

# Millenia Crossing

4012-4060 Eastgate Dr,  
Orlando, FL 32839  
[www.cbre.com/orlando](http://www.cbre.com/orlando)

Rare Opportunity to Lease in Orlando's Top Trade Area



# Property Details

## In-Line & Endcap Retail Opportunities Available

- + Excellent opportunity to join one of Orlando's top trade areas and regional shopping destinations
- + Millenia Crossing sits half a mile from Interstate 4 and adjacent to the Mall at Millenia, IKEA (Orlando's only IKEA store), and other national retailers
- + Full access via signalized intersection at Conroy Rd & East Gate Dr
- + Excellent visibility to Conroy Rd (40,500 AADT)
- + Cotenant with National Retailers that include Nordstrom Rack, DXL Mens Apparel, and Modani Furniture; along with Bassett Furniture coming soon!
- + Other Nearby Retailers include DSW Designer Shoe Warehouse, Ethan Allen, West Elm, Old Navy, Target, Homegoods and more
- + Nearby Restaurants: BJ's Restaurant & Brewhouse, Keke's Breakfast Cafe, Shake Shake, Moe's Southwest Grill and more
- + Space Available:
  - Suite 110:  $\pm$ 3,930 SF
  - Suite 510:  $\pm$ 2,800 SF



# Site Plan



Suite	Tenant	Size (SF)
100	Mattress Mars	6,000
110	Available	3,930
200	Nails Lounge at Millenia	3,200
210	Milan Laser Hair Removal	1,490
230	Modani Furniture	9,794
300	Nordstrom Rack	35,518
400	Famous Haus	8,754
450	Bassett Furniture	13,769
500	Destination XL	7,630
510	Available	2,800
520	Johnson Fitness & Wellness	2,400
530	American Japa Sushi	1,600
540	The Vitamin Shoppe	3,500
Total SF		100,385



