

FOR SALE OR LEASE

ORLANDO ENTERTAINMENT & CONVENTION DISTRICT

7440 - 7500 INTERNATIONAL DRIVE, ORLANDO, FL 32819

RETAIL

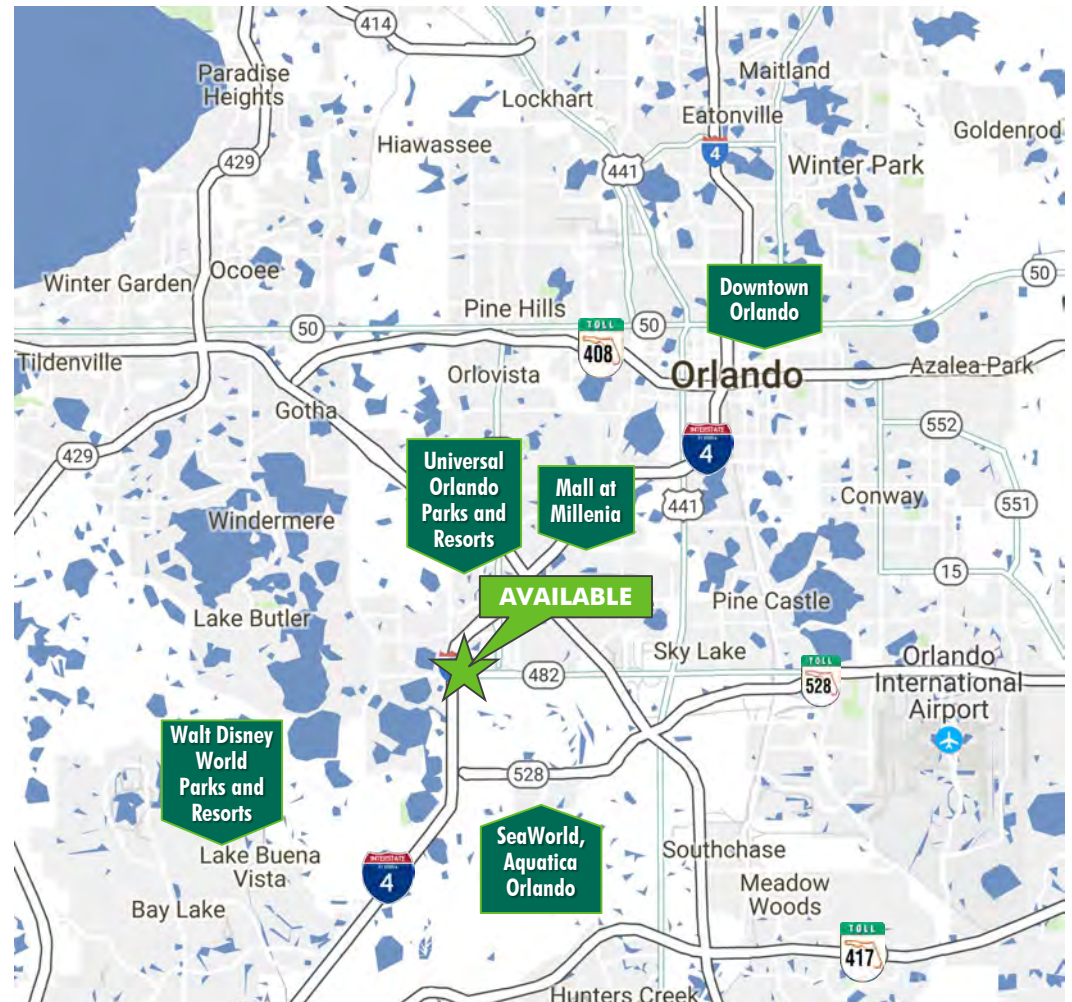


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PROPERTY OVERVIEW

- + Up to 3.28 acres available along highly walkable International Drive in the heart of Orlando's Tourist Corridor (75 million visitors – 2019)
 - + For Lease: 10,844 sf restaurant on 1.97 acres
 - + For Sale: Redevelopment: 1.11 acre fmr mini golf
 - + For Sale: Income: 2,212 sf Dunkin' on 0.19 acres
 - + For Sale: Revenue producing billboard
- + High exposure location (204,400 AADT on I-4) near the heavily trafficked intersection of International Drive and Sand Lake Road
- + Minutes from Universal Orlando Resort, Walt Disney World, Sea World, Orlando Convention Center
- + Surrounded by high-energy tourist attractions and high-volume retail & restaurant locations
- + 48,223 hotel rooms located within a 2.5-mile radius
- + Zoned C-2 (City of Orlando)



