



FOR LEASE

# RETAIL AT **KNIGHTS PLAZA**



**Suites ranging from 1,436–8,724 SF adjacent  
to Addition Financial Arena on UCF Campus**

GEMINI BOULEVARD N • UNIVERSITY OF CENTRAL FLORIDA • ORLANDO, FL

**CBRE**

CBRE, Inc., as exclusive leasing agent, is pleased to offer the following prime spaces for lease:

# The Offering

## Retail 1

**SUITE 1:** 8,724 SF  
**SUITE 7:** 1,463 SF  
**SUITE 8:** 2,037 SF

## Retail 2

**SUITE 1:** 3,421 SF  
**SUITE 2:** 1,504 SF  
**SUITE 3:** 1,868 SF  
**SUITE 4:** 1,944 SF

### HIGHLIGHTS

- Located in the Dixon Athletics Village, Knights Plaza is a primary retail and entertainment center on the University of Central Florida main campus, featuring the 10,000-seat Addition Financial Arena (home of UCF basketball), the 2,300-seat Venue at UCF, and the UCF Basketball Practice Facility.
- On-site parking includes West Plaza Drive - streetside (34), Garage G (25), Garage F (700) available on non-event days, East Plaza Drive - F1 (33), and streetside (33). All visitor parking in Knights Plaza is managed through the ParkMobile App. Currently first hour is free (in Garage G three hours of free parking).
- Located within the heart of University of Central Florida, the property is surrounded by one of the largest university populations in the country, with approximately 70,674 students and 13,708 faculty and staff members. The immediate trade area is further strengthened by the university's broader economic impact, including the nationally recognized Central Florida Research Park, employing nearly 9,500 people, and the nearby 1.8 million-square-foot Quadrangle business park.

*Knights Plaza serves as a vibrant campus hub with student housing, retail, dining, and year-round event activity.*

