

2.3± Acres On International Drive

DEMETREE
GLOBAL

GROUND LEASE



7001 INTERNATIONAL DR, ORLANDO, FL 32819

PROPERTY HIGHLIGHTS:

- Extremely well-located parcel on International Drive with 281' of frontage.
- Heart of Orlando's Prime tourist destinations.
- Available for ground lease.
- 11,290± new/proposed multi-family units within 2 miles.
- 31,986 existing hotel rooms within 2 miles.
- Plus Epic Universal's new 2,000 hotel rooms under construction/opening Q1 2025.
- Great restaurant/retail location.
- Can accommodate 1 or more tenants.

2023 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	2,895	72,024	197,915
Total Daytime Population	8,293	169,307	367,295
Median Age	45.0	37.5	35.9
Average HH Income	\$130,197	\$114,513	\$98,332



11,295+

New Residential Units

in 2 miles



31,986

Hotel Rooms

in 2 miles



\$114,513 HH Income

in 3 miles

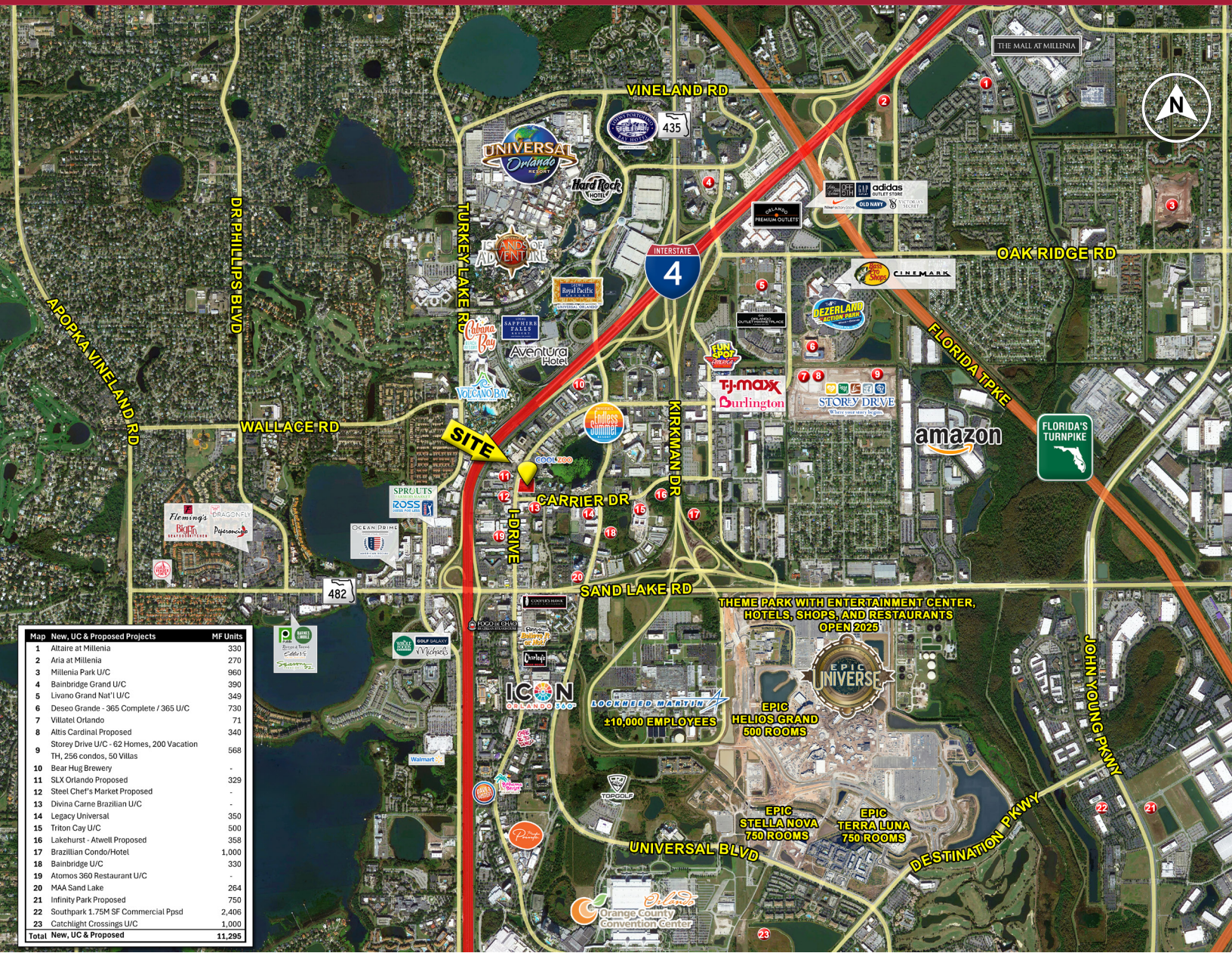
Contact us now for more information

RUSTY STOECKEL
BROKER/ASSOCIATE
(407) 440-5424
rusty@dresi.com

Demetree Global
941 W. Morse Blvd, Suite 315 | Winter Park, FL 32789
DemetreeGlobal.com

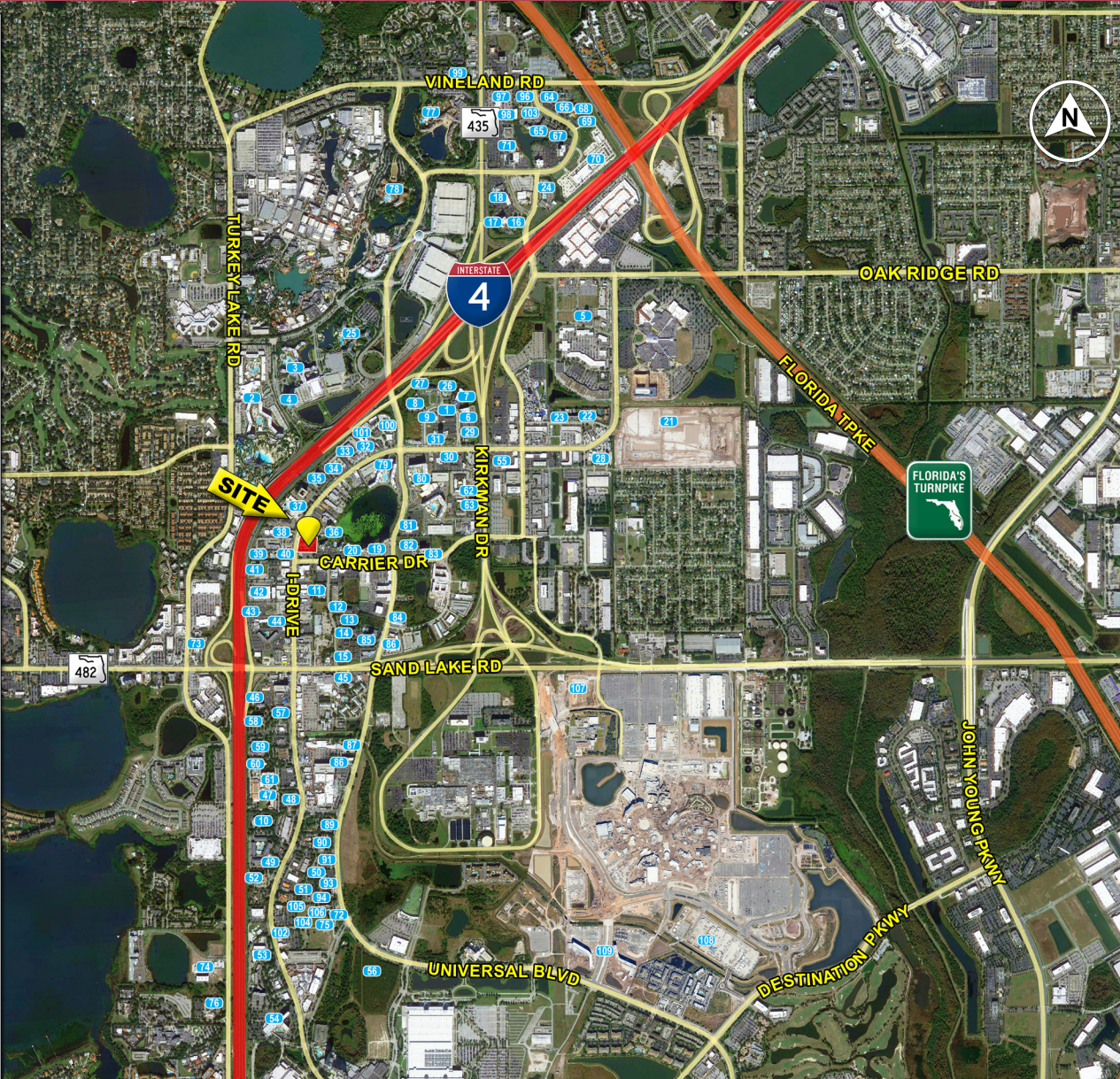
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Trade Area Aerial - Retail & New Developments