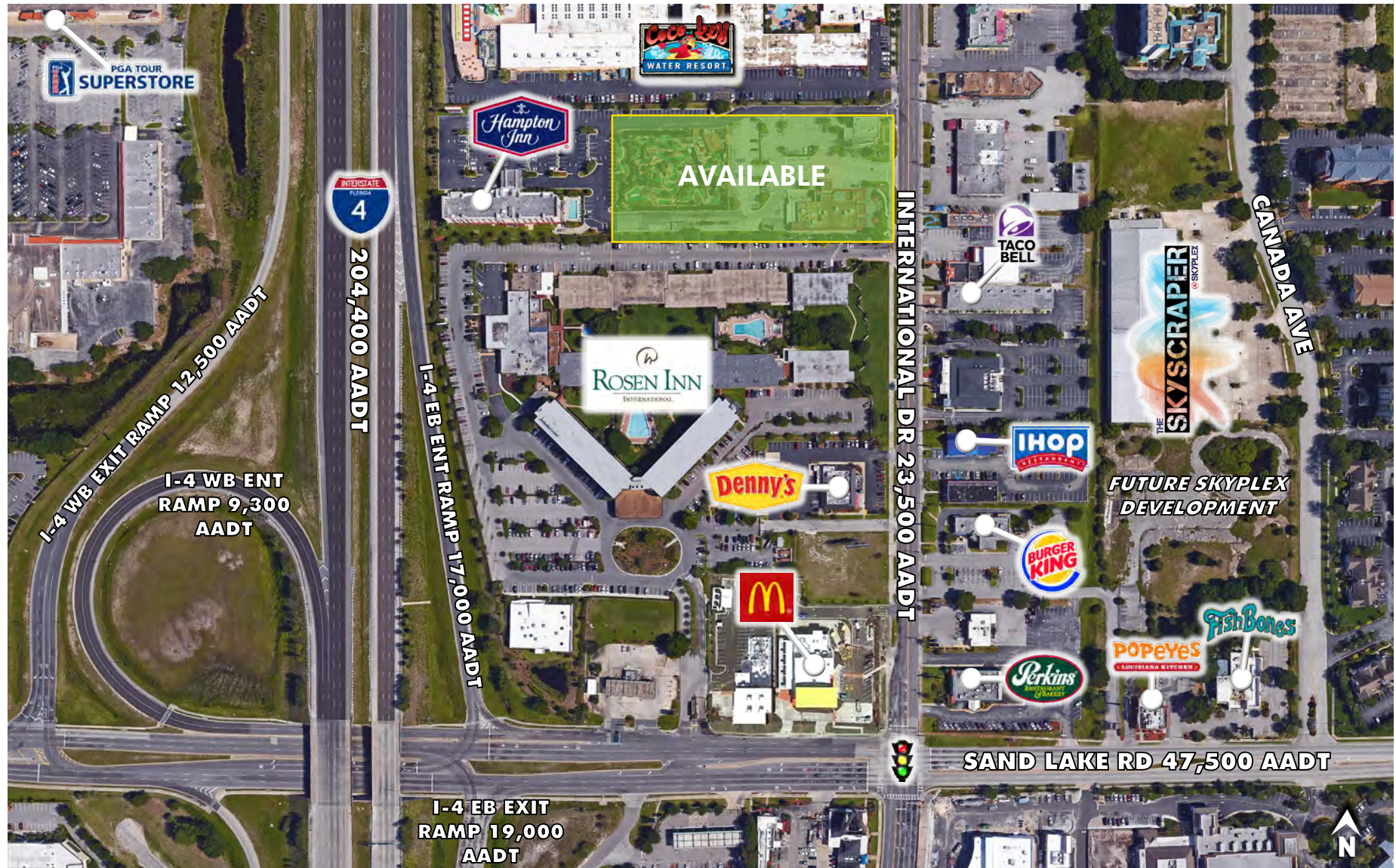
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AERIAL | INTERSECTION



