

## RETAIL CENTER AND SECOND GENERATION RESTAURANT OUTPARCEL

# INTERNATIONAL TOWNE CENTER

6109-6177 Westwood Boulevard

ORLANDO | FLORIDA



**±1,500 - 6,000 SF**  
FOR LEASE

### SPACE DETAILS

#### SIZE

Suite 6165	±3,630 SF ( <i>Divisible</i> )
Suite 6137-6131	±5,600 SF ( <i>Divisible</i> )
Suite 6125	±2,800 SF ( <i>Divisible</i> )
Outparcel PAD	±6,000 SF ( <i>Second Generation Restaurant</i> )

#### CO-TENANTS

Cheddar's Scratch Kitchen, Delmonico's Italian Steakhouse, Subway, Marco's Pizza, Ciao Italia, and Lucky Bowl

#### NEIGHBORS

Orange County Convention Center, Hyatt Regency Orlando, Hilton, and Four Points Orlando

#### COMMENTS

- Located on the signalized hard corner of Westwood Boulevard and International Drive.
- Abundant parking available
- Over 26,508 Hotel Rooms in 3-mile radius

### DEMOGRAPHICS

#### POPULATION

3 Miles	54,978
5 Miles	166,732
7 Miles	364,934

#### DAYTIME POPULATION

3 Miles	107,691
5 Miles	269,521
7 Miles	515,597

#### TOTAL HOUSEHOLDS

3 Miles	21,781
5 Miles	61,335
7 Miles	131,674

#### AVERAGE HH INCOME

3 Miles	\$122,488
5 Miles	\$108,866
7 Miles	\$100,791

#### TOTAL BUSINESSES

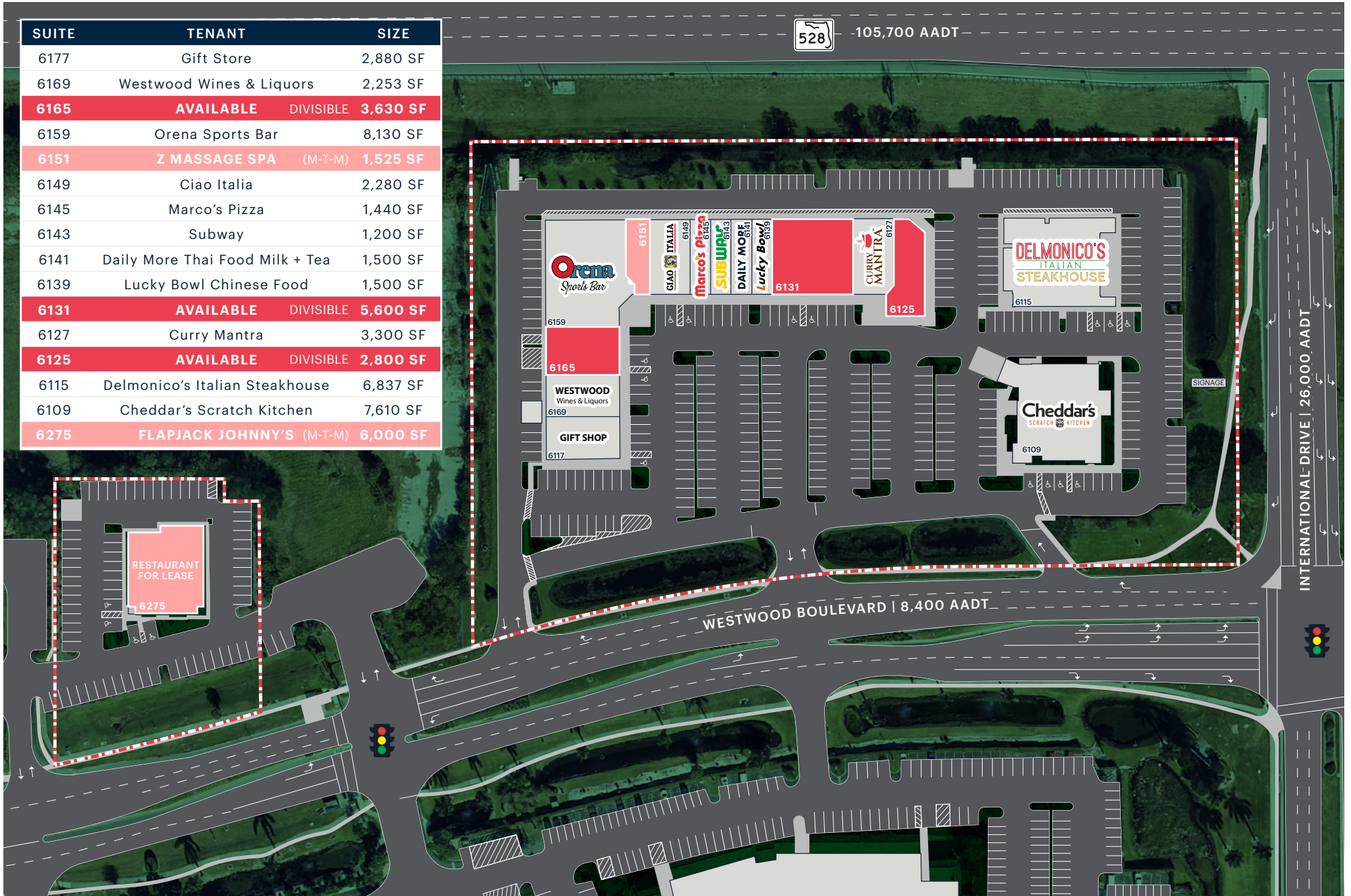
3 Miles	5,654
5 Miles	14,011
7 Miles	23,615

