

International Drive LOT 3 (1.8AC)

International Drive • Orlando, Florida 32819

Located in the heart of the Orlando tourist and shopping district.

ORANGE COUNTY | ORLANDO MSA | INTERNATIONAL DRIVE

1.8 AC

GROUND LEASE
AVAILABLE

10K SF

PAD READY
DEVELOPMENT

22,000 ADT

INTERNATIONAL DRIVE
FRONTAGE

12M+ VISITORS

PREMIUM
OUTLET MALL

Key Features / Highlights

- Co-Tenancy with 7-Eleven and Pollo Tropical.
- Premier Frontage on International Drive.
- Located in the heart of the Orlando tourist and shopping district.
- Top in nation retail and restaurant sales in the immediate trade area.
- Up to 10k SF commercially approved "pad ready" restaurant & retail outparcel.
- Directly across I-4 from Universal Orlando Resort and next to Premium Outlet Mall with 12 million visitors per year and sales per square foot exceeding \$1,000.
- I-4 flyover now open to Universal Studios (24 million visitors), full access to and from I-4 coming soon.
- Open visibility corridor directly to I-4 expected to carry over 200,000 CPD when expanded.



LOT 3 - AVAILABLE FOR GROUND LEASE

1.8 AC

GROUND LEASE

10K SF

PAD READY SITE

136

PARKING SPACES

LOT 2 & 3

CROSS PARKED

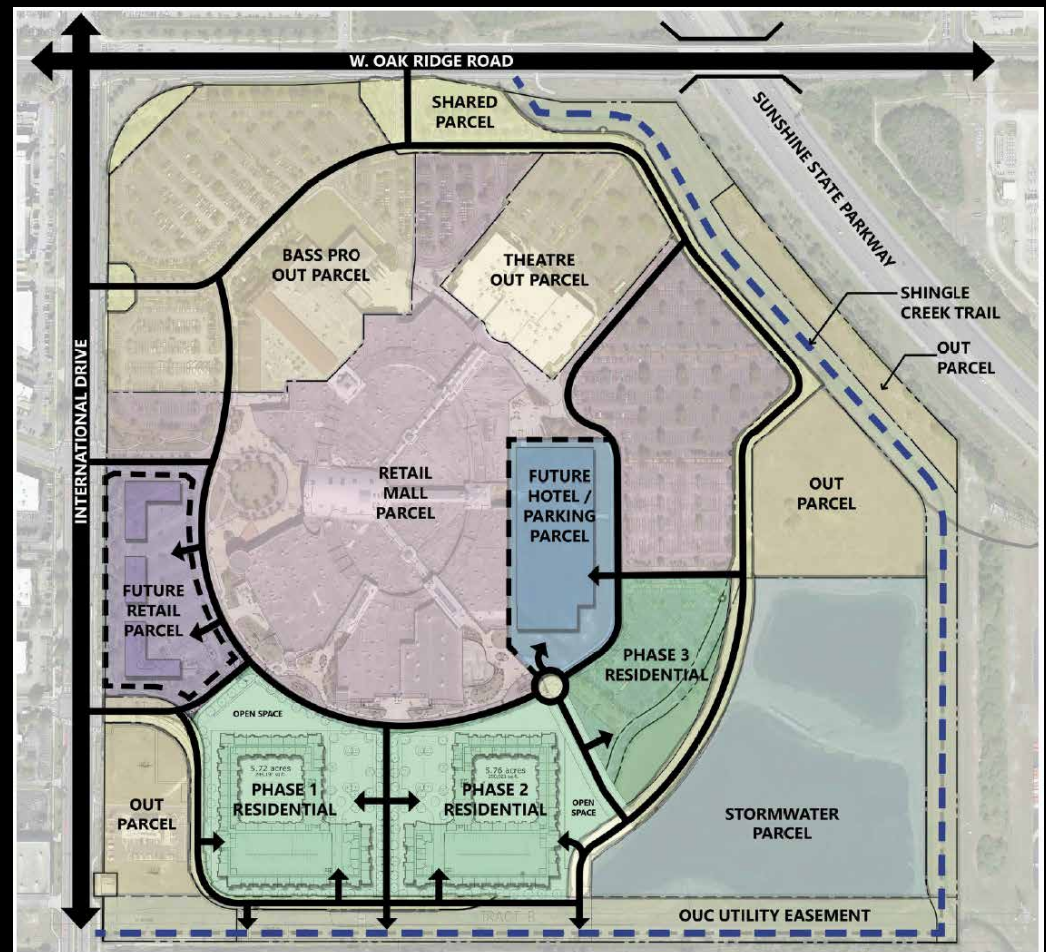




Investment Highlights

ADJACENT TO DEZERLAND PARK ORLANDO ENTERTAINMENT DESTINATION

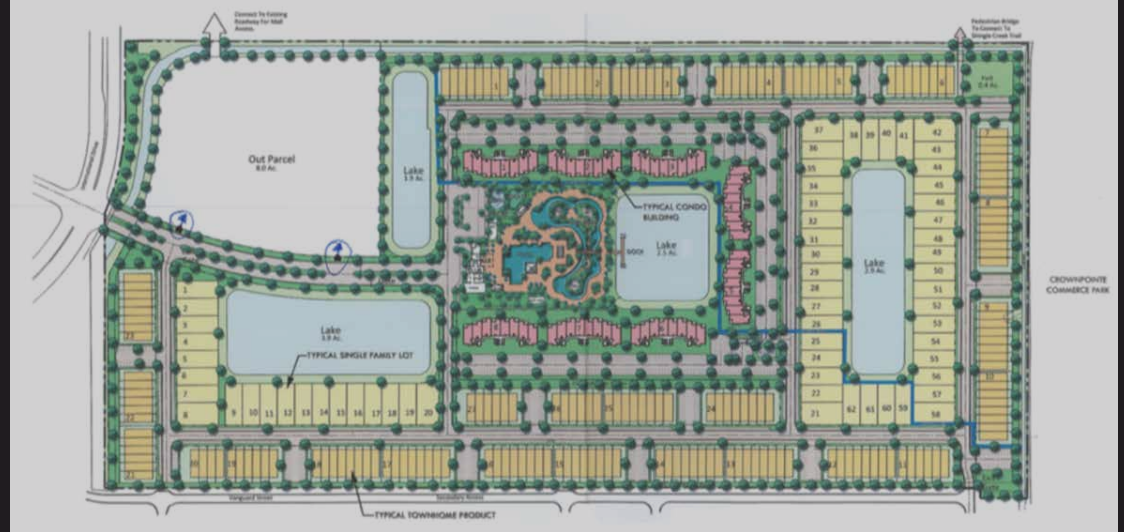
- Located next to Dezerland Park Orlando, Florida's largest indoor entertainment complex, featuring attractions, dining, events, and one of the world's largest collections of classic automobiles.
- The property's premier location benefits from year-round visitor traffic, making it an ideal destination for retail, hospitality, entertainment, and mixed-use development.



Investment Highlights

LENNAR ANNOUNCES MAJOR MIXED-USE RESIDENTIAL COMMUNITY

- Lennar Corp. - the largest homebuilder in the U.S. - wants to build a massive resortstyle development south of a \$500 million-plus project near I-Drive.
- The Miami-based company (NYSE: LEN) plans to build 240 condos, 200 townhomes and 62 single-family homes on 68 of 77.3 acres south of the mixed-use Dezerland car museum and entertainment complex.