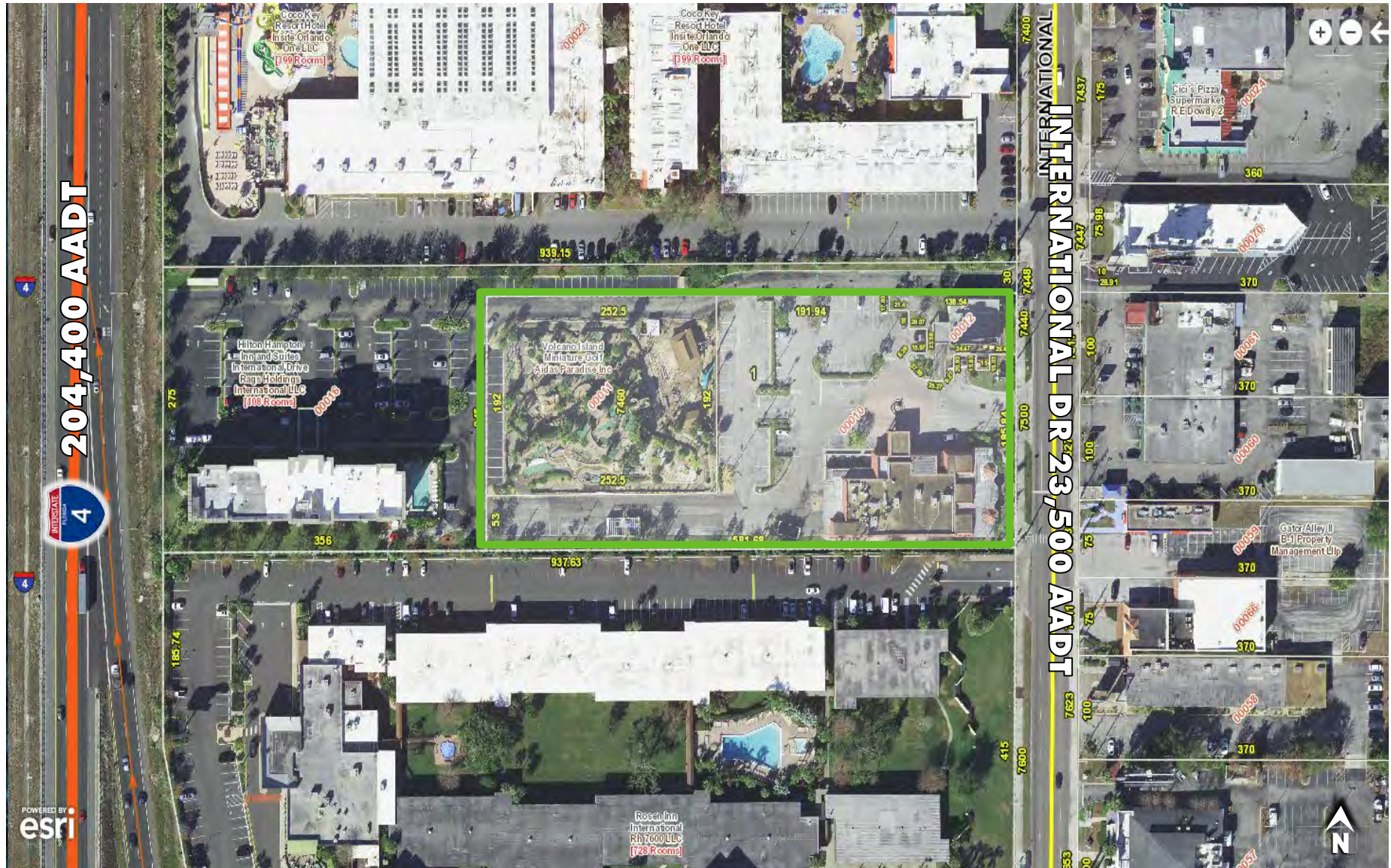
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AERIAL | PARCELS



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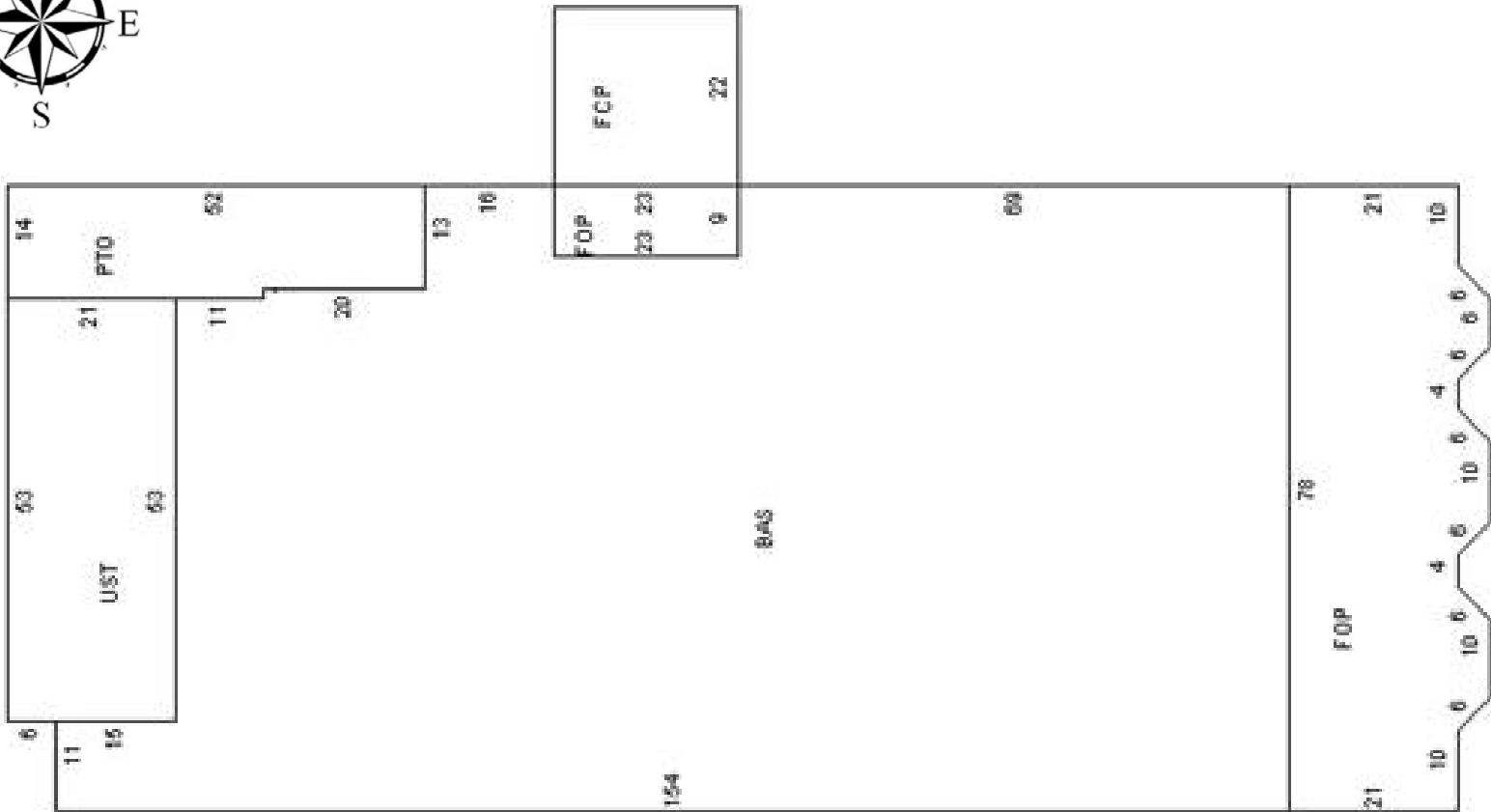
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FLOOR PLAN | GAME CHANGERS (15,168 GROSS SQ FT)