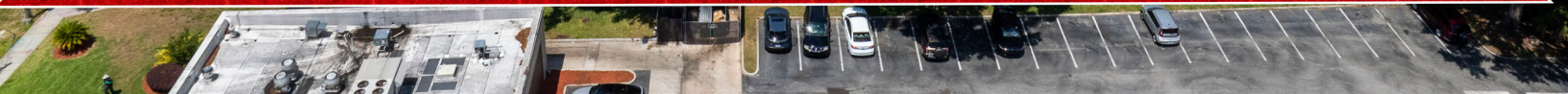


Trade Area Aerial - Hotels

Map	Hotel Name	Rooms
1	Hyatt F Orlando Int Dr	100
2	Universal's Cabana Bay Beach Resort	2,200
3	Loews Sapphire Falls Resort	1,000
4	Universal's Aventura Hotel	600
5	TownPlace Suites Orlando	133
6	Wyndham Garden Hotel Orlando-Universal Dr	136
7	Orlando Int Dr North Hotel	182
8	Motel 6 Orlando, FL - Int Dr	147
9	Home2 Suites by Hilton Orlando	171
10	Courtyard Orlando Int Dr Convention Ctr	163
11	DASK Orlando Hotel	154
12	Comfort Inn & Suites	200
13	Springhill Wyndham Orlando/Int Dr/Universal Blvd	138
14	Stay Sky Suites	140
15	Fusion Orlando	176
16	Hyatt Place across from Universal Orlando Resort	170
17	Hyatt House Across From Universal Orlando Resort	188
18	Holiday Inn & Suites Across From Universal Orlando	300
19	Wentgate Palace Hotel	204
20	Enclave Suites	219
21	Villatei Orlando Resort	41
22	Cash Wyndham Orlando Int	38
23	Bluegreen Vacations Orlando's Sunshine Resort	84
24	Clarion Inn & Suites Across From Universal Orlando Resort	192
25	Loews Royal Pacific Resort at Universal Orlando	1,000
26	Hilton Garden Inn Orlando Int Dr North	158
27	Homewood Suites by Hilton Orlando	122
28	Hyatt House Orlando/Int Dr	170
29	La Quinta Inn & Suites Orlando Int Dr North	142
30	Quality Inn Orlando	216
31	Four Points by Sheraton Orlando Int Dr	263
32	Orlando MovieLand Hotel	801
33	Parkview Resort Hotel	209
34	Hampton Express	216
35	Rosen Inn	315
36	Ramada Plaza Orlando Resort & Suites Int Dr	295
37	Avant Palms Resort And Conference Ctr	652
38	MI Hotel - Deseviched for Apartments	207
39	Suburban Studios Int Dr Orlando	118
40	Travelodge Orlando/Int Dr	122
41	Holiday Inn Express & Suites Orlando Int Dr	156
42	CoCo Key Hotel & Water Resort Orlando	391
43	Hampton by Hilton Inn & Suites Orlando Int Dr N	318
44	Rosen Int Int	708
45	Wyndham Orlando Resort Int Dr	636
46	Comfort Inn Int Dr Orlando	112
47	Clarion Int Int Dr	207
48	Sonesta ES Suites Orlando - Int Dr	148
49	Avant Int Resort	652
50	Hyatt Place Orlando I Dr / Convention Ctr	163
51	Homewood Suites by Hilton Orlando-Int Dr/Convention Ctr	212
52	Embassy Suites by Hilton Orlando Int Dr Convention Ctr	244
53	Four Points by Sheraton Orlando	1,000
54	The Rosen Plaza Hotel	800
55	Motel Orlando	466
56	Hampton Orlando Global Gateway	160
57	Maihana Hotel Int Dr	125
58	Embassy Suites by Hilton Orlando Int Dr ICON Park	246