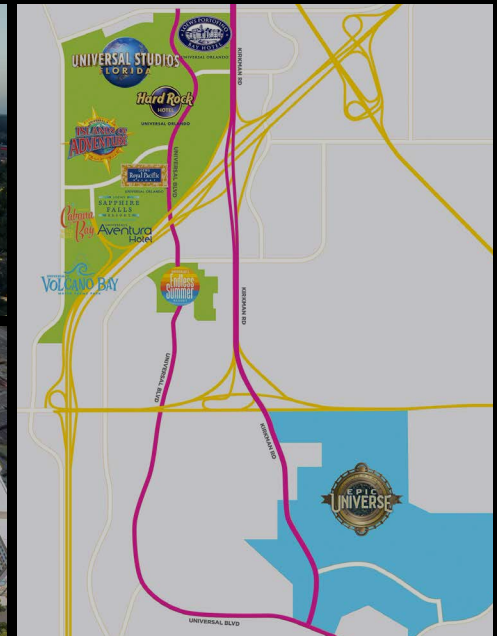


Investment Highlights

DIRECT I-4 ACCESS

MINUTES TO UNIVERSAL ORLANDO

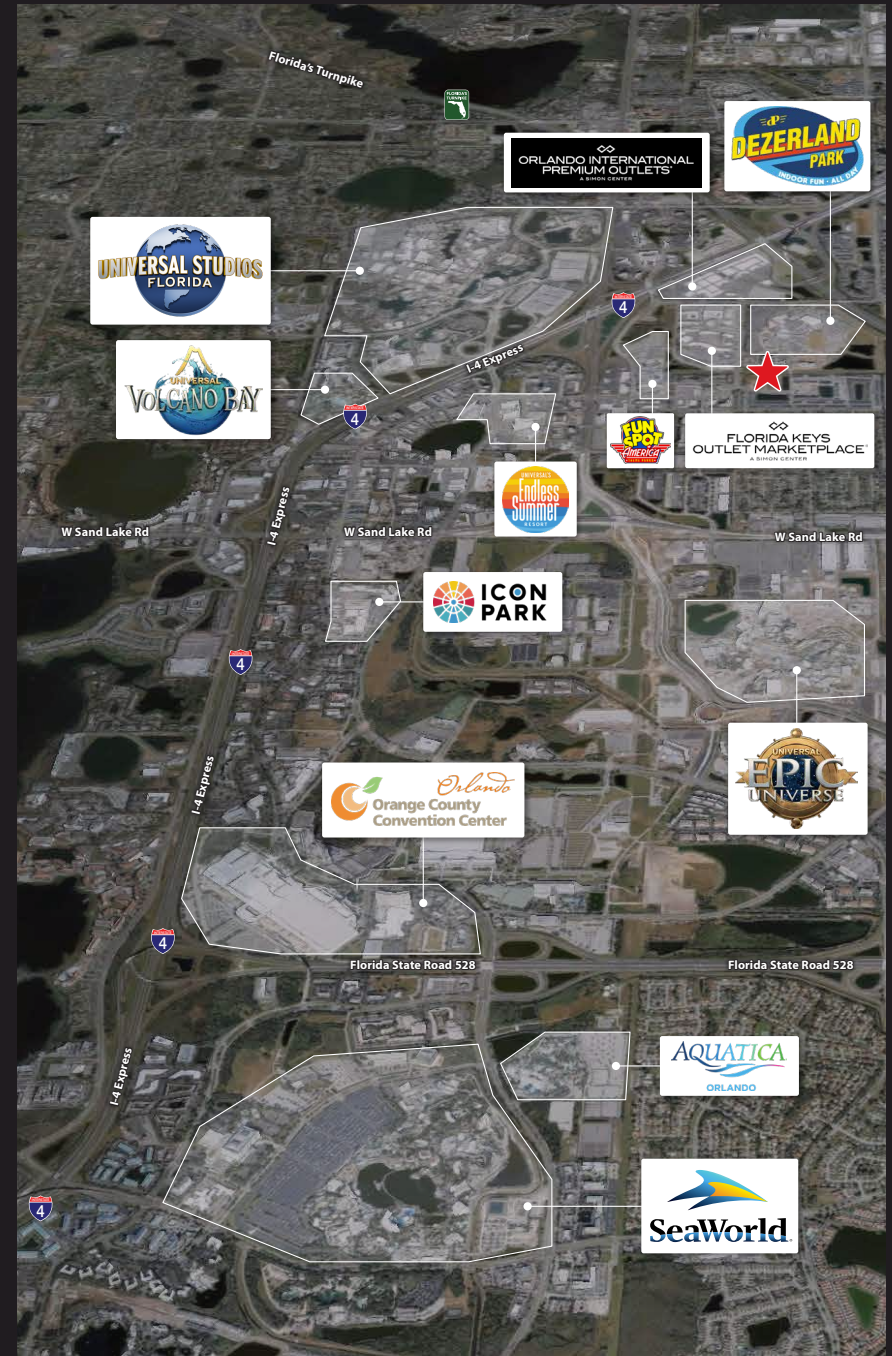
- The property benefits from convenient access to Interstate 4 via Grand National Drive and the I-4 Express interchange immediately north of the site, linking the trade area directly to the broader I-4 tourism corridor.
- This interchange provides quick access to Universal Orlando Resort, positioning the site as a natural fuel and convenience stop for both local commuters and the millions of annual visitors traveling between Universal Orlando, International Drive, and Orlando's broader tourism corridor.