INTERNATIONAL DR 23,500 ADT

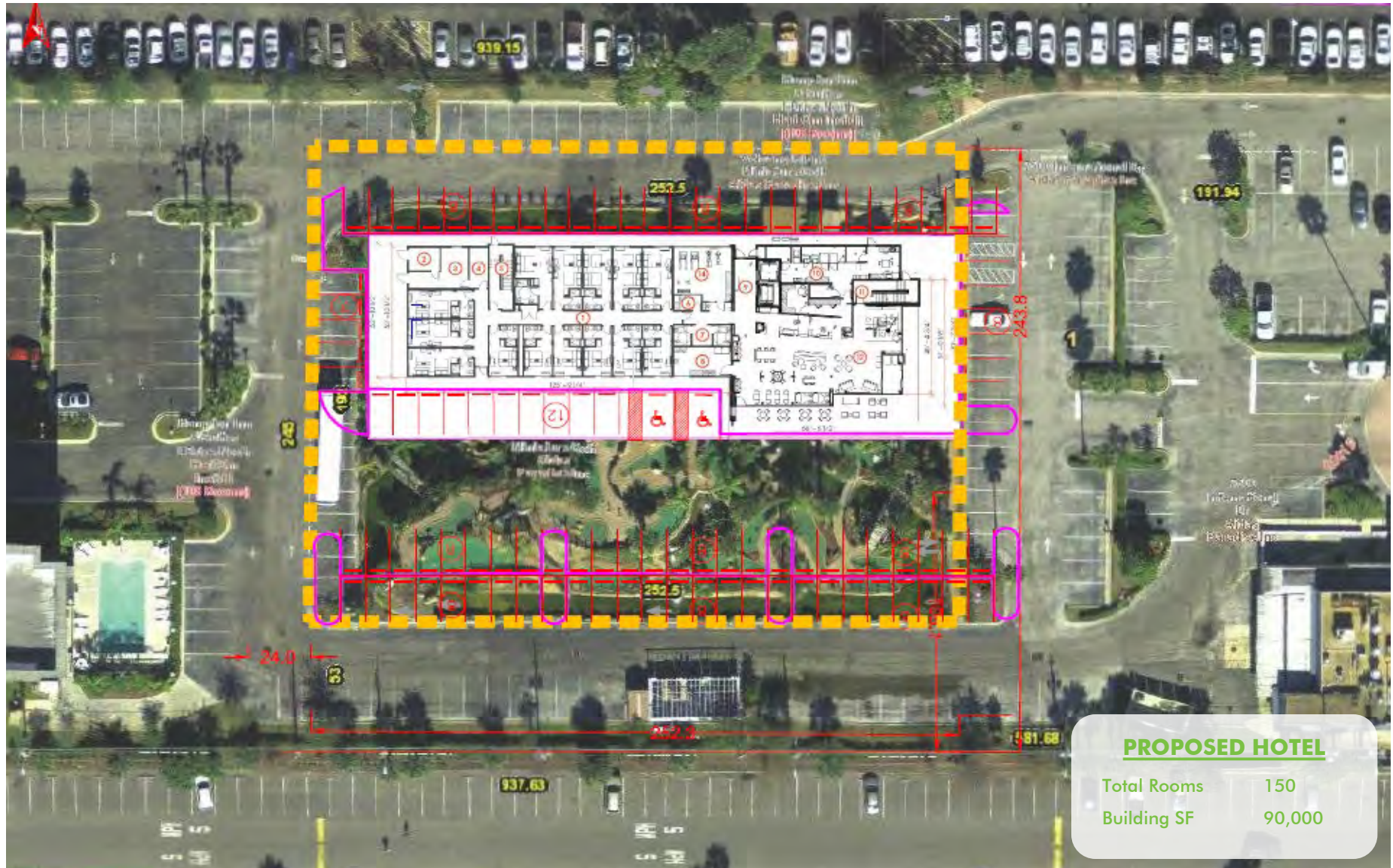
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CONCEPTUAL HOTEL REDEVELOPMENT SITE PLAN | 7460 INTERNATIONAL DR



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OBLIQUE AERIAL | LOOKING NORTH



