

NEW RETAIL DEVELOPMENT > FOR SALE OR LEASE

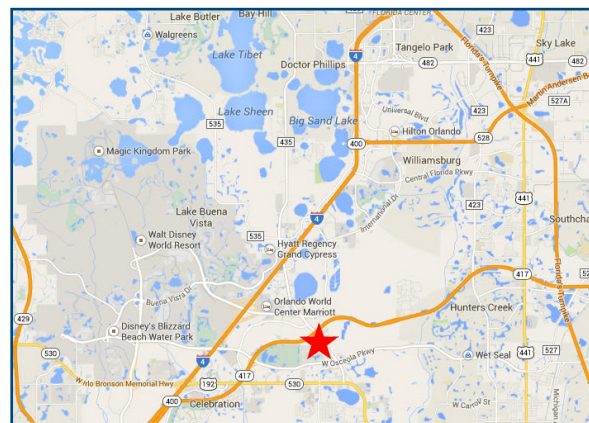
1.96 Acre Parcel

S APOPKA VINELAND RD & LBV FACTORY STORES DR.



Property Features

- > Site offers 1.2 usable acres, 1.96 acres total
- > Less than 3 miles from Walt Disney World Resort entrance, 2 miles south of I-4 Lake Buena Vista exit
- > Across the street from Lake Buena Vista Outlet Mall, one of the top performing outlet malls in Orlando with 238,000 SF of retail
- > Excellent visibility and frontage on SR 535/S Apopka Vineland Rd.
- > Easily accessible with entry at the signalized intersection of SR 535/S Apopka Vineland Rd. and LBV Factory Stores Dr.
- > Property is part of World Gateway Development of Regional Impact (World Gateway DRI), and all restrictions imposed by Orange County on this DRI applies
- > Site has to have its own retention pond
- > Driveway is shared with RaceTrac

