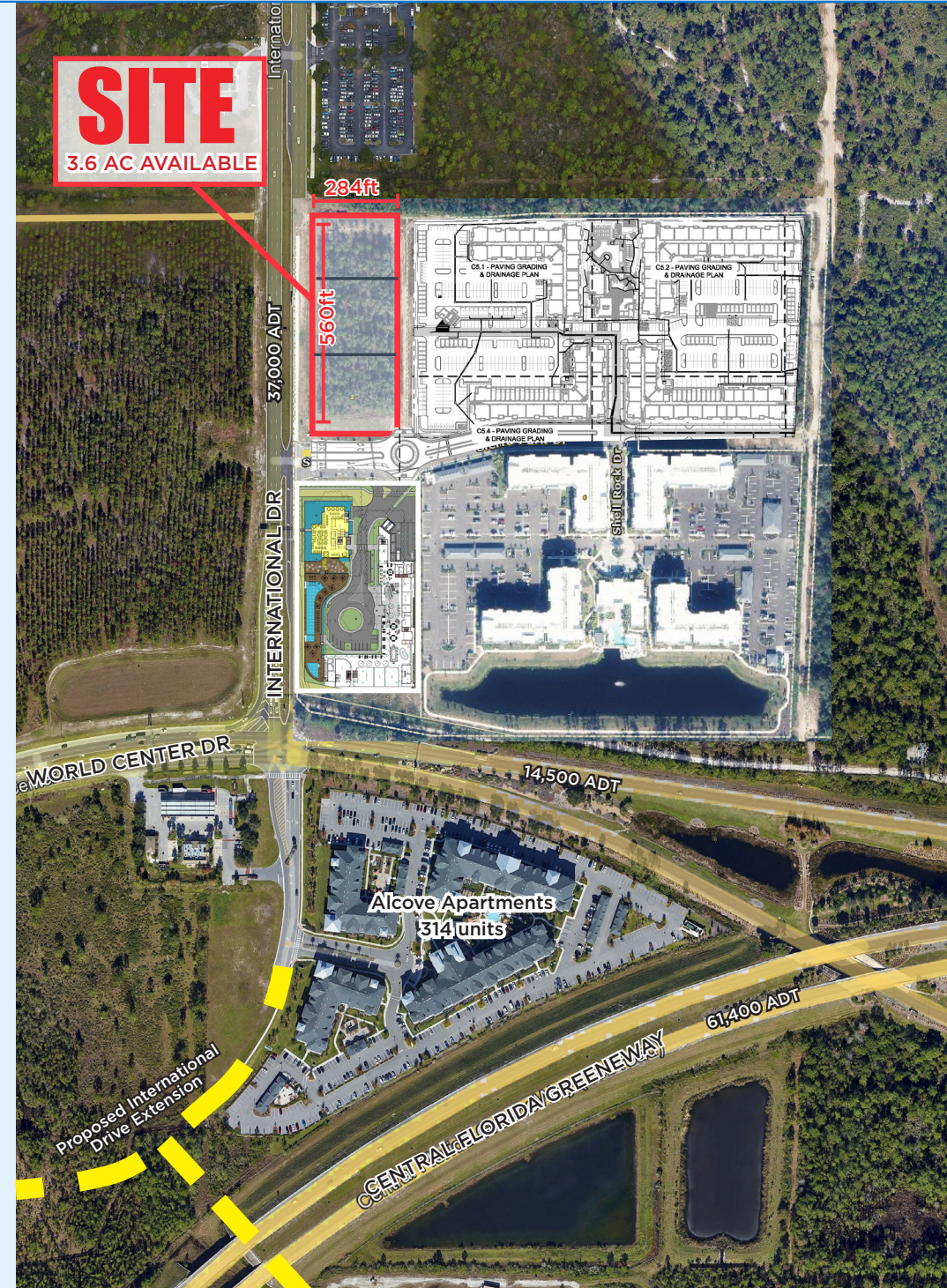
ORLANDO, FL

NEC INTERNATIONAL DRIVE & WORLD CENTER DRIVE

0.5 - 3.60 ACRES AVAILABLE FOR GROUND LEASE

PROPERTY HIGHLIGHTS

- Located at NEC International Drive & World Center Drive, shared exit with Disney World Resorts & Parks.
- 0.5 to 3.6 acres Available for Ground Lease with 560' frontage on International Drive
- Shared entry with Bainbridge World Center (+/- 826 units) and Bourbon Hotel (300 units with destination club, pool and meeting space)
- +/- 1.0 mile from Marriott World Center (2,010 rooms) and 0.3 miles from Caribe Royal (1,354 rooms)
- Central to tourism lodging with 84,282 units within 5 miles
- Shared exit with Disney World Resorts & Parks, 2 miles from Interstate 4 and SR 536 exit (Primary exit for Disney Resorts and Parks) with immediate access to SR 535 and 417 capturing commuters to major resort and parks.
- 10- 20 minutes from SeaWorld, Disney Park, Orlando Vineland Premium Outlets and other major parks and attractions.