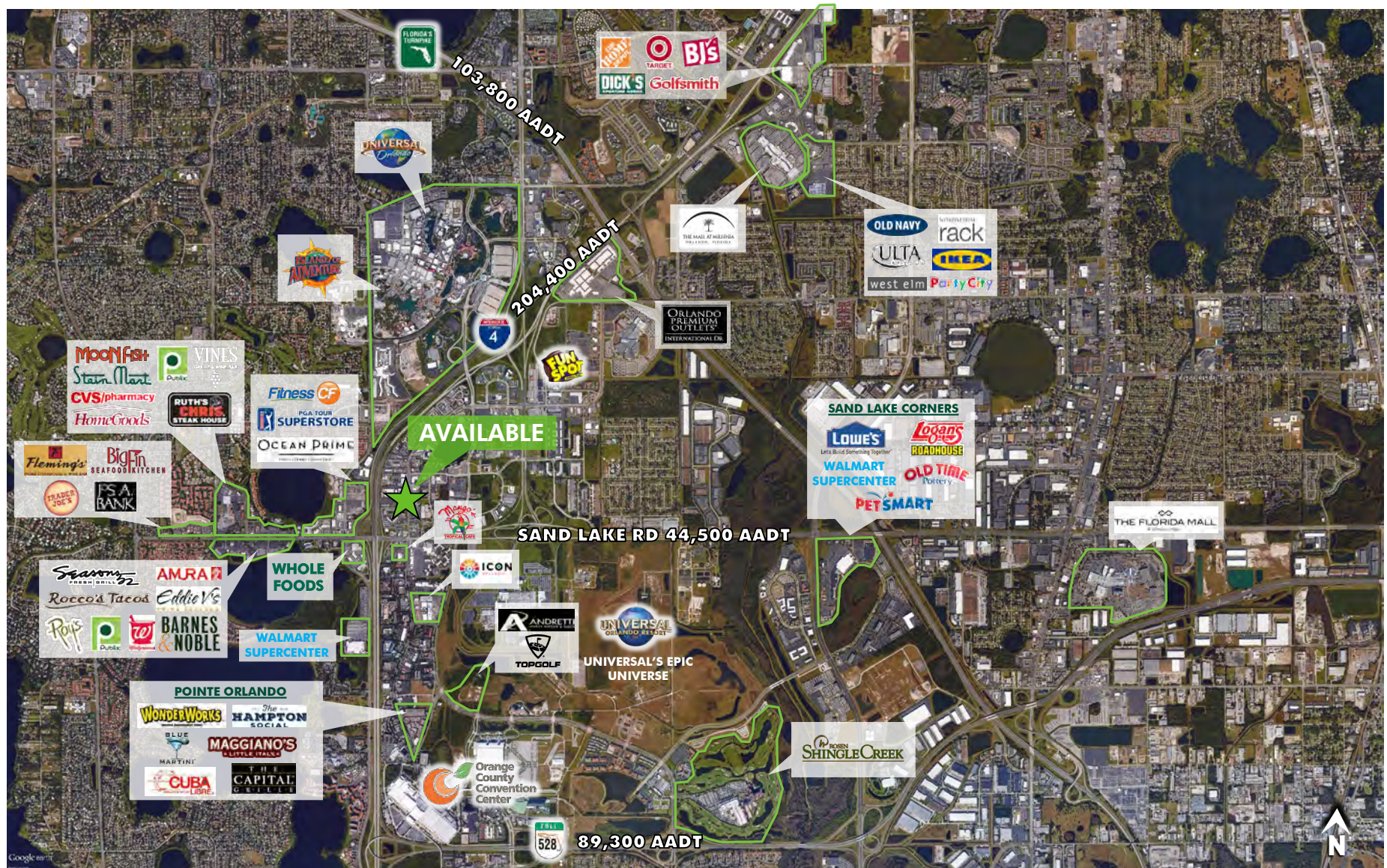
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AERIAL | ORLANDO RETAIL