**450,000**

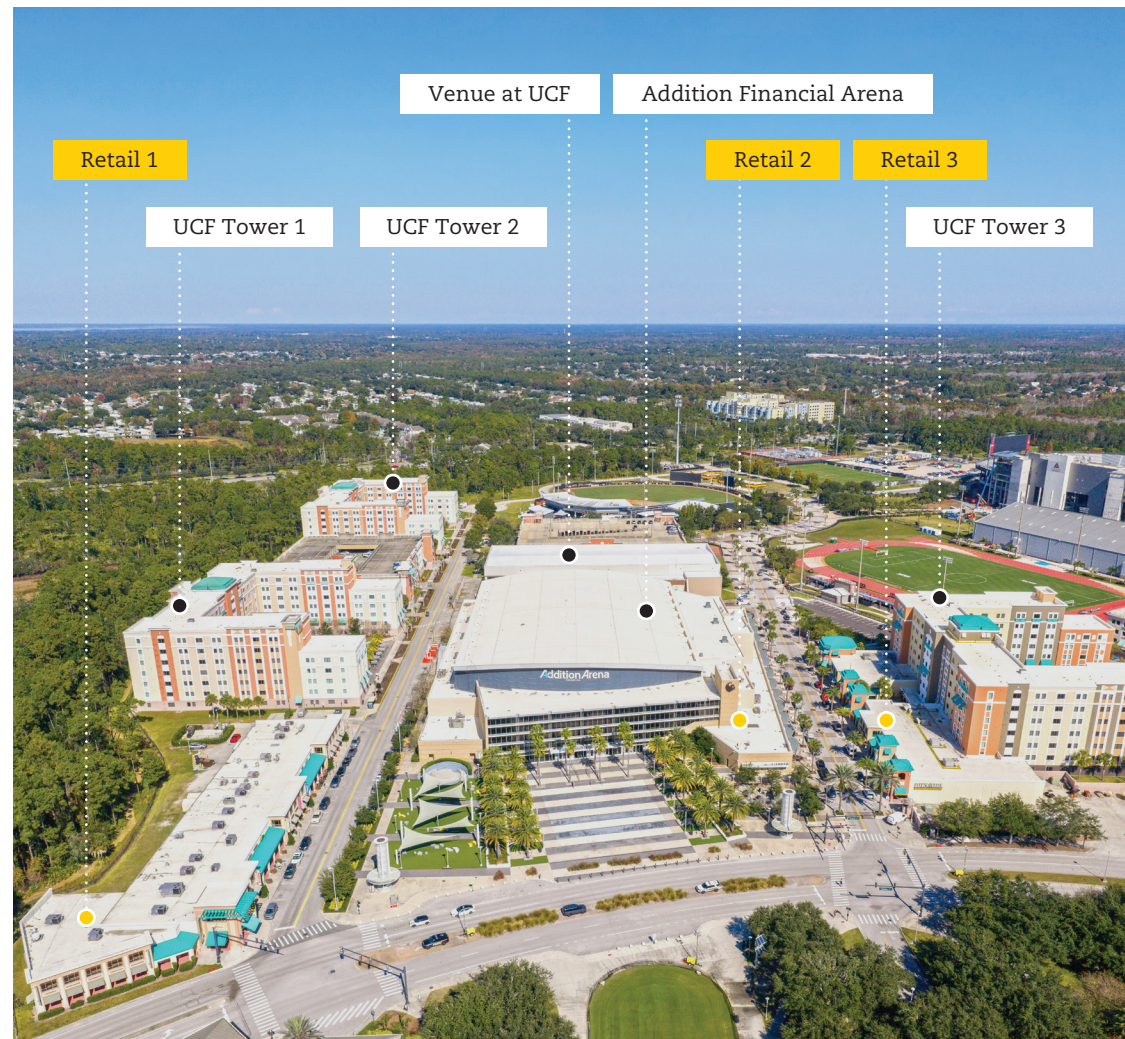
ARENA VISITORS  
ANNUALLY

**~281**

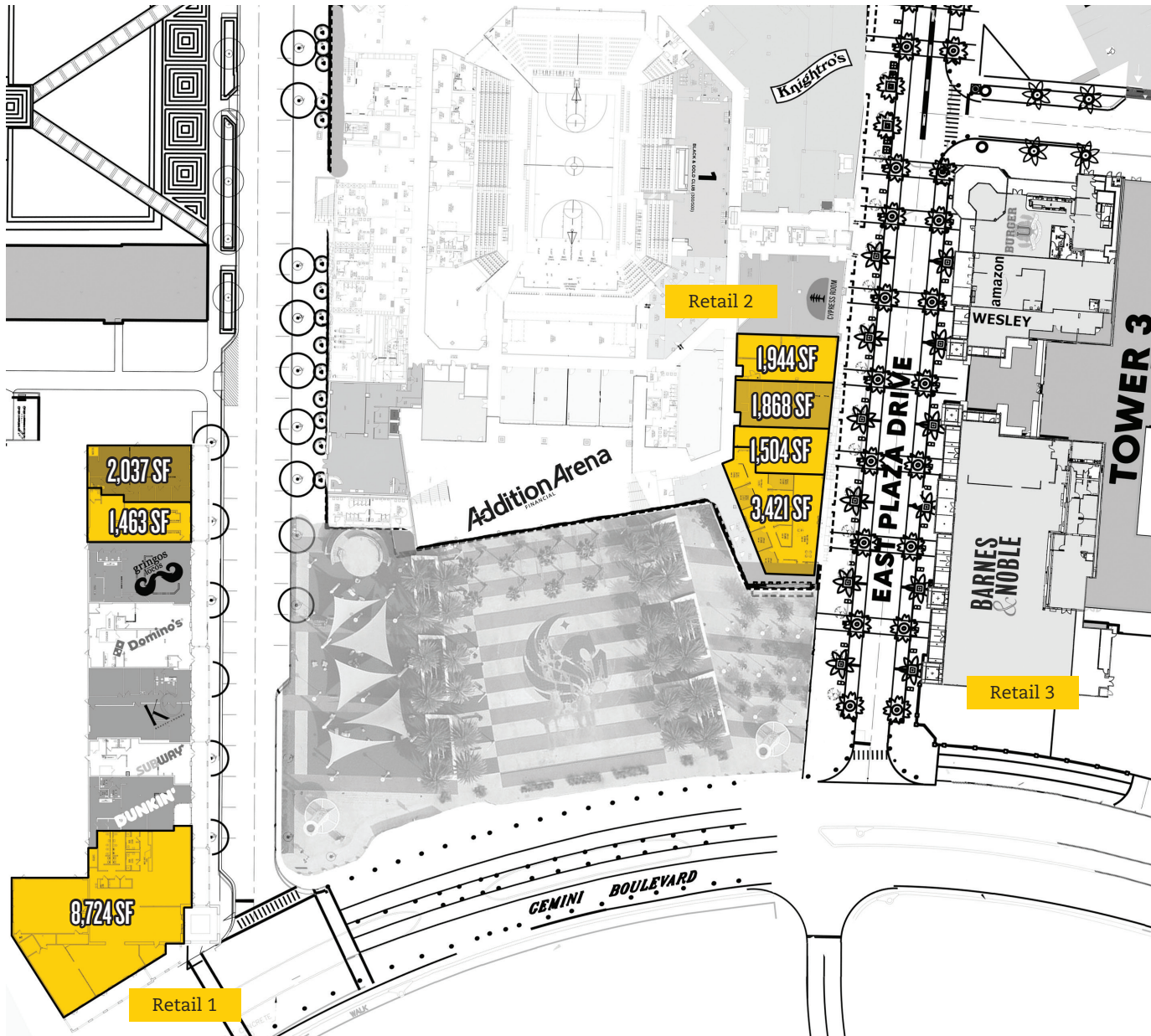
TOTAL EVENTS  
PER YEAR

**48**

GRADUATION  
CEREMONIES



# Site Plan



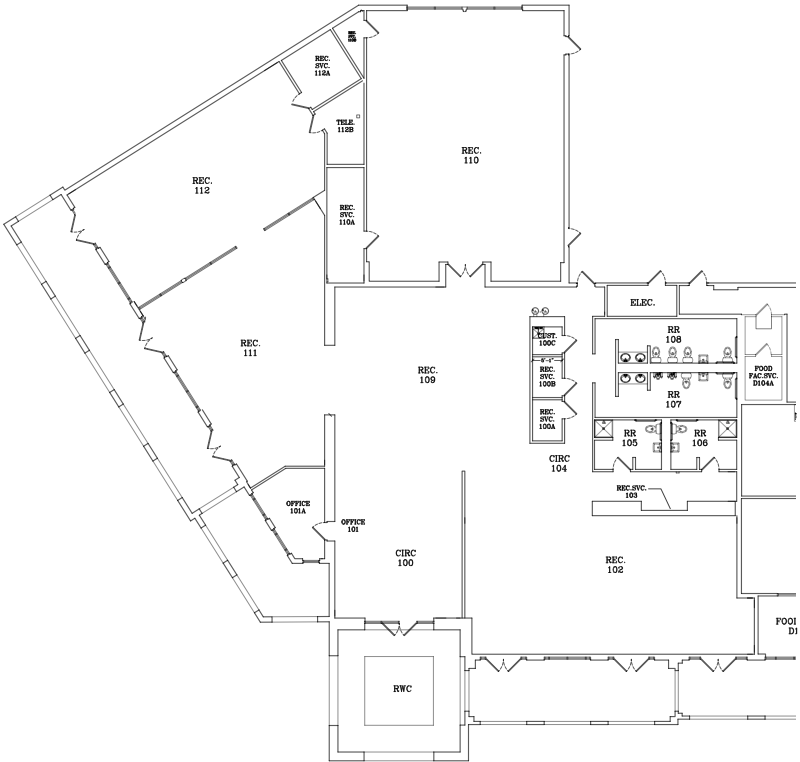
## CURRENT TENANT ROSTER

BUILDING	SUITE	TENANT	SF
Retail 1	1	AVAILABLE	8,724
Retail 1	2	Dunkin'	2,194
Retail 1	3	Subway	1,500
Retail 1	4	KC Beauty Lounge	2,932
Retail 1	5	Dominos	2,651
Retail 1	6	Gringos	2,500
Retail 1	7	AVAILABLE	1,463
Retail 1	8	AVAILABLE	2,037
Retail 2	1	AVAILABLE	3,421
Retail 2	2	AVAILABLE	1,504
Retail 2	3	AVAILABLE	1,868
Retail 2	4	AVAILABLE	1,944
Retail 2	5	Cypress Room	4,331
Retail 2	6	Knightros	15,375
Retail 3	1	Barnes & Noble	15,304
Retail 3	2	Wesley Foundation	1,853
Retail 3	3	Amazon CPP	2,988
Retail 3	4	Burger U	3,328
<b>GROSS LEASABLE AREA (GLA)</b>			<b>75,917</b>

