

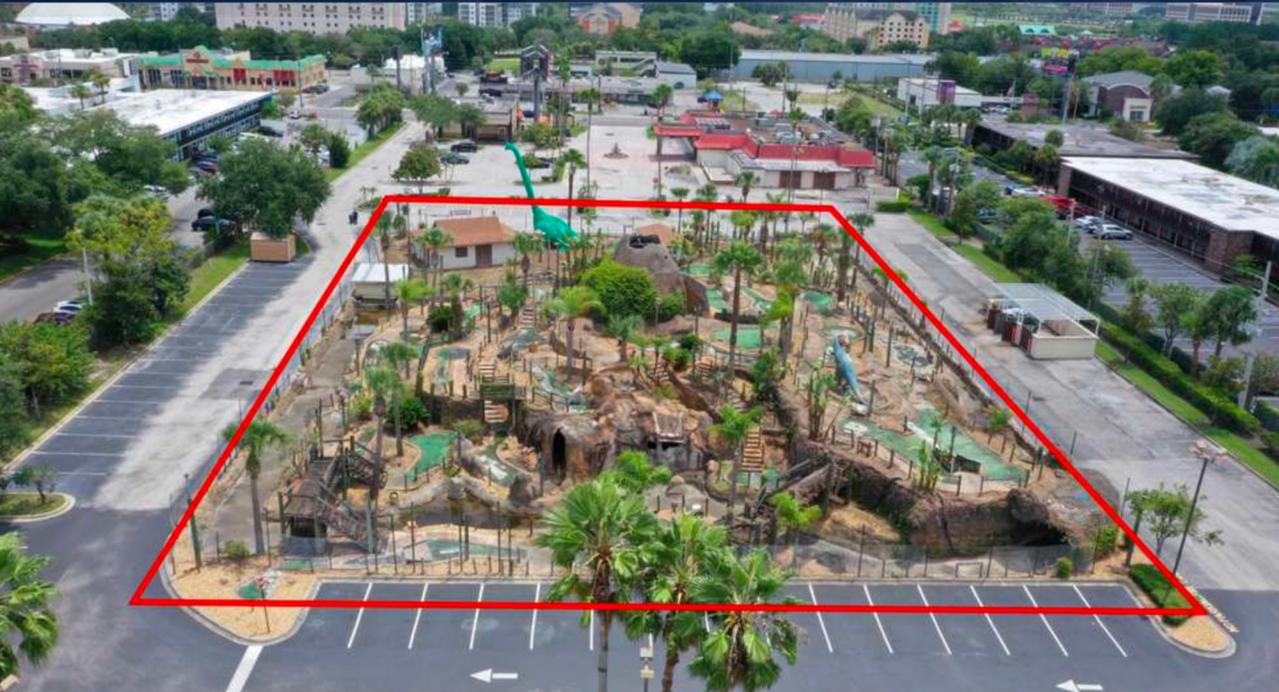
**FOR LEASE**

Prime International Drive  
Ground Lease Opportunity

7460 International Dr., Orlando, FL 32819

# Prime International Drive Ground Lease Opportunity

7460 International Dr., Orlando, FL 32819



## PROPERTY SUMMARY

- 1.1 Acre site for Ground Lease
- C-2 zoning, part of the T-6 I-drive overlay, which supports high intensity development with multiple uses like Hospitality, Residential, General Commercial, Etc.
- FLU: MET-AC
- Located in the heart of the I-Drive tourist corridor with close proximity to the city's top attractions
- Near 2nd Largest Convention Center in the U.S
- Historically, over 68 million visitors to Orlando each year
- Site can support up to 150 rooms
- Underground retention on site

## PROPERTY OVERVIEW

- Ground Lease: \$300,000  
Annual Base Rent  
Absolute NNN
- Lot Size: 1.1 Acres

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**PROFESSIONAL COMMERCIAL  
REAL ESTATE SERVICES**

300 S. Orange Ave, Ste 1000  
Orlando, FL 32801

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# PROPERTY PHOTO





# ATTRACTIONS & ENTERTAINMENT MAP



ROSS DRESS FOR LESS DOLLAR TREE five BELOW

CHASE Bank of America

Starbucks Red Lobster 7 ELEVEN

PROPERTY

McDonald's ExtraSpace Storage Bank of America

McDonald's IHOP Denny's BURGER KING DUNKIN' DONUTS Cici's Pizza POPEYES

TRUIST HomeGoods CHIPOTLE RUTH'S CHRIS STEAK HOUSE The Melting Pot CVS pharmacy

Panera BREAD WELLS FARGO noodles & COMPANY BARNES & NOBLE verizon



DUNKIN' DONUTS FIVE GUYS WHOLE FOODS MARKET ANTHONY'S COAL FIRED PIZZA

Starbucks Checkers Wawa COOPER'S HAWK COLD STONE BJ's Chuy's PNC LONGHORN STEAKHOUSE RESTAURANT BREWHOUSE FINE TEX-MEX

