



INTERNATIONAL DRIVE - LOT 3 FOR LEASE



KEY FEATURES/HIGHLIGHTS

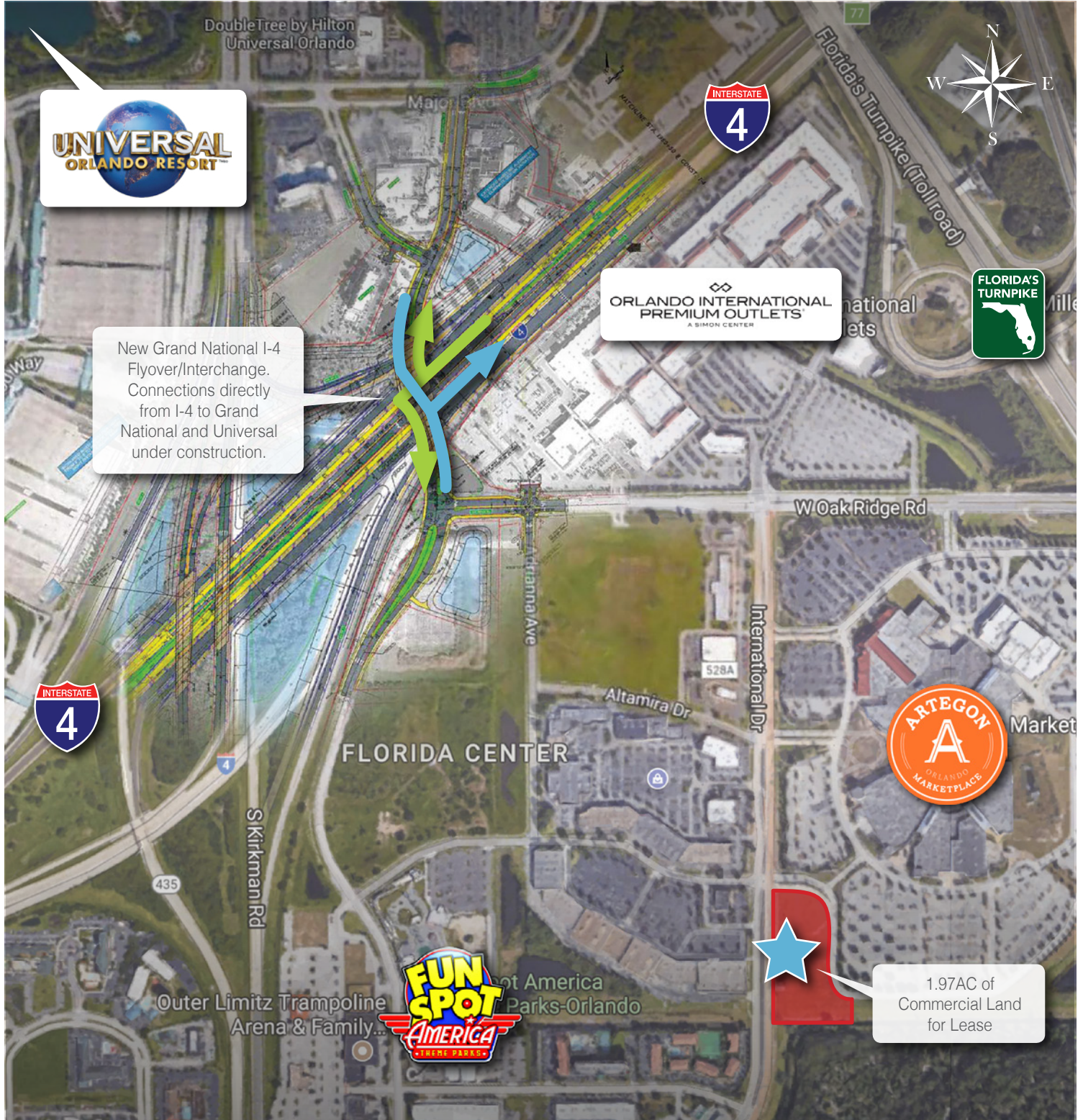
- Co-Tenancy with 7-Eleven and Pollo Tropical.
- Premier Frontage on International Drive.
- Very strong daytime population.
- Located in the heart of the Orlando tourist and shopping district.
- Top in nation retail and restaurant sales in the immediate trade area.
- Directly across I-4 from Universal Orlando Resort and next to Premium Outlet Mall with 12 million visitors per year and sales per square foot exceeding \$1,000.
- New Grand National I-4 flyover connecting site to Kirkman Road is under construction and scheduled to open 2017.
- Open visibility corridor directly to I-4 expected to carry over 200,000 CPD when expanded.
- Flyover will open area to Universal Studios (24 million visitors) and have direct access to and from I-4.

MILLENIA PARTNERS
4192 CONROY ROAD, SUITE 110,
ORLANDO, FL 32839
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LICENSED REAL ESTATE BROKER