RESIDENTIAL

PROPERTY & UNIT COUNT	
	UNITS
BAINBRIDGE WORLD CENTER	826
ALCOVE APARTMENTS	314
SUR LAKE BUENA VISTA	296
AVENTON OPAL	308
MARTNI MAC (FUTURE)	496
SUNRISE CITY	2,530
STOREY LAKE	3,000
TOTAL	7,770 UNITS



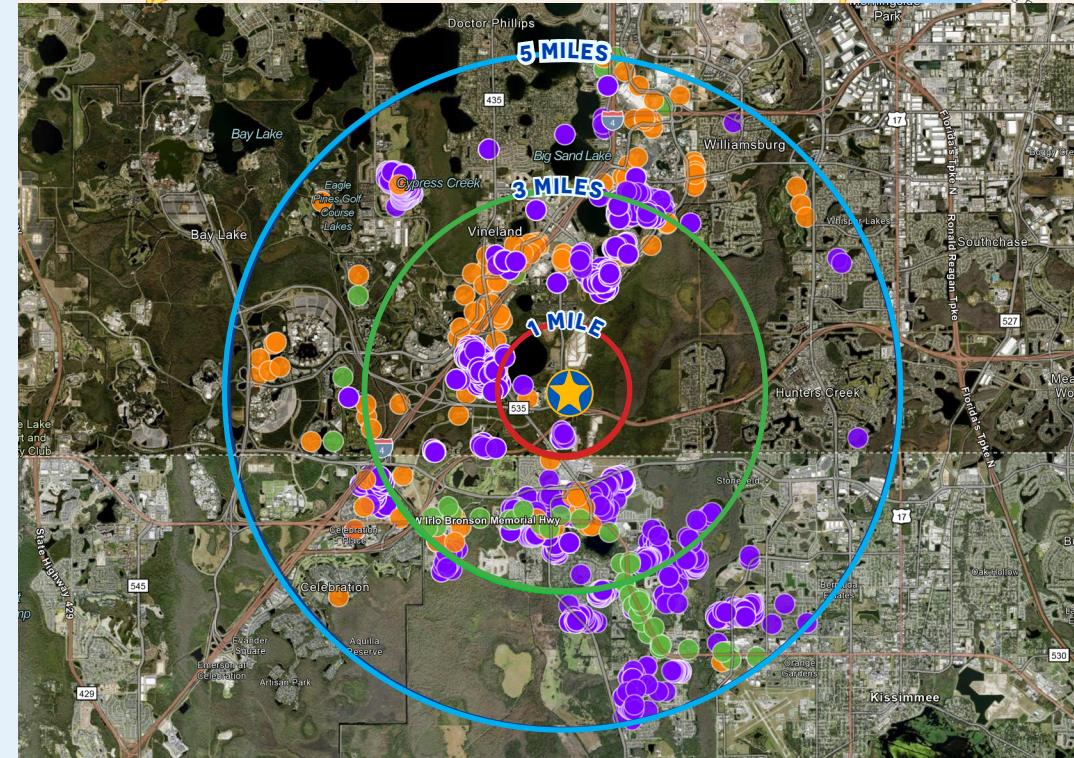
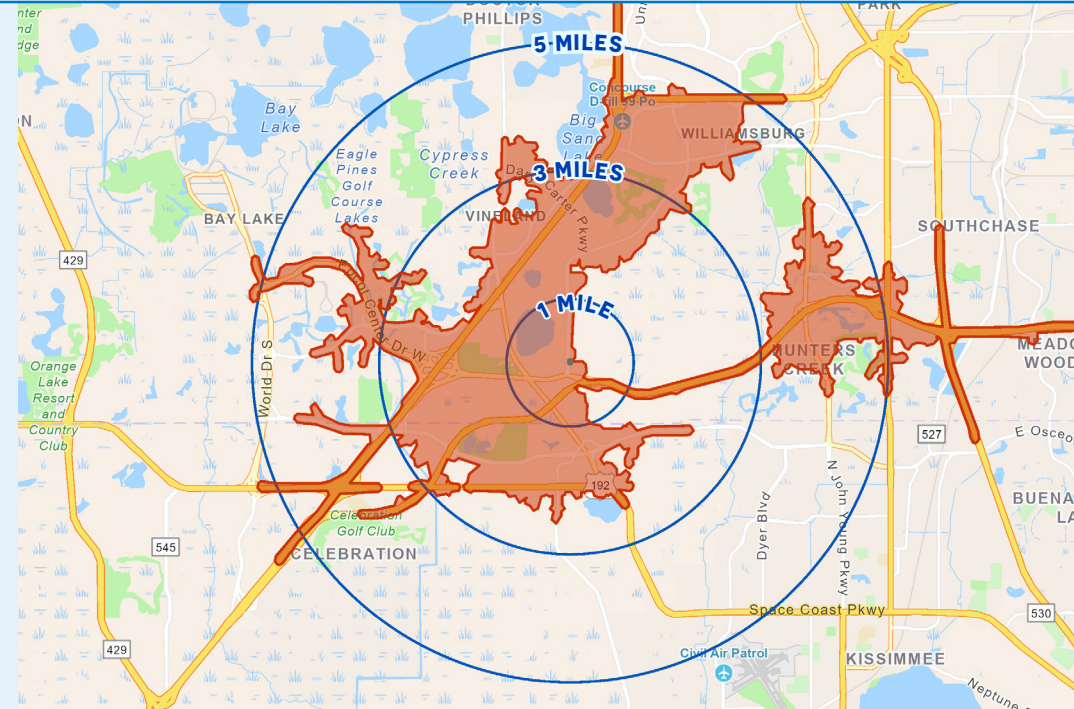
DEMOGRAPHICS & TOURISM

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE	10 MIN DRIVE TIME
 POPULATION	4,691	48,413	274,571	51,096
 DAYTIME POPULATION	5,387	71,558	213,639	75,190
 AVERAGE HH INCOME	\$100,103	\$107,267	\$109,185	\$108,635
 TOTAL HOUSEHOLDS	1,844	18,047	57,605	19,597
 TOTAL TOURISM LODGING UNITS	2,921	42,136	84,282	-

TOURIST DWELLING BREAKDOWN

TOURISM LODGING UNITS			
	1 mile	3 mile	5 mile
 Resort Dwelling	657	8,734	14,580
 Hotel/Motel Rooms	1,618	24,983	54,300
 Condos	646	8,419	15,402
TOTAL	2,921	42,136	84,282







ORLANDO, FL

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