#### TOTAL EMPLOYEES

3 Miles	84,232
5 Miles	198,296
7 Miles	353,199

# SITE PLAN

SUITE	TENANT	SIZE
6177	Gift Store	2,880 SF
6169	Westwood Wines & Liquors	2,253 SF
<b>6165</b>	<b>AVAILABLE</b>	<b>DIVISIBLE 3,630 SF</b>
6159	Orena Sports Bar	8,130 SF
<b>6151</b>	<b>Z MASSAGE SPA (M-T-M)</b>	<b>1,525 SF</b>
6149	Ciao Italia	2,280 SF
6145	Marco's Pizza	1,440 SF
6143	Subway	1,200 SF
6141	Daily More Thai Food Milk + Tea	1,500 SF
6139	Lucky Bowl Chinese Food	1,500 SF
<b>6131</b>	<b>AVAILABLE</b>	<b>DIVISIBLE 5,600 SF</b>
6127	Curry Mantra	3,300 SF
<b>6125</b>	<b>AVAILABLE</b>	<b>DIVISIBLE 2,800 SF</b>
6115	Delmonico's Italian Steakhouse	6,837 SF
6109	Cheddar's Scratch Kitchen	7,610 SF
<b>6275</b>	<b>FLAPJACK JOHNNY'S (M-T-M)</b>	<b>6,000 SF</b>

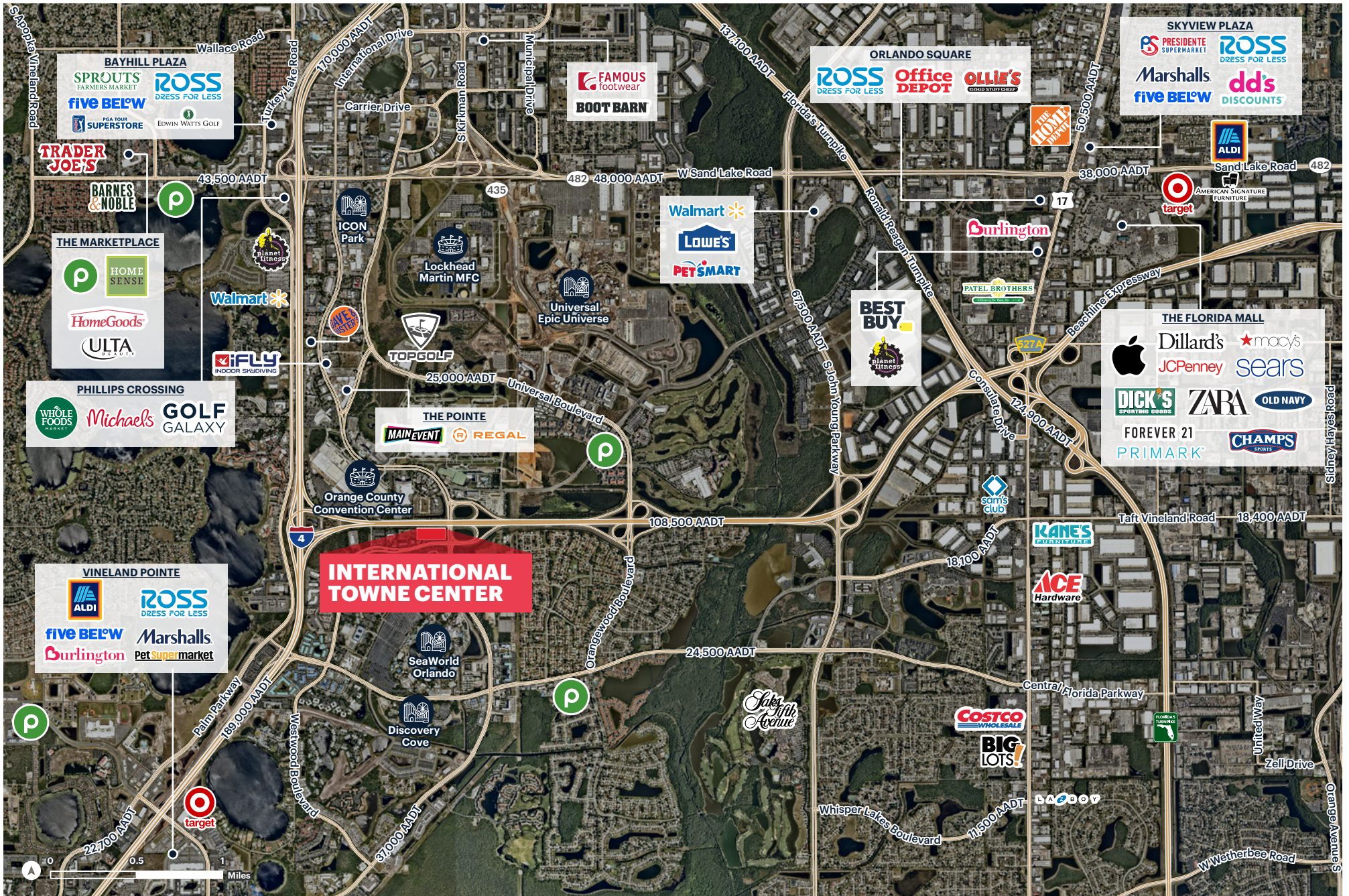


# HOTEL DENSITY ON INTERNATIONAL DRIVE



Along International Drive there are approximately..  
**103 HOTELS AND 34,294 HOTEL ROOMS**

# MARKET AERIAL



# AREA POINTS OF INTEREST

