

**The Shops at
District Universal**



RETAIL SPACE FOR LEASE

9650 Universal Boulevard Orlando, FL 32819

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For Lease: \$19.00, SF / NNN

Parking Ratio: 5.5 / 1,000 SF

Availability: 1,692 - 5,709 SF

Condition: Vanilla-Shell



69,384 (5 miles)
Total Housing Units



34,000+ AADT
Universal Blvd



288,906 (5 Mile)
Daytime Population

Mixed-use property with 425 upscale apartment units housing 1,500+ residents with an average income over \$47K

Less than 1 mile from Orange County Convention Center, with it's 1.4 million annual attendees

In the heart of the hospitality corridor of Orlando, blocks away from entertainment attractions, major resorts & vacation destinations

Centrally located by 2,000+ apartment & condo units including Vista Cay by Millenium an 834-vacation condo resort with 160 new units planned for 2020

400+ FT of direct frontage on Universal Blvd with building façade & pylon signage available

1st Generation Vanilla Shell Suites anchored by Walgreens and Half Barrel Beer Brewery

1516 E. Hillcrest Street, Suite 210, Orlando, FL 32803 Phone: 407.872.0209 Fax: 407.426.8542

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2019 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.



THE NEIGHBORHOOD



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SITE MAP

AVAILABLE IMMEDIATELY

Suite 121: ± 3,141 SF

Suite 117: ± 4,017 SF

Suite 113: ± 1,692 SF

Max. Contiguous: ± 5,709 SF

Suite 105: ± 1,813 SF

DEMOGRAPHICS

2019



Total Population



Total Households



Average HH Income

1 Mile

2,792

1,133

\$60,257

3 Miles

38,707

15,208

\$76,370

5 Miles

191,072

69,384

\$75,921

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ORLANDO TOURISM

The Shops at District Universal is strategically positioned in the entertainment corridor of Orlando, "Theme Park Capital of the World", with both Universal Orlando Resort, Orange County Convention Center and Sea World within 3 miles and Walt Disney World within 5 miles. Universal Blvd filed plans in Q4 of 2018 to develop the 541 Acre site across from The Shops at District Universal.

"Theme Park Capital of the World"



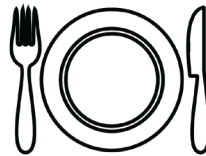
72 MILLION ANNUAL VISITORS

Orlando EDC



± 100 TOP-RATED GOLF COURSES & HOME TO ARNOLD PALMER INVITATIONAL

Orlando EDC



#6 FOODIE CITY IN THE U.S.

WalletHub, 2018



\$30 BILLION IN ECONOMIC IMPACT FROM TOURISM ANNUALLY

Orlando EDC



ONLY 1/3 OF THE WORKFORCE WORKS IN THE TOURISM INDUSTRY

Orlando EDC



5TH BEST CITY IN THE U.S. FOR AN ACTIVE LIFESTYLE

WalletHub



NBA



MLS



NWSL



NCAA

IN ADDITION TO PROFESSIONAL BALLET, PHILHARMONIC ORCHESTRA & TOURING BROADWAY SERIES



WALT DISNEY World

4 theme parks, 2 water parks, Disney Springs, ESPN Wide World of Sports, expansive hotel network



UNIVERSAL ORLANDO RESORT

2 theme parks, water park, City Walk



Orlando Orange County Convention Center

**7 million square feet
2nd largest convention center in the United States**



SeaWorld ADVENTURE PARKS

2 theme parks and water park