# Floor Plans Retail 1

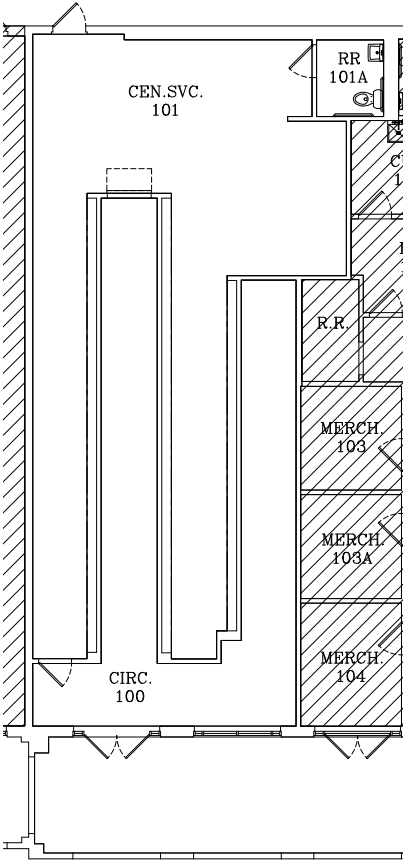
## SUITE 1: 8,724 SF

Existing Conditions



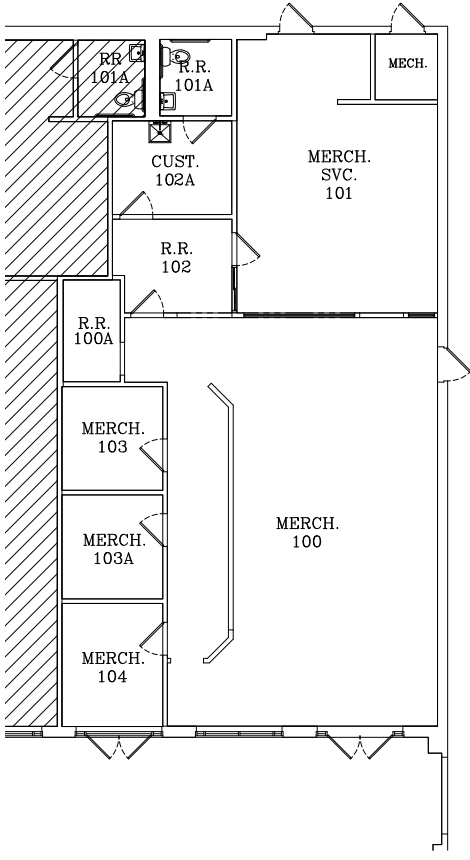
## SUITE 7: 1,463 SF

Existing Conditions



## SUITE 8: 2,037 SF

Existing Conditions

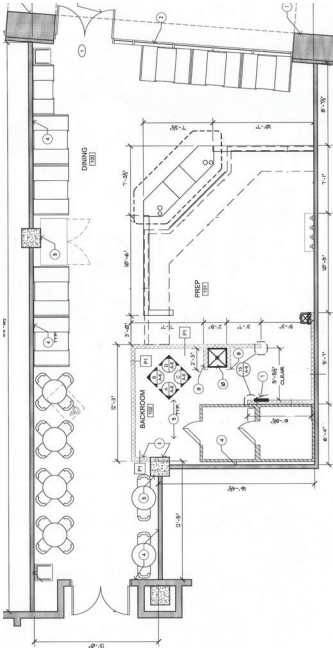


# Floor Plans Retail 2

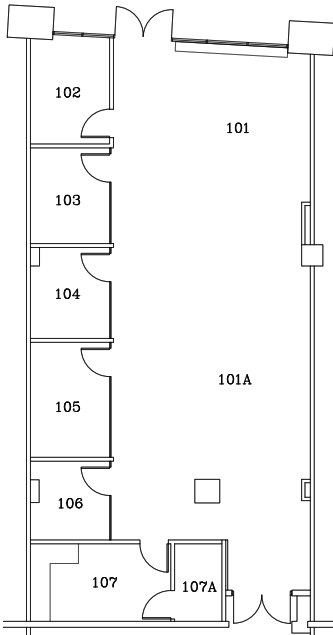
**SUITE 1: 3,421 SF**  
Existing Conditions



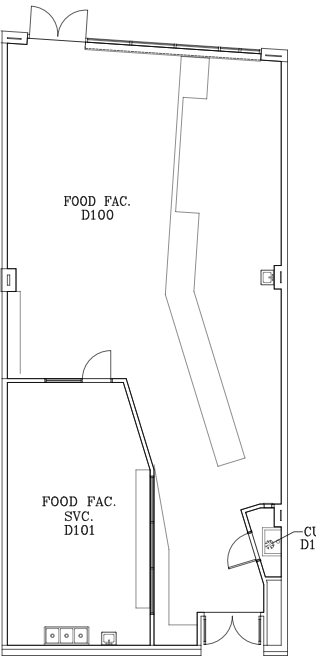
**SUITE 2: 1,504 SF**  
Existing Conditions

