

6932 S KIRKMAN ROAD

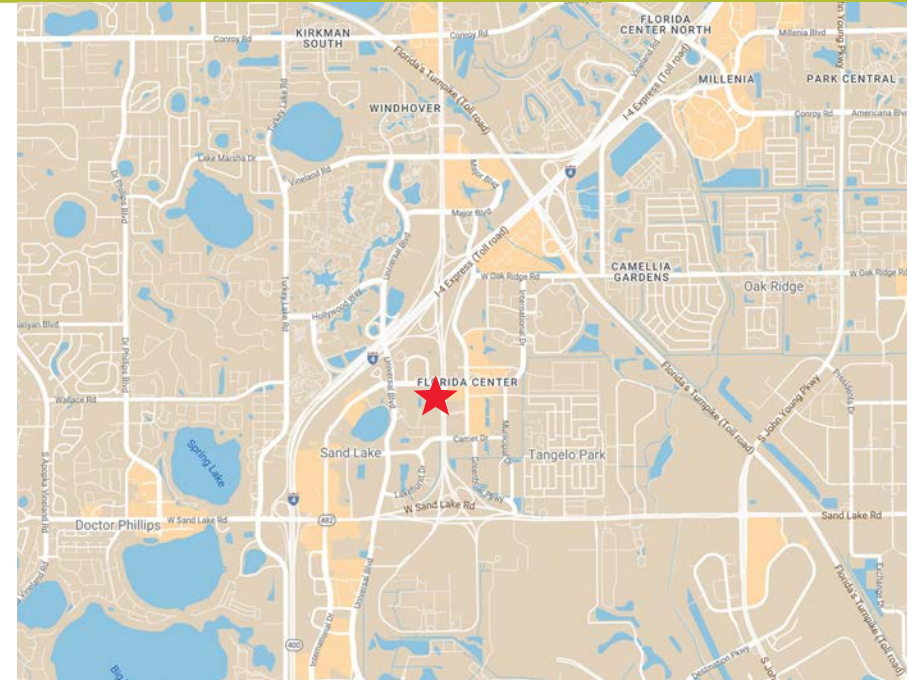
**TOURIST CORRIDOR ORLANDO, FLORIDA**

GROUND LEASE FOR SALE | 1.60 ACRES



# GROUND LEASE FOR SALE

6932 S KIRKMAN ROAD, ORLANDO, FL 32819



## PROPERTY HIGHLIGHTS

- 30 years remaining on the term
- Perfect opportunity for redevelopment
- Located steps away from Universal Studios
- Situated between Universal Studios and the new Universal Studios park, Epic Universe, slated to open in 2025
- 1.60 acres

