



CITE PARTNERS

11059 INTERNATIONAL DRIVE

ORLANDO, FLORIDA | 13,500 SF AVAILABLE

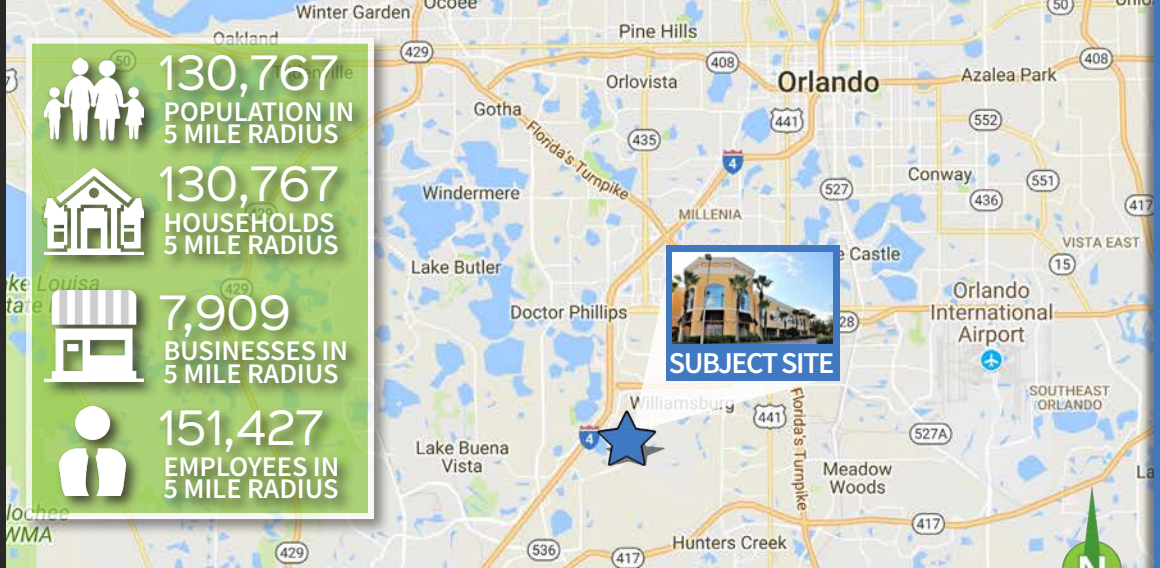
11059 INTERNATIONAL DRIVE Orlando, FL

THE PROPERTY

- 13,500 SF Available - *Can Be Split Into Multiple Suites*
- 2.57 Acres
- 4/1,000 Parking Ratio
- 123 Parking Spaces
- Redevelopment on International Drive
- Immediately South of SeaWorld Orlando (3.96 Million Visitors in 2017) and Aquatica (1.38 Million Visitors in 2017)
- 21,800 AADT on International Drive
- 27,500 AADT on Central Florida Parkway
- 192,000 AADT on Interstate 4

THE LOCATION

Located just south of the Central Florida Florida Parkway and International Drive lighted intersection in Orlando's ultra-strong tourist corridor with over 72 million visitors a year. Less than a mile from Seaworld and just a few miles from Universal Studios, Disney, and the Orange County Convention Center with easy access from Interstate 4 and the Beachline Expressway.



LOCATION

AERIAL

BILLY RODRIGUEZ

Managing Director
billy.rodriguez@citepartners.com
407.930.1812

COLETTE SANTANA

Associate
colette.santana@citepartners.com
407.601.0286

Cite Partners
100 East Pine St., Suite 200
Orlando, FL 32801
www.citepartners.com