ELITE LAND SOLUTIONS
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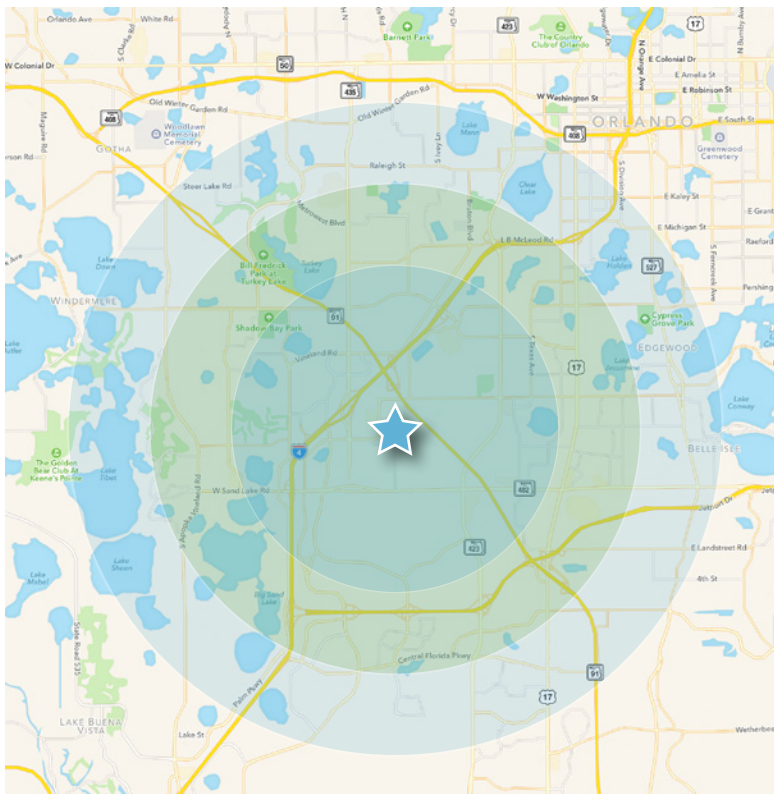
OUR ROADWAY SYSTEM



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LOCAL BUSINESS



DEMOGRAPHICS

RADIUS	1 MI.	3 MI.	5 MI.
Population			
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 Annual Rate	0.90%	1.56%	1.40%
2016-2021 Annual Rate	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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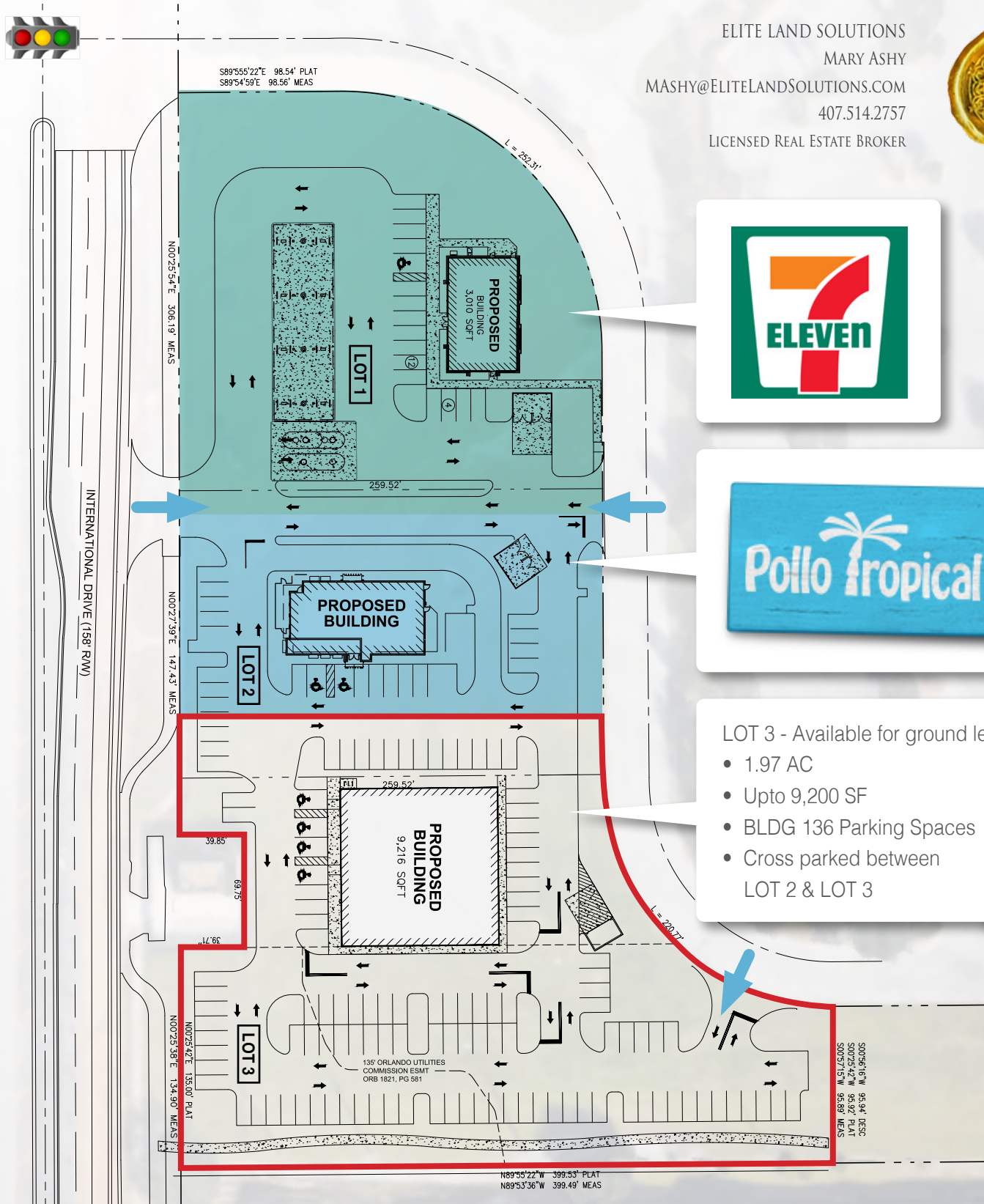


SITE PLAN

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LOT 3 - Available for ground lease

- 1.97 AC
- Upto 9,200 SF
- BLDG 136 Parking Spaces
- Cross parked between LOT 2 & LOT 3