



## Opportunity

6,200± SF Available

5 Year Term; 2 Years Free. Call to Discuss

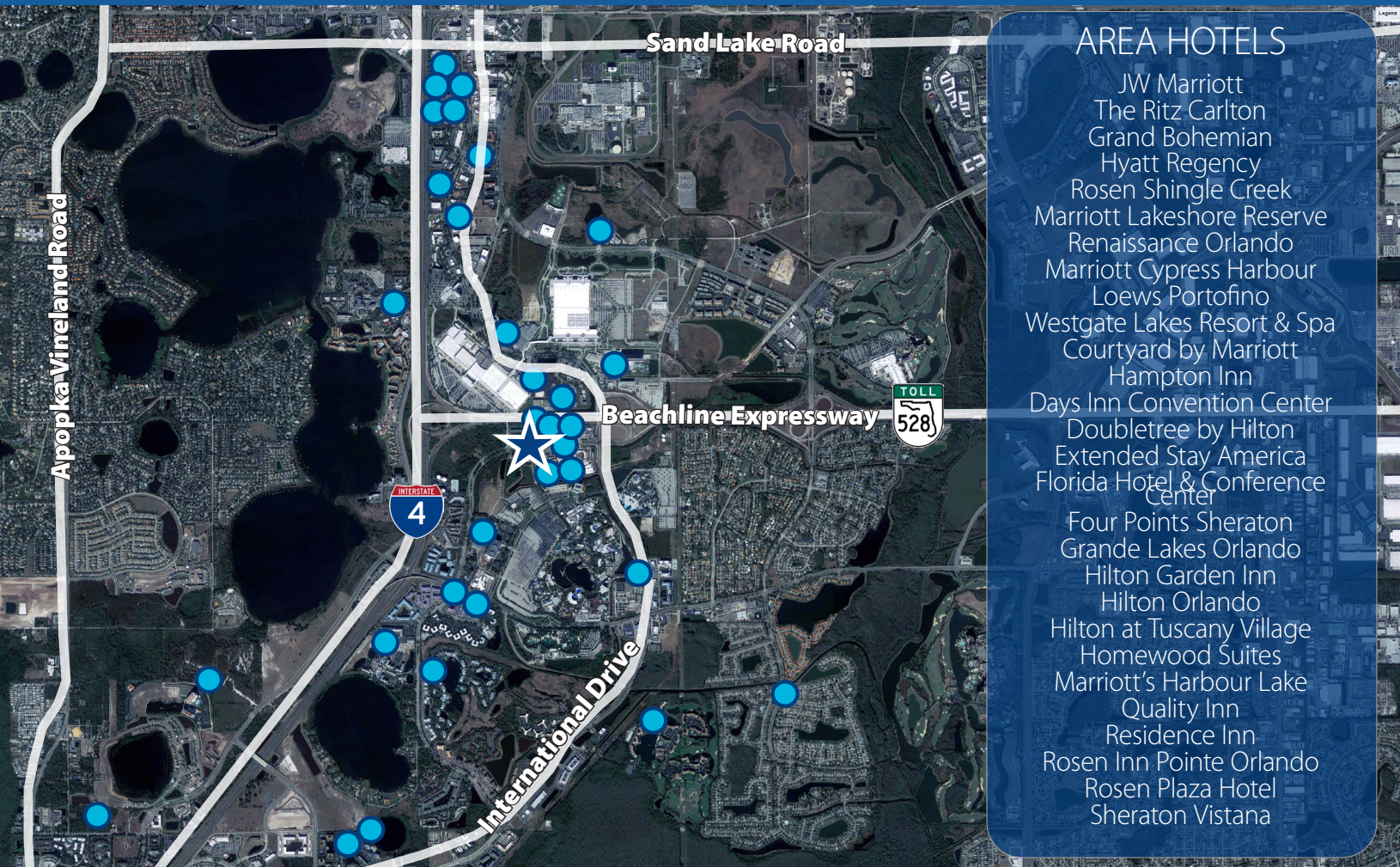
This 2-story, 13,300 sf Class A property features a 4,000± SF restaurant space with patio seating, as well as 6,200± SF of **second floor shell office space**. It is ideally located in the heart of the Tourist Corridor, less than one mile from Sea World and the Orange County Convention Center and offers excellent access to the Beachline Expressway (SR 528) and Interstate 4 (I-4).