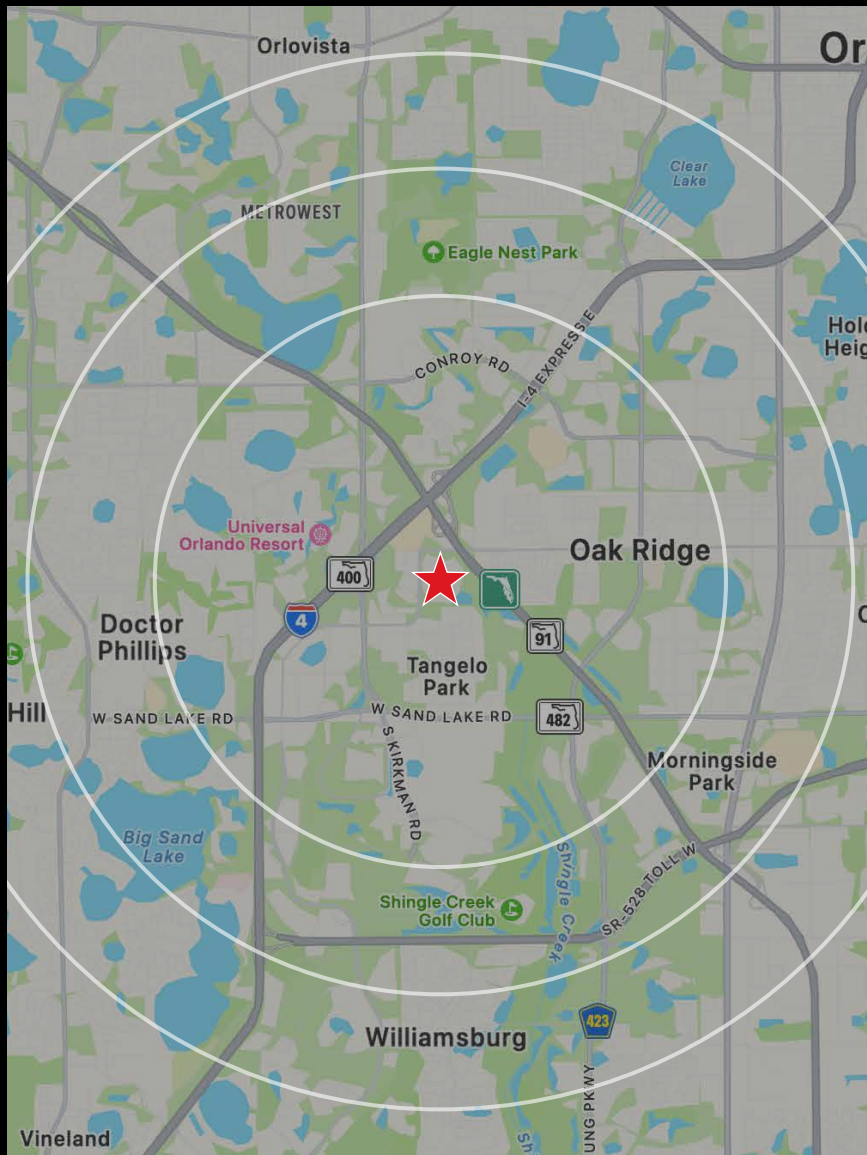
Investment Highlights

LOCATED ON INTERNATIONAL DRIVE PREMIER ORLANDO TOURIST CORRIDOR

- The property fronts International Drive, which carries approximately 22,000 vehicles per day (ADT) through one of the busiest tourism corridors in the country.
- Zoned ORL-AC-3 (Activity Center), consistent with the high-intensity, mixed-use retail and hospitality character of the I-Drive corridor.
- Located minutes from Universal Orlando Resort, ICON Park, the Orlando Eye, and the Orange County Convention Center.



Area Overview



POPULATION	1 MILE	3 MILES	5 MILES
2016 Population	4,592	72,597	212,524
2021 Population	5,019	79,988	232,749
2010-2016 Annual Rate	1.03%	1.72%	1.61%
2016-2021 Annual Rate	1.79%	1.96%	1.83%

HOUSEHOLDS			
2016 Total Households	1,606	27,845	78,803
2021 Total Households	1,755	30,601	86,031
2010-2016 Total Households	0.90%	1.56%	1.40%
2016-2021 Total Households	1.79%	1.91%	1.77%

AVERAGE HOUSEHOLD INCOME			
2016 Average Household Income	\$46,045	\$57,511	\$62,578
2021 Average Household Income	\$49,554	\$62,704	\$68,122
2016 Average Household Income	1.48%	1.74%	1.71%

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