

RETAIL OPPORTUNITY
FOR LEASE



REPRESENTATIVE PHOTO

SLX

6603 International Dr

ORLANDO, FL

CBRE



International Drive Newest Restaurant/Retail Opportunity

The SLX International Project is currently offering retail and restaurant space available for lease located in the I-Drive entertainment district of Orlando, Florida. This proposed project will consist of 400 rental units and ground floor mixed-use retail, restaurant and spa service amenities.

The I-Drive area is undergoing significant development with over \$5 billion planned for new hotels, attractions, and amenities, emphasizing mixed-use spaces, pedestrian connectivity, public transit access, and community-friendly open areas.

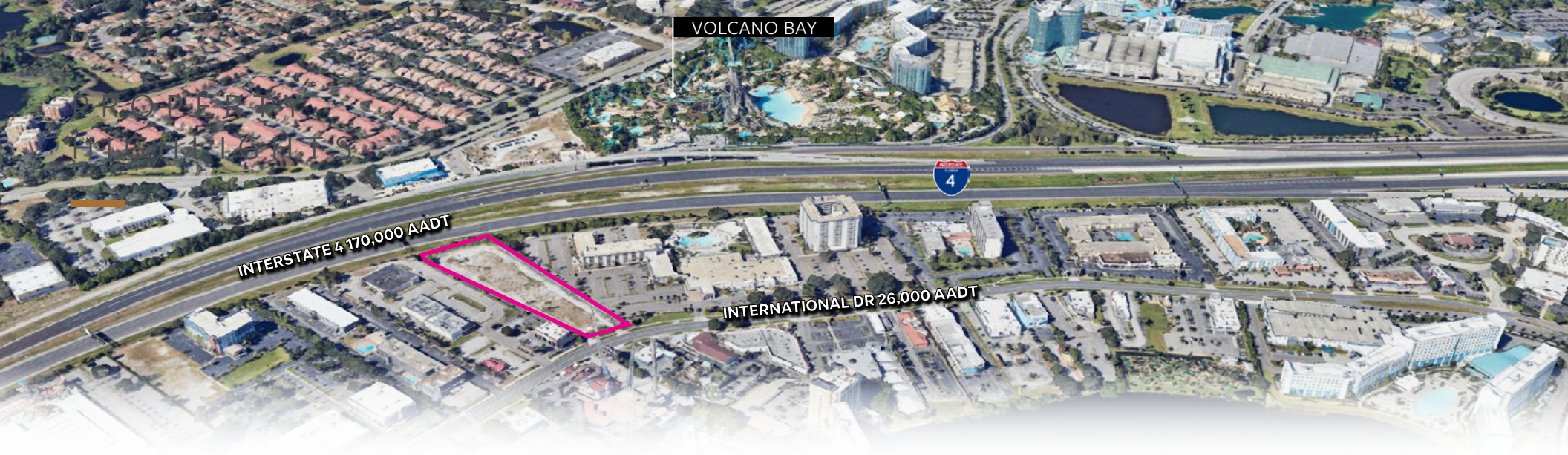


PROPERTY HIGHLIGHTS

- ▶ Proposed 400 multifamily rental unit offering ground floor mixed-use retail space for lease.
- ▶ Space Availability:
 - ▶ Retail / Spa Space: ±2,470 SF
 - ▶ Restaurant Space: ±9,821 SF
- ▶ Located directly off International Drive at the nearby intersection of West Sand Lake Rd and International Drive.
- ▶ The I-Drive District features over 125 hotels and resorts, more than 300 restaurants and over 55 nightlife venues, making it a vibrant destination for visitors.
- ▶ 16 Million overnight & day visitors in 2023
- ▶ Strong Traffic Counts:
 - ▶ International Drive: 26,000 AADT
 - ▶ Carrier Drive: 4,000 AADT
 - ▶ West Sand Lake Road: 45,000 AADT



REPRESENTATIVE PHOTO



THE I-DRIVE ENTERTAINMENT DISTRICT attracts over 70 million visitors per year



CLOSE PROXIMITY to approved \$30 million pedestrian bridge to be constructed to enhance safety and walkability at the intersection of International Drive & W Sand Lake Rd.