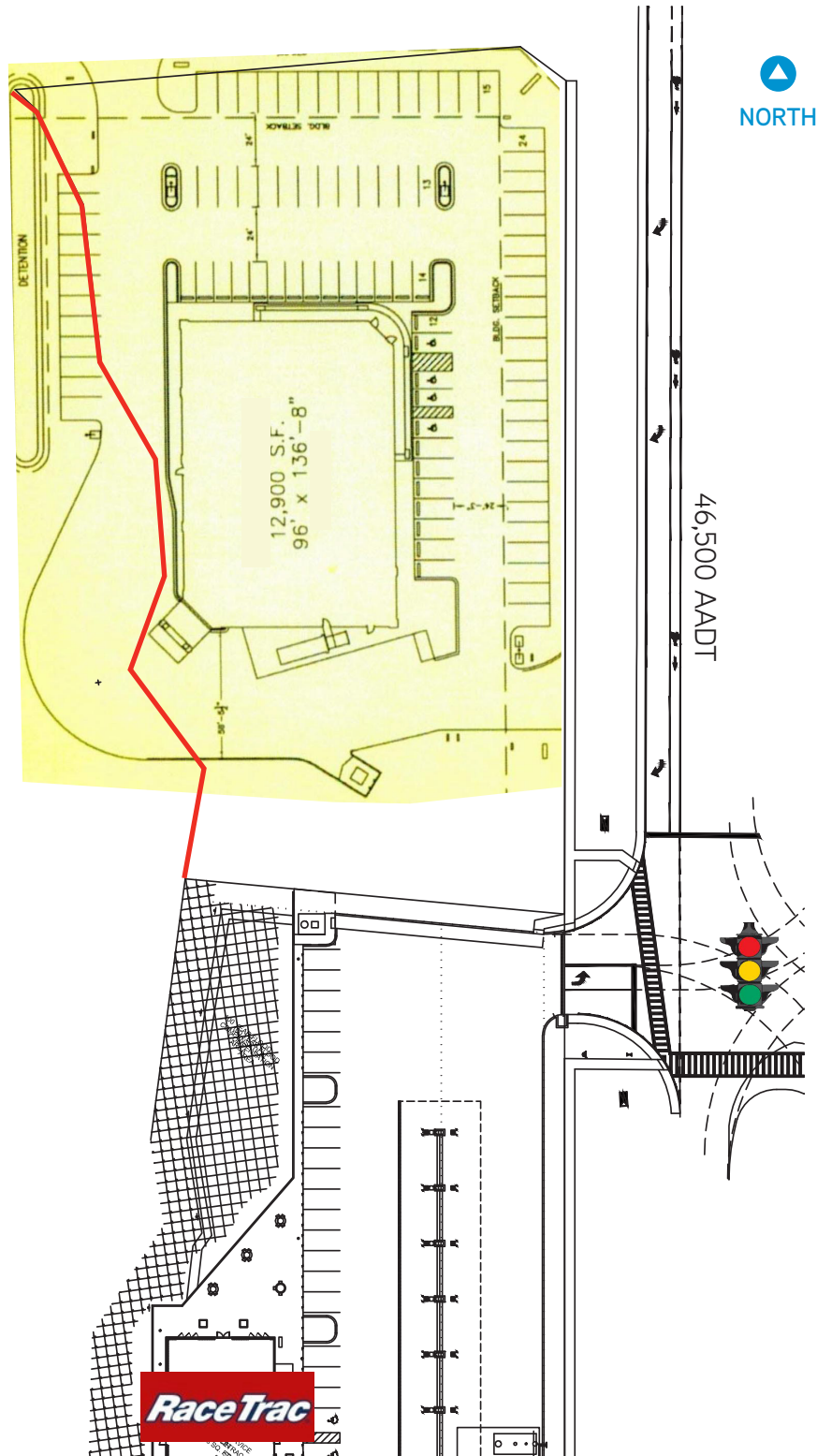


DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
Total Population	3,225	31,404	105,130
Daytime Population	3,895	27,459	95,699
Average Household Income	\$54,416	\$62,698	\$64,977
Business Establishments	249	1,608	5,198

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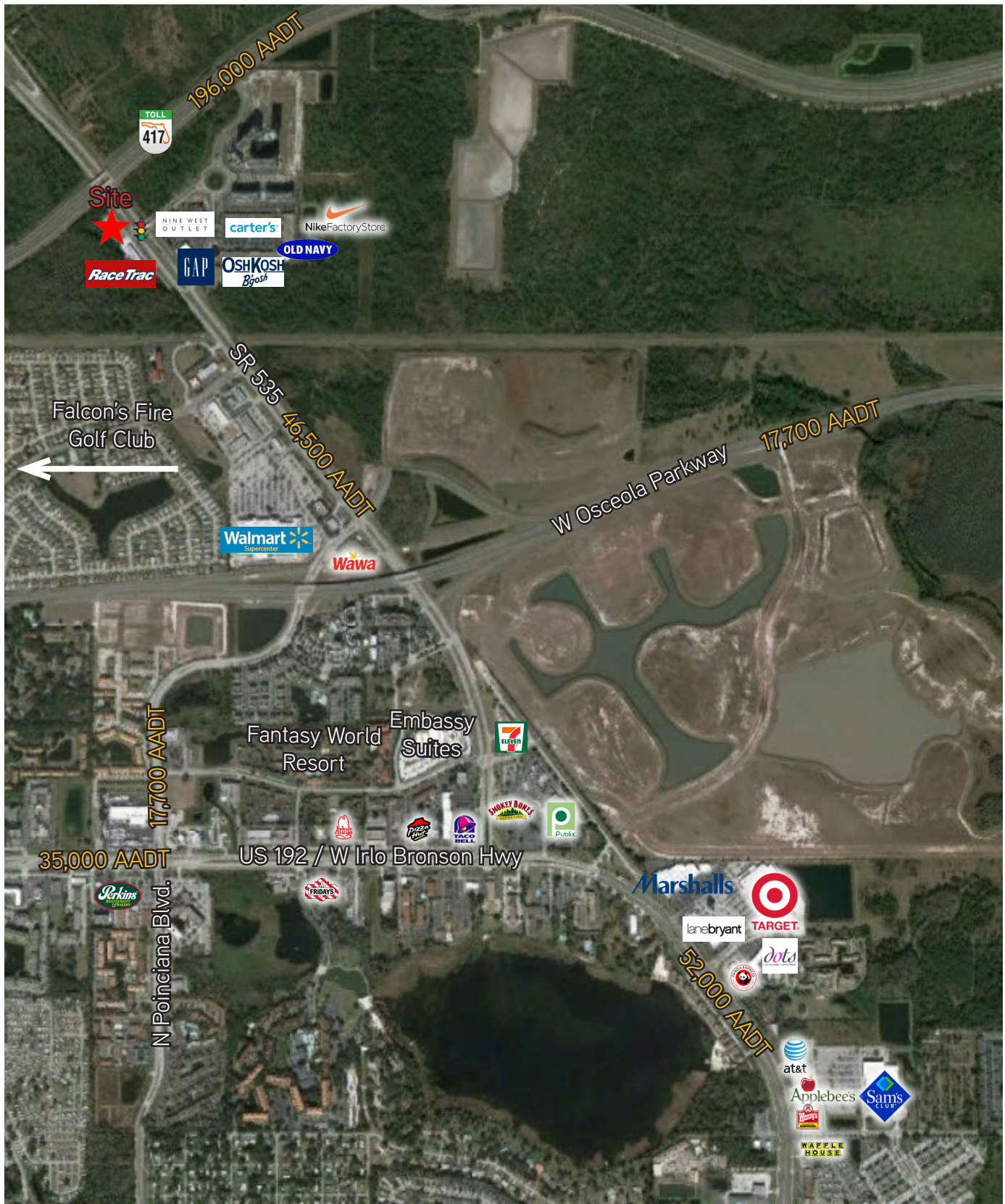
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Layout Example



Note: Area west of red line is a non-buildable area.

Surrounding Retail Aerial



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