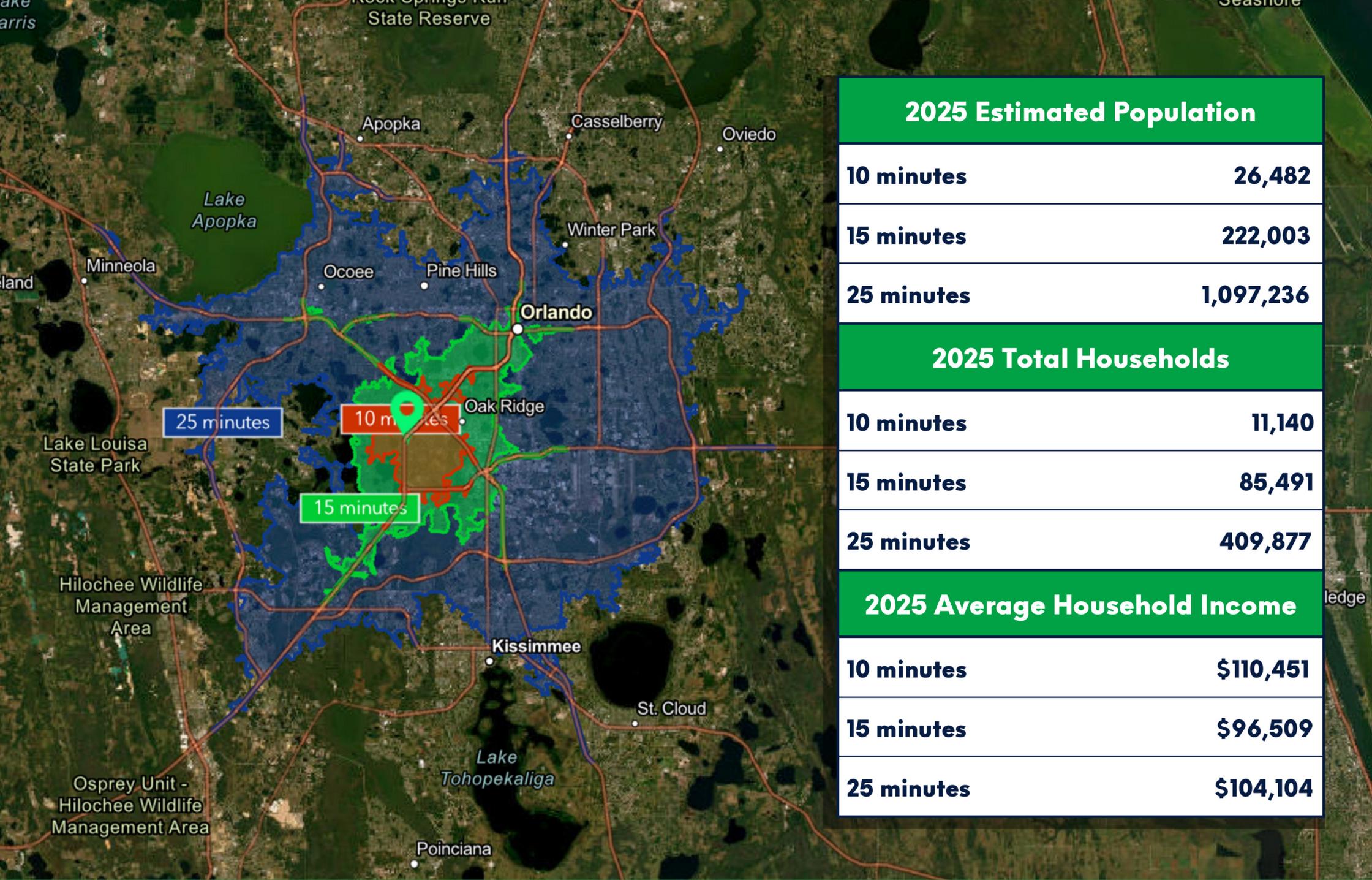
FirstWatch Eddie V's Publix Walgreens Seasons 52 FRESH GRILL

CARRABBA'S ITALIAN GRILL SHAKE SHACK

Walmart WING-STOP planet fitness

Denny's Hooters Domino's Bahama Breeze Walgreens FRIDAYS

# RETAIL TRADE AREA



### 2025 Estimated Population

<b>10 minutes</b>	<b>26,482</b>
<b>15 minutes</b>	<b>222,003</b>
<b>25 minutes</b>	<b>1,097,236</b>

### 2025 Total Households

<b>10 minutes</b>	<b>11,140</b>
<b>15 minutes</b>	<b>85,491</b>
<b>25 minutes</b>	<b>409,877</b>

### 2025 Average Household Income

<b>10 minutes</b>	<b>\$110,451</b>
<b>15 minutes</b>	<b>\$96,509</b>
<b>25 minutes</b>	<b>\$104,104</b>

# DRIVE-TIME DEMOGRAPHICS



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