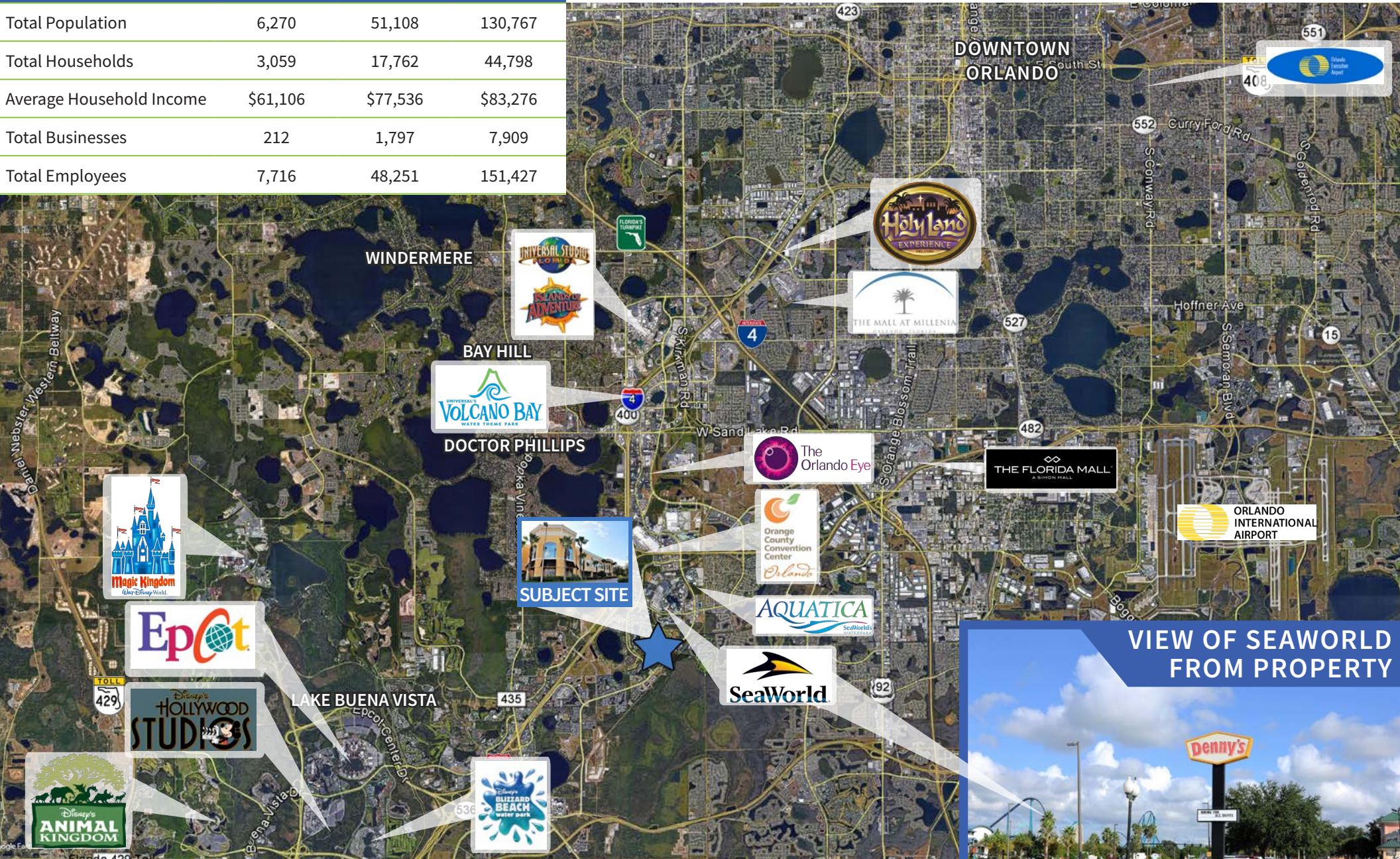
Disclaimer:

This document has been prepared by Cite Partners for advertising and general information only. Cite Partners makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Cite Partners excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Cite Partners and/or its licensor(s). All rights reserved.

TOURIST CORRIDOR AERIAL

11059 International Drive | Orlando, Florida

2018 Demographics	1 Mile	3 Miles	5 Miles
Total Population	6,270	51,108	130,767
Total Households	3,059	17,762	44,798
Average Household Income	\$61,106	\$77,536	\$83,276
Total Businesses	212	1,797	7,909
Total Employees	7,716	48,251	151,427



PROPERTY PHOTOS

11059 International Drive | Orlando, Florida



CITE PARTNERS