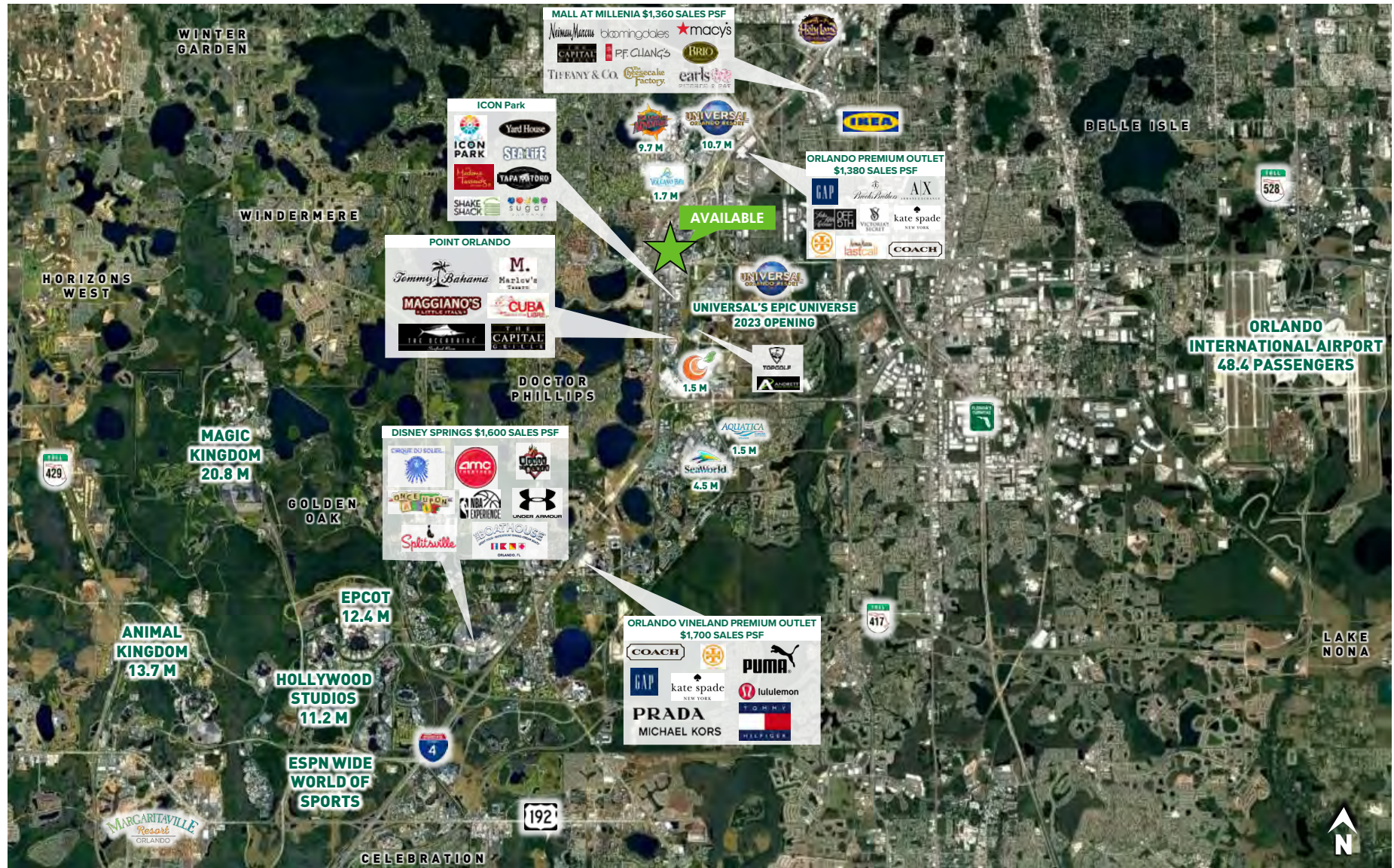
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AERIAL | ORLANDO ENTERTAINMENT AND CONVENTION CORRIDOR