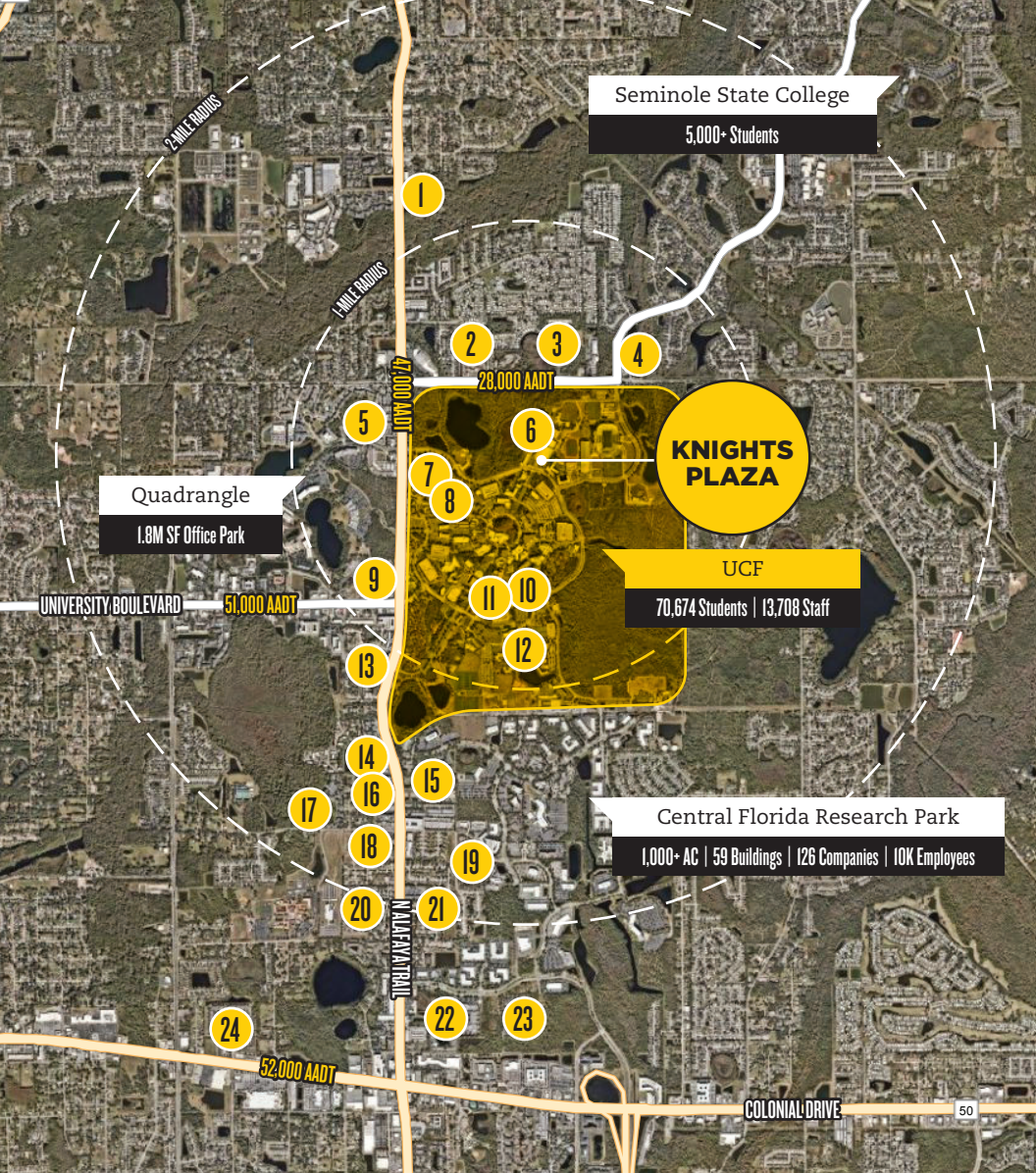


**SUITE 3: 1,868 SF**  
Existing Conditions



**SUITE 4: 1,944 SF**  
Existing Conditions





### STUDENT HOUSING PROJECTS

#	PROPERTY	BEDS	#	PROPERTY	BEDS
1	Riverwind	436	13	Aves @ Twelve 100	1,527
2	Tivoli	684	14	The Verge	930
3	Northgate Lakes	710	15	Boardwalk	480
4	Northview	600	16	Lark	995
5	Knights Circle	2,532	17	Mercury 3100	839
6	Tower at Knights Plaza	2,004	18	Alafaya Crossings	896
7	Greek Park	461	19	The Village	732
8	Lake Claire	744	20	The Pointe at Central	1,224
9	Plaza on University	1,313	21	College Station	304
10	Libra	1,021	22	The Lofts	730
11	Apollo	2,288	23	Orion on Orpington	624
12	Academic Village	2,288	24	The Retreat	894

### AREA DEMOGRAPHICS

1-MILE RADIUS

Apartments: **16,000+**

Employees: **12,375**

5-MILE RADIUS

Population: **210,253**

Households: **69,912**

Avg. HH Income: **\$110,464**

SOURCE: ESRI PROJECT ID 1881919

### CONTACT US:

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## CBRE

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