## AREA DEMOGRAPHICS

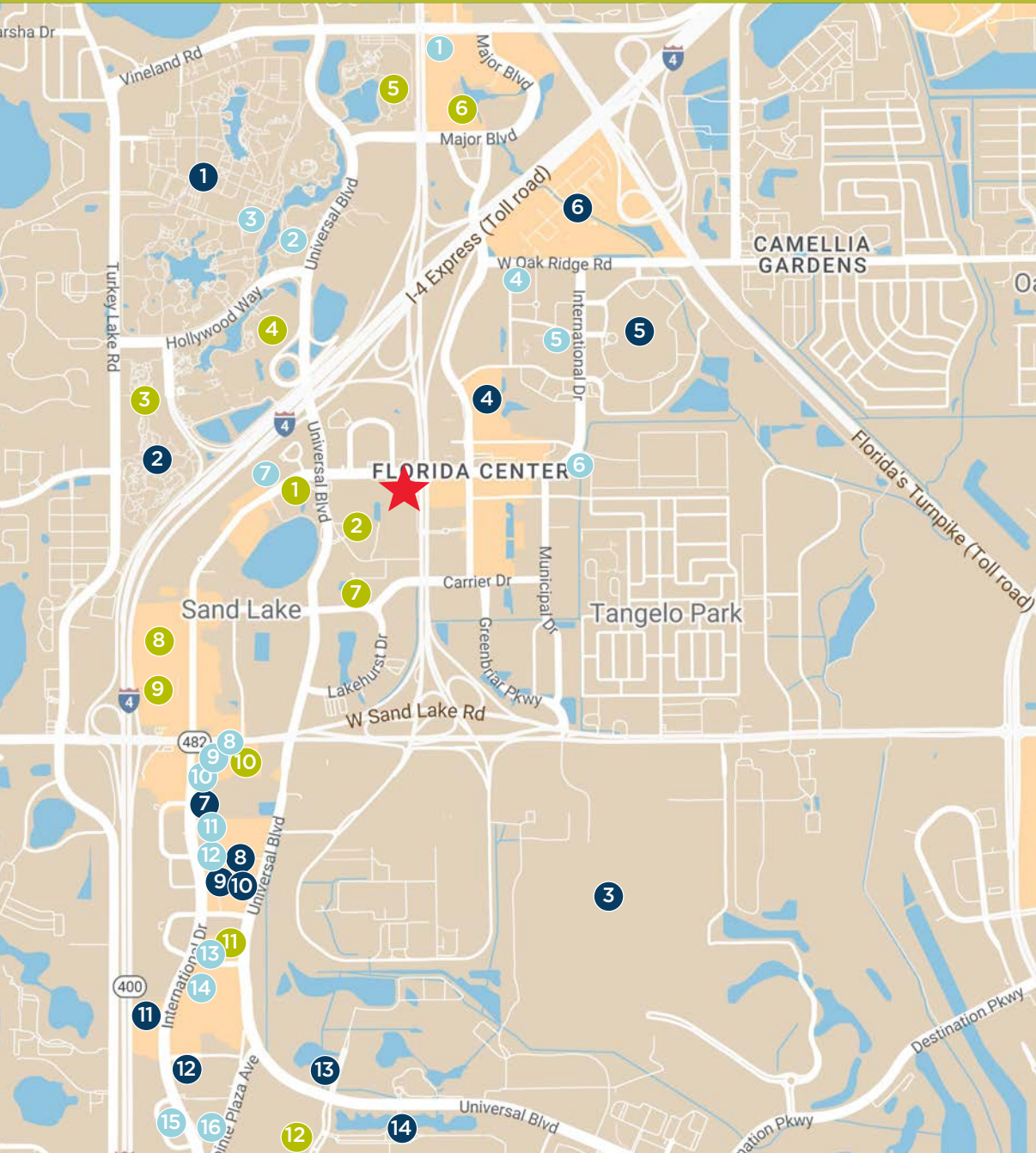
	1 MILE	3 MILES	5 MILES
<i>Population</i>	3,244	78,519	231,954
<i>Employees</i>	15,626	108,664	207,478
<i>Daytime Population</i>	17,383	142,608	312,504
<i>Avg. HH Income</i>	\$83,998	\$91,412	\$90,138

## TRAFFIC COUNTS

<b>S KIRKMAN ROAD</b>	30,500 AADT
<b>INTERNATIONAL DRIVE</b>	25,000 AADT

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## ENTERTAINMENT

1. Universal Studios Orlando
2. Universal's Volcano Bay
3. Universal's Epic Universe
4. Fun Spot America
5. Dezerland Park Orlando
6. Orlando Premium Outlets
7. Ripley's Believe It or Not!
8. Madame Tussauds Orlando
9. ICON Park
10. SEA LIFE Aquarium
11. Dave & Buster's
12. WonderWorks
13. Andretti Indoor Carting & Games
14. Orange County Convention Center

## HOSPITALITY

1. Universal's Endless Summer
2. Universal's Dockside Inn
3. Universal's Cabana Bay
4. Loews Royal Pacific
5. Loews Portofino Bay
6. Double Tree by Hilton
7. The Point Hotel & Suites
8. Coco Key Hotel & Water Resort
9. Rosen Inn International
10. Wyndham Orlando Resort
11. Castle Hotel, Autograph Collection
12. Hyatt Regency

