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COMING SOON

LEASE PENDING

28,000 SF

2,607 SF
AVAILABLE

4,292 SF
AVAILABLE

INTERNATIONAL DRIVE VALUE CENTER

5295 INTERNATIONAL DRIVE | ORLANDO, FL 32819

±2,607 - 4,292 RSF AVAILABLE FOR LEASE

FOR MORE INFORMATION, PLEASE CONTACT:

KYLE KRUMM | 580.478.7000
kyle.krumm@foundrycommercial.com



DESCRIPTION

I-Drive Value Center is at the heart of the Orlando tourism corridor, with a superior location near Premium Outlets and Interstate-4. Anchored by Ross, TJ Maxx, Ulta, Dollar Tree, Five Below, and DD's Discounts. Consumer traffic is strong and visibility is excellent, with over 26,892 VPD on International Drive.

PROPERTY HIGHLIGHTS

- Anchor performance is exceptional with staggering growth annually
- 26% of tenants broke annual sales records in 2021
- Small inline shop space available
- TI Available
- Immediate occupancy
- Pylon Signage available
- Abundant parking

CENTER DETAILS

BUILDING SIZE	±185,595 SF
AVAILABLE	±2,607 - 4,292 SF
LEASE RATE	Please Inquire
PARKING	3.9 / 1,000
TRAFFIC COUNTS	International Drive - 26,892 VPD Interstate-4 - 84,592 VPD

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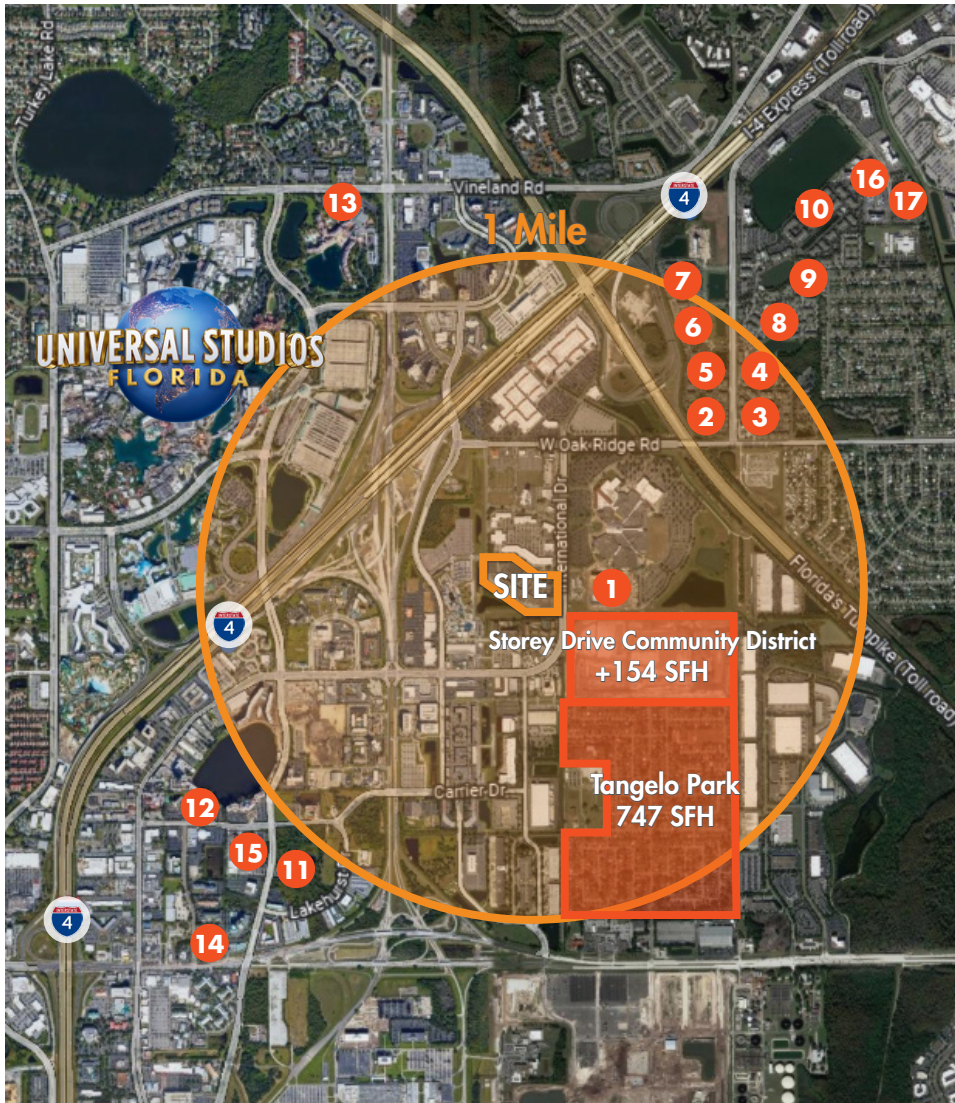
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OVER 6,000 MULTIFAMILY UNITS + SINGLE FAMILY HOMES WITHIN 2 MILES



MULTIFAMILY HOUSING

NAME	# UNITS - DRIVING DISTANCE
1 Deseo Grande	350 Units - 0.2 miles
2 Fountains at Millenia	374 Units - 1.2 miles
3 Ridge Club Apartments	372 Units - 1.3 miles
4 Glenn on Millenia	192 Units - 1.4 miles
5 Millenia Residences	371 Units - 1.6 miles
6 Century Millenia	252 Units - 1.6 miles
7 Aria at Millenia	270 Units - 1.7 miles
8 Landings on Millenia	336 Units - 1.7 miles
9 Brentwood Club Apartments	312 Units - 1.7 miles
10 Northbridge Apartments	556 Units - 1.8 miles
11 Bainbridge at Sand Lake	330 Units - 1.8 miles
12 The Enclave at Orlando	323 Units - 1.9 miles
13 Bell at Universal Apartments	445 Units - 2.3 miles
14 Fusion Orlando	176 Units - 2.4 miles
15 Republic Square Apartments	401 Units - 2.5 miles
16 Altaire at Millenia	331 Units - 2.5 miles
17 Aqua at Millenia	329 Units - 2.6 miles