161,640 Population within a five mile radius



OVER \$5 BILLION in new developments expected, not including Epic Universe



THE DISTRICT REPRESENTS \$12.6 BILLION in gross taxable value on the 2023 tax roll according to the Orange County property appraisers report



2.93% Projected Annual Population Growth Rate between 2024-2029



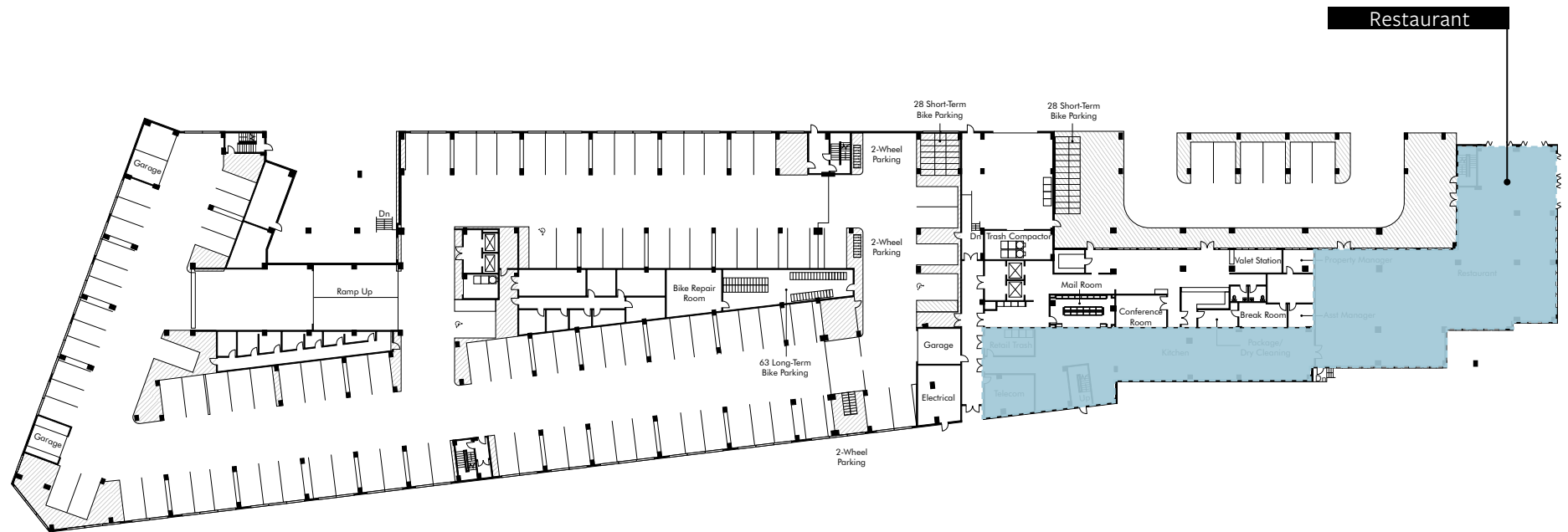
PROMINENT LOCATION offering high visibility and accessibility to major attractions and a busy highway



150+ HOTELS nearby consisting of 45,500 rooms (40% of the tri-county inventory).