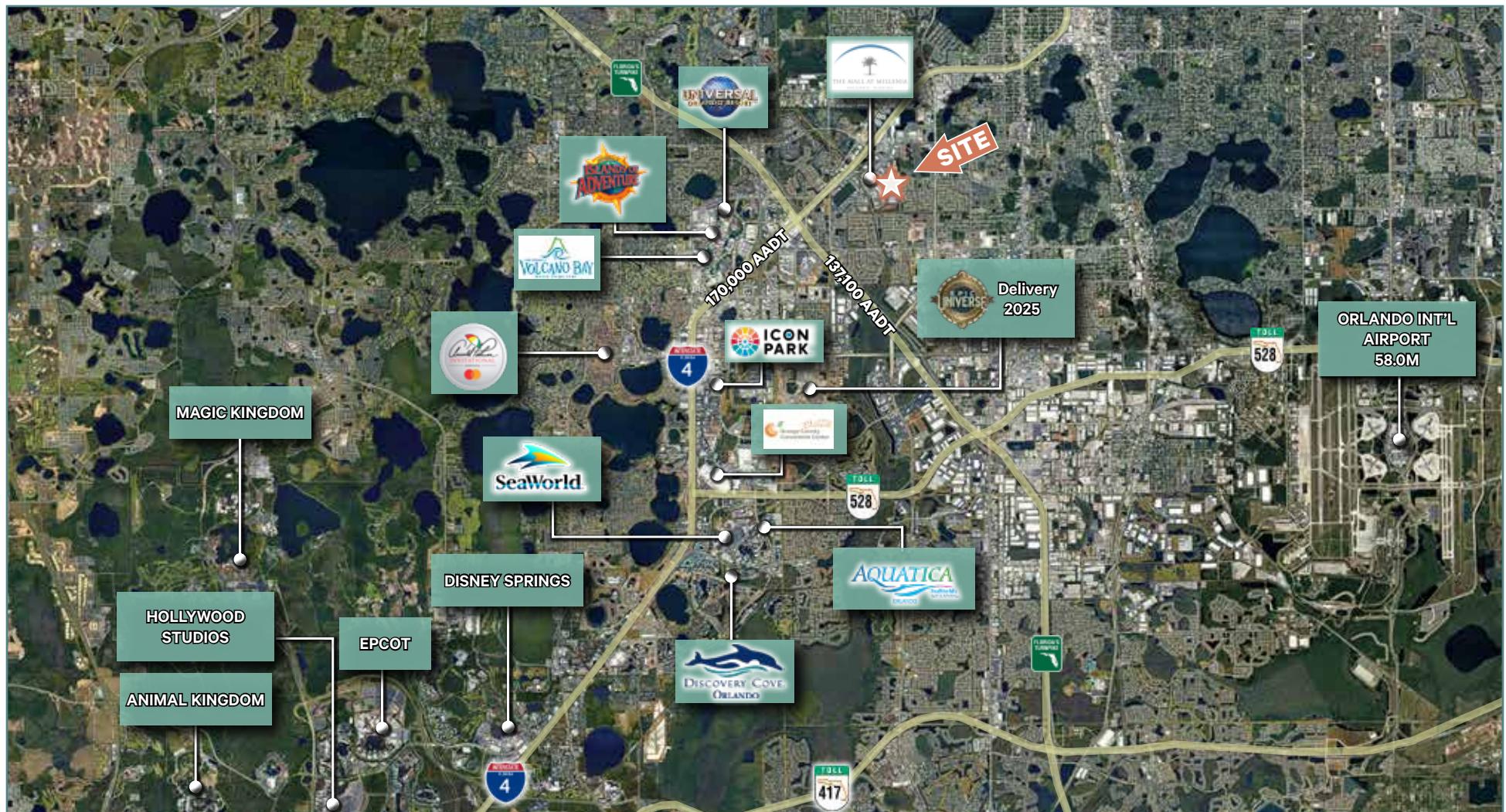
# Retail Trade Aerial



# Orlando Major Traffic Drivers

+ Uniquely positioned along Interstate 4 with short distance to the Florida's Turnpike Exchange

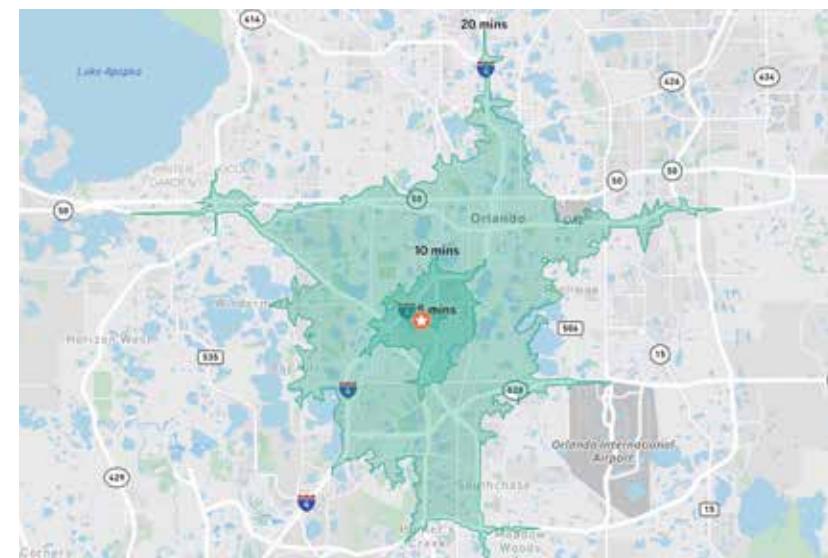
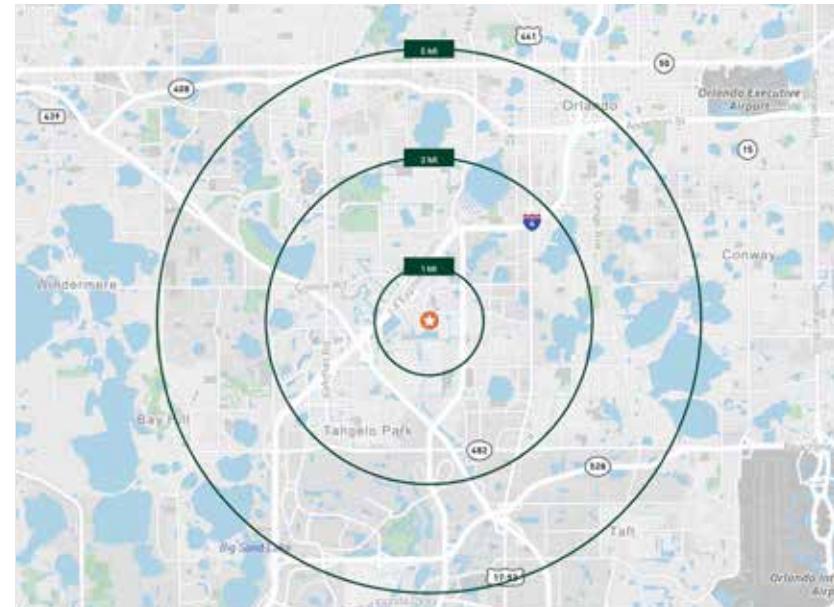
+ Close Proximity to Orlando's Tourist Destinations attracting both local and tourist shoppers



# Demographics

2024 Estimated Mile Radius Demographics	1 Mile	3 Miles	5 Miles
Estimated Population	22,819	120,181	256,770
2024-2029 Annual Population Growth Rate	0.36%	0.82%	0.59%
Households	8,527	43,578	97,150
Average Household Income	\$69,244	\$72,238	\$89,467
Median Household Income	\$60,043	\$55,001	\$60,594
Daytime Population	24,548	147,864	424,301

2024 Estimated Drive Time Demographics	5 Minutes	10 Minutes	20 Minutes
Estimated Population	10,718	92,189	550,376
2024-2029 Annual Population Growth Rate	0.48%	0.28%	0.63%
Households	4,307	33,706	215,023
Average Household Income	\$78,172	\$69,101	\$100,036
Median Household Income	\$67,837	\$54,601	\$66,636
Daytime Population	16,379	127,505	789,914



## Contact Us

**Joe Ramsberger**

Vice President

+1 407 404 5045

joe.ramsberger@cbre.com

**Kathy Bonini**

Senior Associate

+1 407 404 5097

kathy.bonini@cbre.com

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.