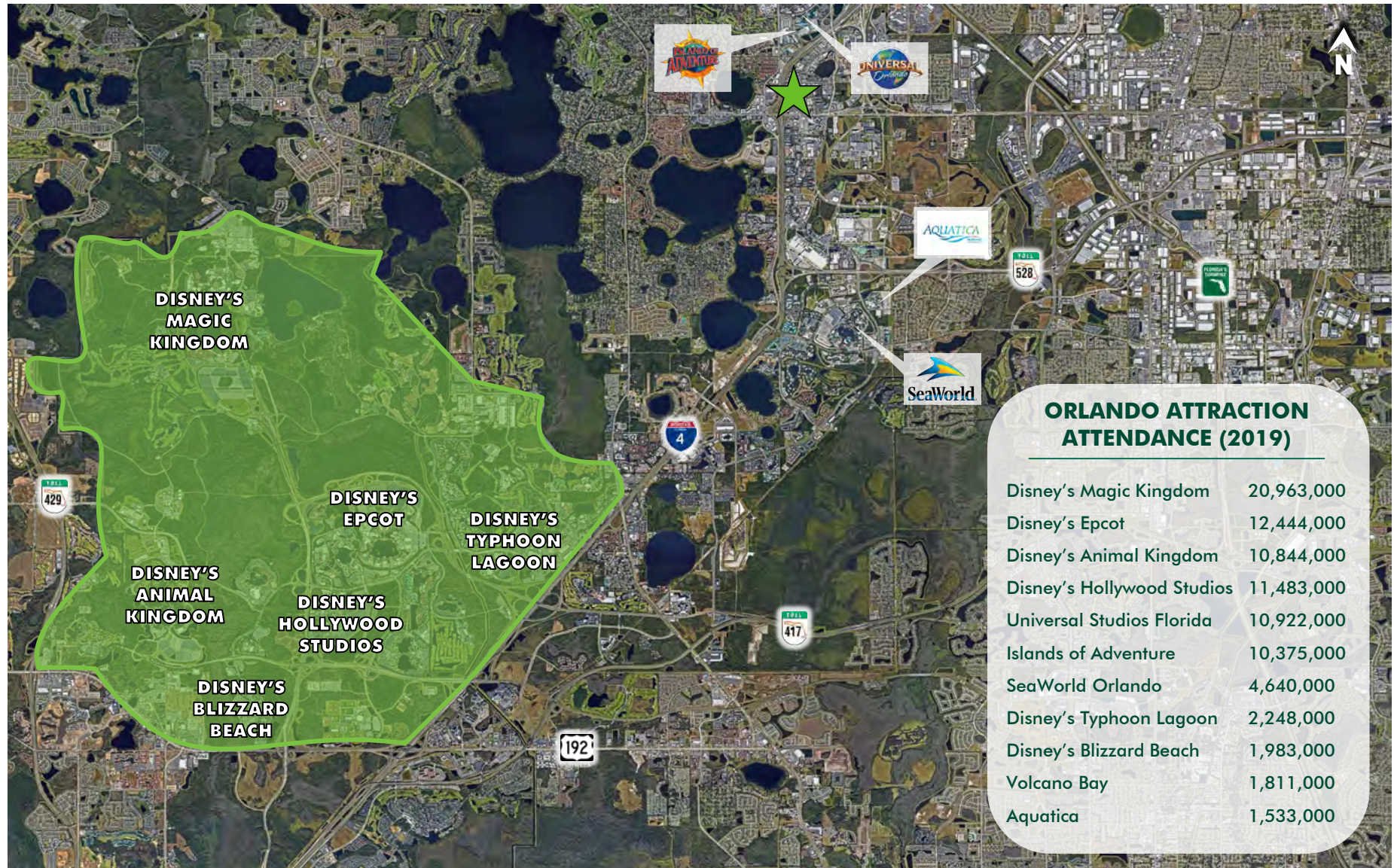
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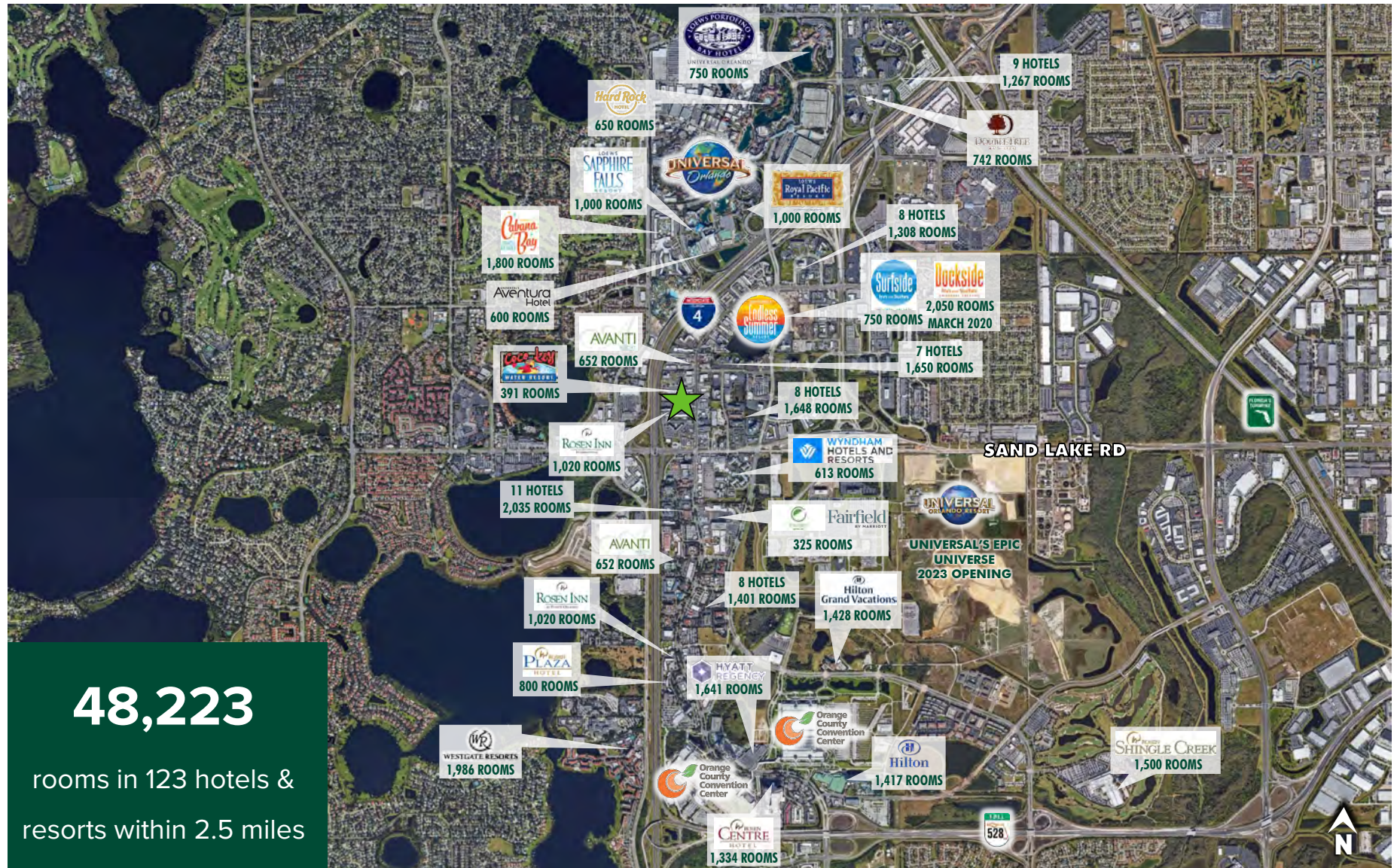
AERIAL | ATTRACTIONS & ATTENDANCE