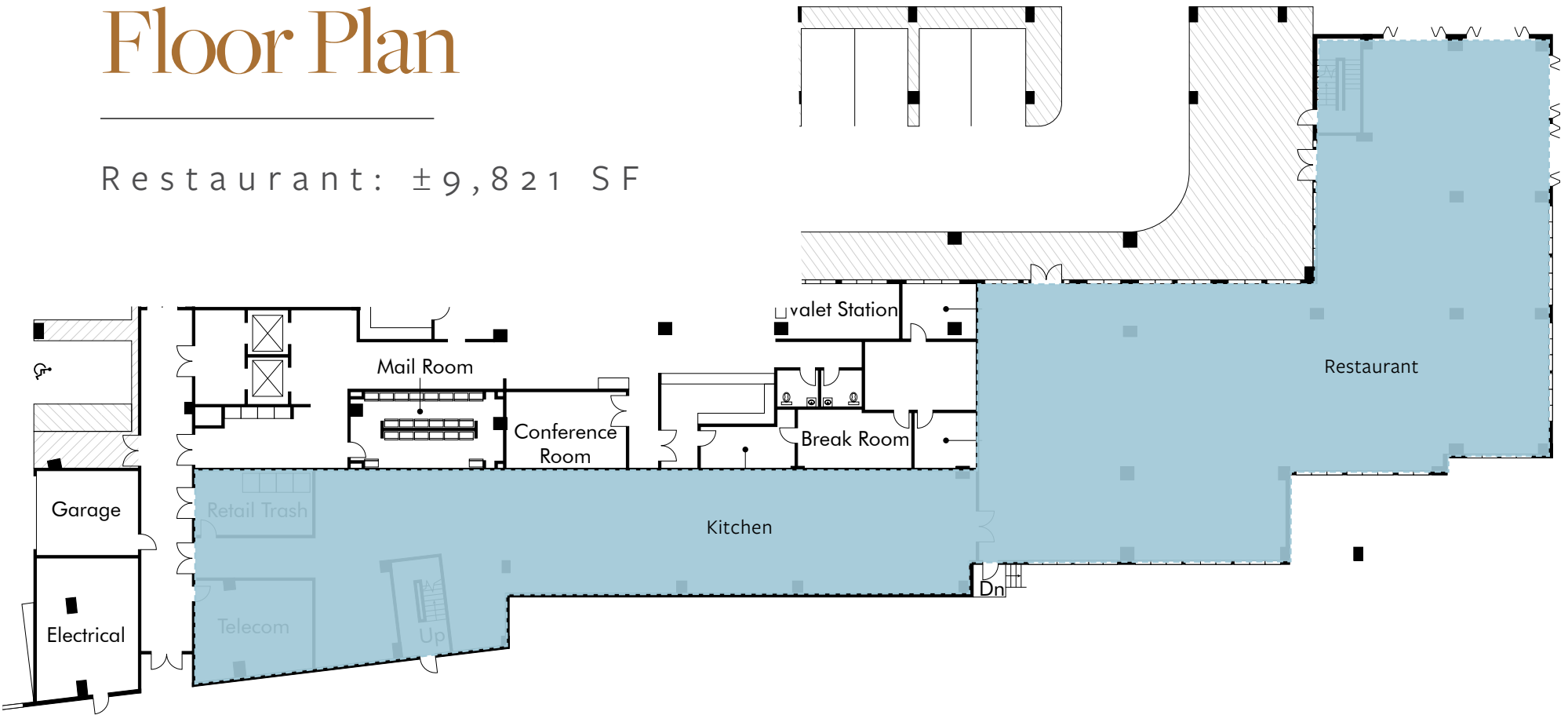
Proposed Floor Plan

Ground Floor



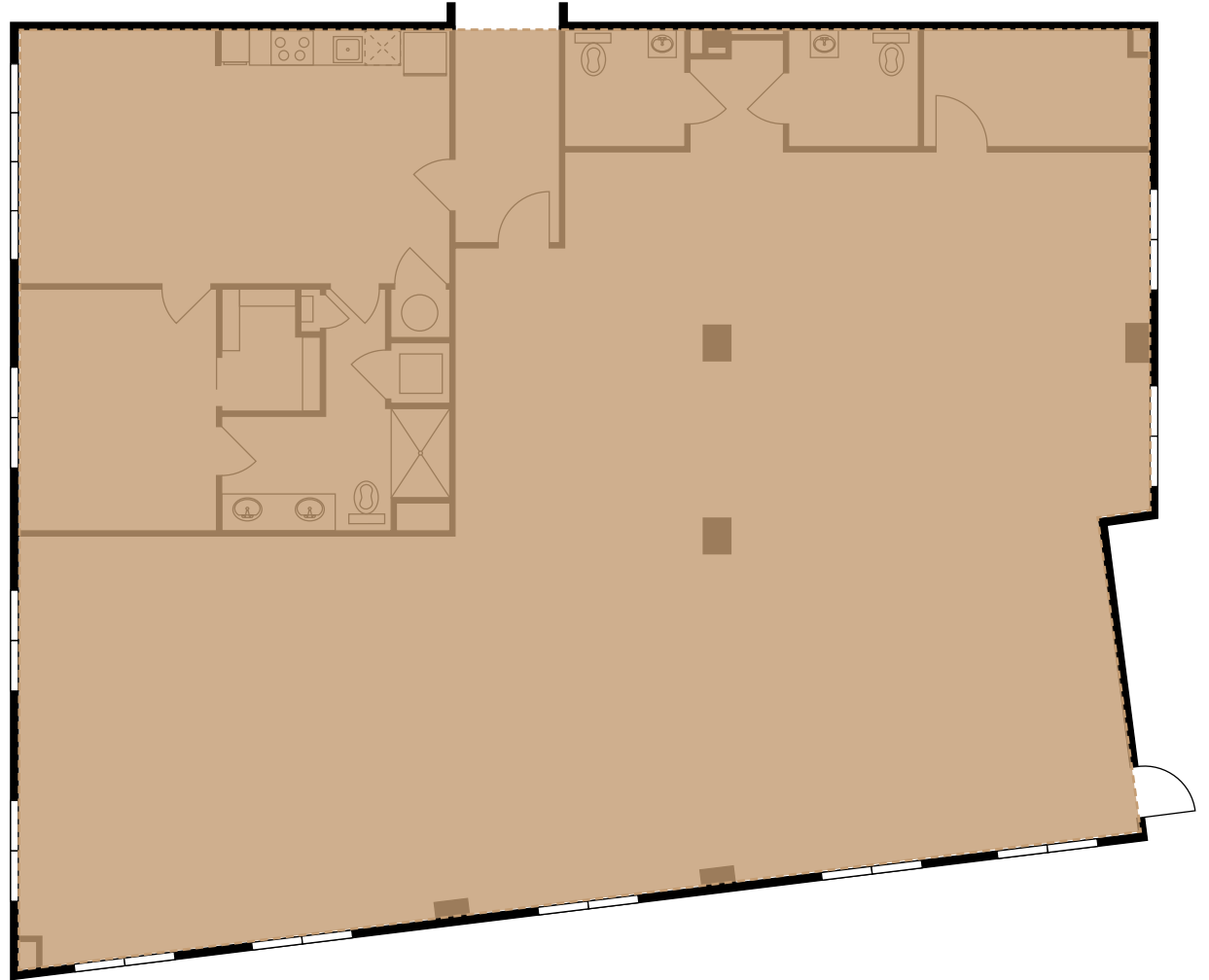
Proposed Floor Plan

Restaurant: ±9,821 SF



Proposed Floor Plan

7th Floor
Retail | Spa:
±2,470 SF





RETAIL TRADE AERIAL

The International Drive market is comprised of are 6 of the world's best theme parks that includes SeaWorld, Discovery Cove, Aquatica, SeaWorld's Water Park, Universal Studios, Islands of Adventure, and Universal's Volcano Bay. Including:

- ▶ 35+ additional attractions
- ▶ 125+ hotels and resorts
- ▶ 5 entertainment complexes
- ▶ 55+ music, comedy, and nightlife venues
- ▶ 3 movie theaters
- ▶ 600+ designer, brand name, and outlet stores
- ▶ 300+ restaurants
- ▶ The 2nd largest convention center in the U.S.

ORLANDO ATTRACTION ATTENDANCE & TOURIST CORRIDORS



AREA DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Population	5,842	70,851	210,641
2029 Population - Projection	6,749	77,354	222,032
2024-2029 Annual Population	2.93%	1.77%	1.06%
GENERATIONS			
Generation Alpha	6.9%	8.2%	8.8%
Generation Z	20.3%	23.2%	23.7%
Millennials	24.3%	28.5%	30.2%
Generation X	21.3%	20.2%	20.2%
Baby Boomers	20.5%	16.5%	14.4%
Greatest Generations	6.8%	3.3%	2.7%
HOUSEHOLD INCOME			
Average Household Income	\$163,485	\$117,395	\$106,601
Median Household Income	\$106,521	\$74,064	\$68,126
HOUSING VALUE			
Median Home Price	\$465,297	\$504,960	\$445,076
Average Home Price	\$618,834	\$596,200	\$563,543
HOUSING UNITS			
Owner-Occupied Housing	30.5%	36.0%	33.9%
Renter-Occupied Housing	41.6%	51.2%	55.0%



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O R L A N D O , F L

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