

Value-Add I-Drive Portfolio

Pizza Hut, K9 Resorts, Plaza at 7052

7024-7060 International Drive Orlando, Florida 32819

 **JLL** SEE A BRIGHTER WAY



View Portfolio Opportunity



Investment Highlights



Plaza at 7052 has a 2.17-year WALT, offering value-add potential at lease expiry through tenant replacement or significant rent increases for below-market leases.



K9 Resorts & Pizza Hut have new 10-year NNN leases with 3% annual increases, two 5-year options, and no landlord responsibilities. Recent property improvements include new roofs and parking lot sealing and re-stripping.



Pizza Hut has been a long-term tenant in the space for 47 years! The lease is guaranteed by CFL Pizza, LLC or Celebration Restaurant Group, which owns 96 Pizza Huts in Central Florida, showing regional commitment.



Located in a prime tourist area, the Properties are surrounded by over 6,100 hotel rooms within a half-mile radius, attracting nearly 50,000 visitors to the center in the past year.

PROPERTY SUMMARY

GLA	Strip Center: 16,370 SF K9 Resorts: 13,295 SF Pizza Hut: 3,012 SF
Acreage	3.88 AC
Year Built	1973-1978
Occupancy	89.50%
Pricing	13,000,000

INVESTMENT SALES ADVISORS



John Krzyminski

Senior Director

+1 708.289.8115

john.krzyminski@jll.com



Max Krzyminski

Director

+1 708.289.1115

max.krzyminski@jll.com



BUFFALO WILD WINGS

SOLD: CONTACT
BROKER FOR DETAILS



INTERNATIONAL DR
30,000 VPD



K9 RESORTS
LUXURY PET HOTEL



259,500 VPD

STRIP CENTER

LUCKY LEPRECHAUN | IRISH PUB
WORLD'S MAGIC | RESTAURANT
NILE | ETHIOPIAN RESTAURANT
LAVA | HOOKAH LOUNGE