## RESTAURANTS

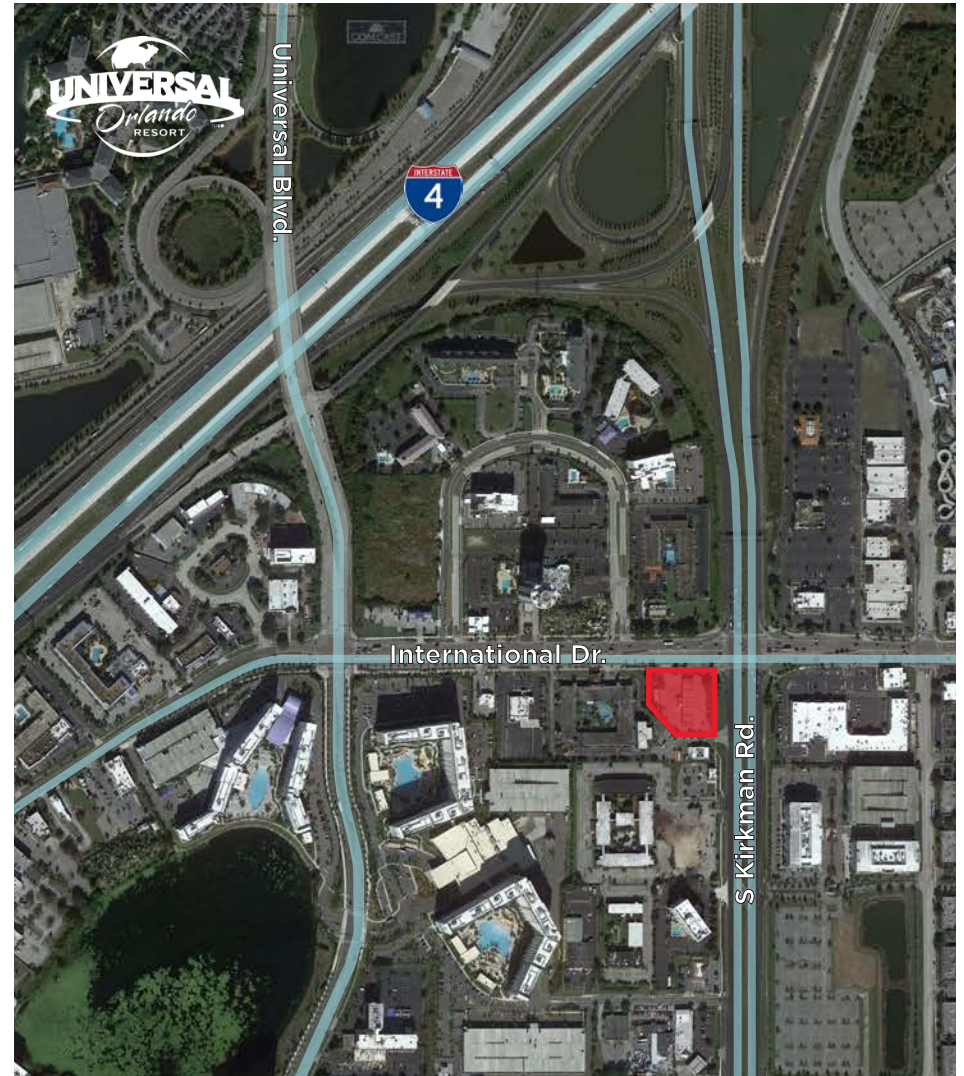
1. Miller's Ale House
2. Universal's City Walk
3. Hard Rock Café
4. Bahama Breeze
5. Texas de Brazil
6. Hash House A Go Go
7. Black Angus Steakhouse
8. Cooper's Hawk Winery
9. BJ's Restaurant & Brewhouse
10. Chuy's
11. Charley's Steakhouse
12. Yard House
13. Café Tu Tu Tango
14. Senior Frongs
15. Del Frisco's
16. The Capital Grill

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## SITE PHOTOS



*Exclusively Listed By:*



**GLEN JAFFEE**  
Senior Director  
(407) 541 4408  
glen.jaffee@cushwake.com

**CUSHMAN & WAKEFIELD**  
20 North Orange Avenue  
Suite 300  
Orlando, Florida 32801  
cushmanwakefield.com

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