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## AREA HOTELS

- JW Marriott
- The Ritz Carlton
- Grand Bohemian
- Hyatt Regency
- Rosen Shingle Creek
- Marriott Lakeshore Reserve
- Renaissance Orlando
- Marriott Cypress Harbour
- Loews Portofino
- Westgate Lakes Resort & Spa
- Courtyard by Marriott
- Hampton Inn
- Days Inn Convention Center
- Doubletree by Hilton
- Extended Stay America
- Florida Hotel & Conference Center
- Four Points Sheraton
- Grande Lakes Orlando
- Hilton Garden Inn
- Hilton Orlando
- Hilton at Tuscan Village
- Homewood Suites
- Marriott's Harbour Lake
- Quality Inn
- Residence Inn
- Rosen Inn Pointe Orlando
- Rosen Plaza Hotel
- Sheraton Vistana

### Property Details

- 13,300± SF on 1+ acre
- Building and proposed monument signage available
- Ample parking - 3.3/1,000 SF
- 3-phase power
- Masonry construction
- Zoned P-D

Demographics	1 Mile	3 Mile	5 Mile
Population	2,299	39,200	135,229
Average HH Income	\$46,939	\$89,677	78,778
Daytime Population	1,186	14,830	48,400
2019 Annual Visitors to Orlando		75 million	
Yearly Conventions Held at Orange County Convention Center (average)		230	

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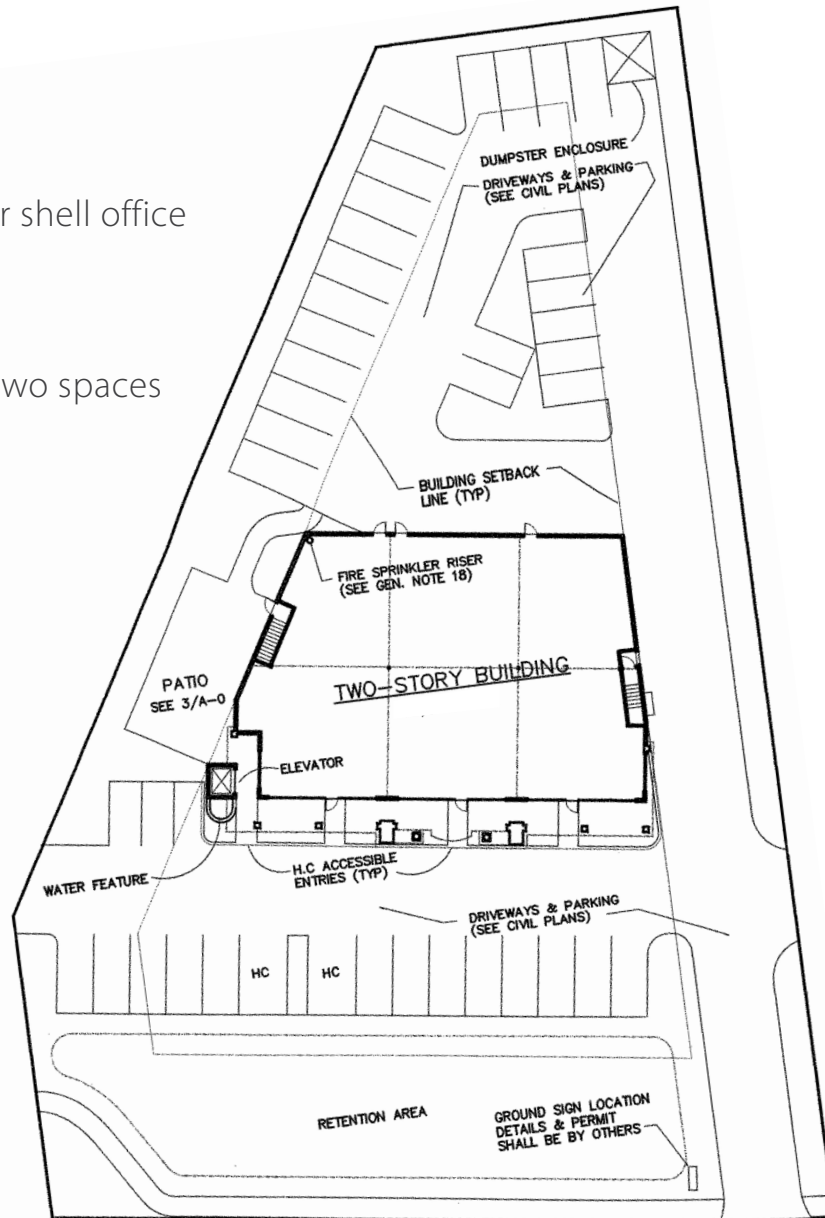
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OFFICE  
6,200± sf

### Space Details

- 6,200± SF of second floor shell office space
- Elevator accessible
- 2 stairwells
- Can be subdivided into two spaces



OVERALL SITE PLAN  
13,300± sf

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