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AERIAL | SURROUNDING HOTELS

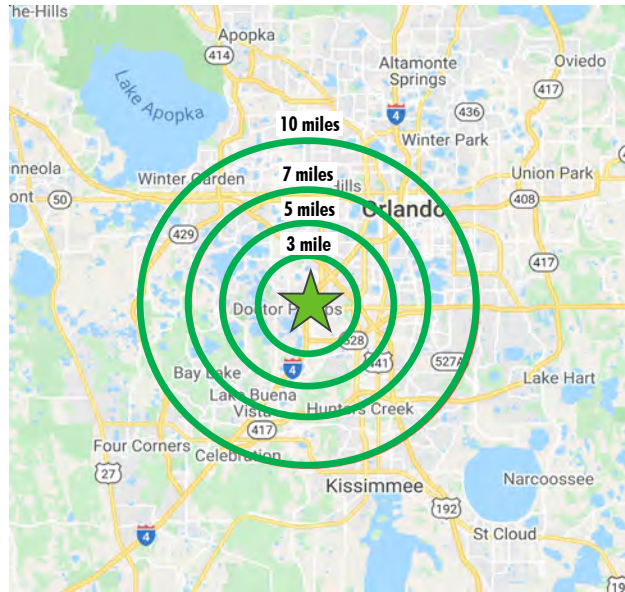


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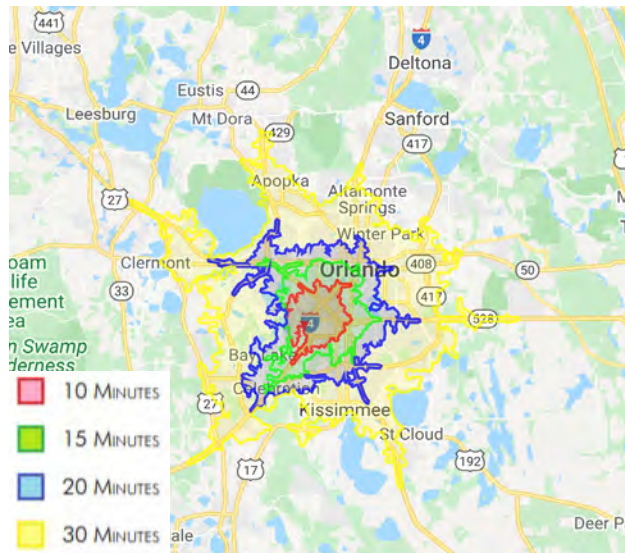
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2020 Estimated Radius Ring Demographics

	3 Mile	5 Miles	7 Miles	10 Miles
Population	59,699	186,219	363,872	743,375
Population Growth 5 Year Projection	69,692	208,645	400,185	821,782
Median Age	37.9	34.8	34.7	35.5
Average Household Income	\$102,763	\$82,873	\$80,854	\$81,532
Median Household Income	\$64,244	\$53,905	\$53,777	\$55,533
Households with Income Over \$50,000	3,775	13,114	23,892	48,511
Households with Income Over \$75,000	2,775	8,558	15,397	32,571
Population College Educated or Higher	22,997	60,976	113,383	229,616
Daytime Population (Employees)	81,852	177,302	278,498	509,148
Business Establishments	6,520	13,724	21,707	41,100



2020 Estimated Drive Time Demographics

	10 Minutes	15 Minutes	20 Minutes	30 Minutes
Population	106,089	290,291	548,608	1,572,854
Population Growth 5 Year Projection	119,647	318,640	606,648	1,745,953
Median Age	34.9	34.1	35.7	35.9
Average Household Income	\$83,093	\$73,456	\$80,137	\$80,662
Median Household Income	\$53,534	\$49,527	\$54,034	\$56,617
Households with Income Over \$50,000	7,434	19,414	37,474	107,402
Households with Income Over \$75,000	4,772	11,949	23,826	73,108
Population College Educated or Higher	34,218	83,009	170,339	480,891
Daytime Population (Employees)	133,697	295,377	495,597	844,683
Business Establishments	9,466	20,582	37,765	75,941

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SKYPLEX FUTURE DEVELOPMENT



[View SKYPLEX preview video here](#)

A SPECIAL PLACE TO INSPIRE THE IMAGINATION

Through a unique mix of amenities, SKYPLEX is creating a destination that will attract the City's best and brightest. Visitors will enjoy everything from restaurant, retail and entertainment on 7.5 acres of open space including a sculpture park, public plaza and Culture Shed for events and exhibitions.

- + Tallest roller coaster in the world
- + Tallest glass elevator in Florida
- + 534 foot tall observation tower – tallest in Florida
- + View of both East and West coast of Florida
- + Rooftop event space
- + 1,584 car parking garage with speed-ramps and valet
- + Full access on International Drive
- + Full access from Sand Lake Road via Canada Avenue
- + Right-in-right-out access direct from Sand Lake Road

HHCP
ARCHITECTS





CONTACT US

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