59	Quality Inn At Int Dr Orlando	140
60	Red Roof Inn Plus - Orlando-Convention Ctr Int Dr	134
61	Holiday Inn Orlando Int Dr - Conv Ctr	223
62	Or Grand Resort and Suites	186
63	Hampton Inn Orlando	189
64	Holiday Inn Express & Suites	184
65	Residence Inn	156
66	Comfort Suites	101
67	Extended Stay America Orlando	123
68	La Quinta Inn & Suites Orlando Universal Area	135
69	Baymont Orlando	105
70	Delta Orlando Resort	800
71	DoubleTree by Hilton Hotel at The Entrance To Universal Orlando	742
72	Hilton Garden Inn Orlando I-Dr Convention Ctr	150
73	Drury Inn & Suites	238
74	WoodSpring Suites Orlando I & Convention	122
75	Courtyard By Marriott Orlando Convention Ctr	150
76	MI Casa Hotel	214
77	Loews Portofino Bay Hotel of Universal Orlando Resort	750
78	Hyatt Rock Hotel Orlando	650
79	Universal's Endless Summer Resort Surfside Inn and Suites	760
80	Universal's Endless Summer Resort Dockside Inn and Suites	2,050
81	Best Western Orlando Gateway Hotel	298
82	The Point	64
83	The Point Hotel & Suites	111
84	Spire by Hilton Orlando Universal Blvd	170
85	Hotel Landy Orlando Universal Blvd - a Tribute Portfolio Hotel	400
86	Grand Hotel Orlando at Universal Blvd	328
87	Fairfield Inn & Suites Orlando Int Dr/Convention Ctr	160
88	element Orlando Universal Blvd	165
89	La Quinta Inn & Suites by Wyndham Orlando I Dr/Conv Ctr	184
90	Casita Hotel - Autograph Collection	213
91	Extended Stay America Orlando - Convention Ctr	137
92	Residence Inn Orlando Convention Ctr	124
93	SpringHill Suites Orlando Convention Ctr/Int Dr Area	187
94	Hampton Inn Orlando Int Dr/Convention Ctr	173
95	Hilton Grand Vacations Las Palmetas	196
96	Extended Stay America Orlando Theme Parks	84
97	Fairfield Inn & Suites Orlando	116
98	Best Western Plus Universal Inn	70
99	Tru by Wyndham Orlando, FL	200
100	Cambria Hotel Orlando Universal Blvd	110
101	Hotel Monnaie Express I-Dr Orlando	118
102	MIH Orlando Convention Ctr	148
103	G2 Tower Orlando	120
104	AC Hotel by Marriott Orlando Convention Ctr	162
105	Residence Inn by Marriott Orlando Convention Ctr	148
106	Home2 Suites by Hilton Orlando I-Dr Convention Ctr	500
107	Universal Helios Grand Hotel LVC	104
108	Universal Terra Luna Hotel LVC	208
109	Universal Epic Nova Hotel LVC	700
Total Rooms		33,986



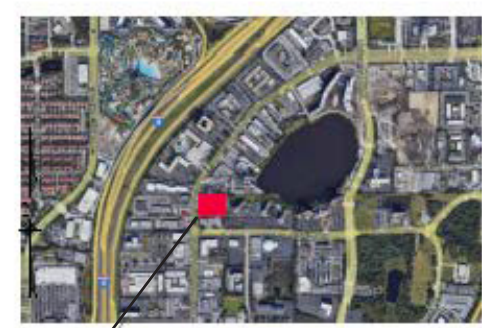
Drone Aerials



Drone Aerials / Conceptual Site Plan



Sample Site Plan



PROJECT LOCATION LOCATION PLAN