SINGLE FAMILY HOMES

NAME	# UNITS - DRIVING DISTANCE
Storey Drive Community District	+154 SFH - 0.4 miles
Tangelo Park	747 SFH - 0.7 miles

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INTERNATIONAL DRIVE VALUE CENTER | 5295 INTERNATIONAL DRIVE

PHOTOS



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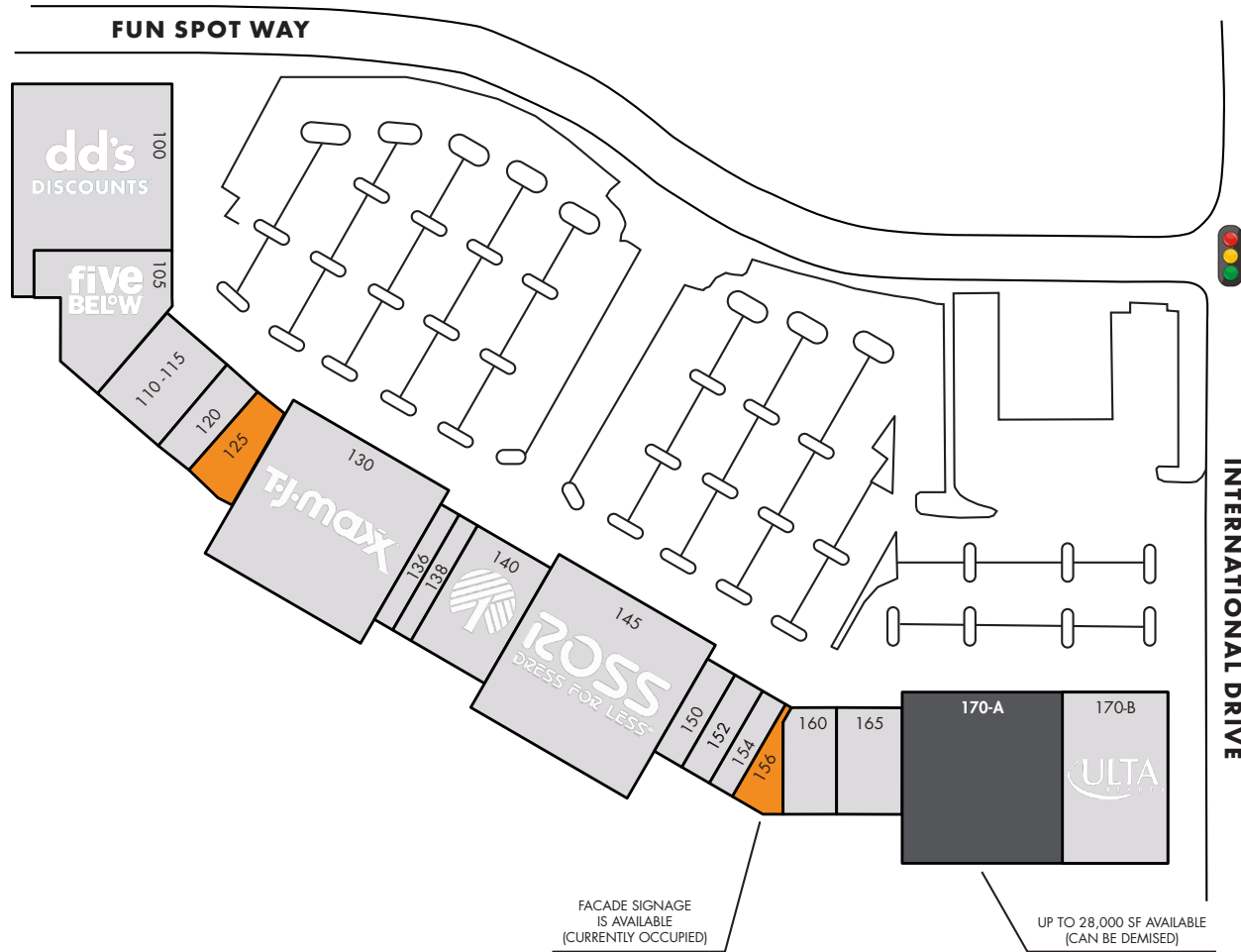
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SITE PLAN



SUITE	TENANT	SF
170-A	LEASE PENDING	28,000
170-B	ULTA	12,000
165	RAINBOW	6,210
160	ELEGANT BEAUTY SUPPLIES	4,981
156	AVAILABLE	2,607
154	PARIS NAILS & SPA	2,500
152	SMOKEY'S SMOKE SHOP	3,000
150	PERFUME OUTLET	3,000
145	ROSS DRESS FOR LESS	28,220
140	DOLLAR TREE	10,000
138	LUGGAGE OUTLET	2,500
136	GIFT SHOP	2,500
130	TJ MAXX	28,054
125	AVAILABLE	4,292
120	CASUAL OUTLET	3,800
110-115	SHOE DEPT	7,752
105	FIVE BELOW	11,266
100	DD'S DISCOUNTS	24,913

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EPIC LOCATION

INTERNATIONAL DRIVE

- 3,000+** luxury apartments planned/under construction
- 15,000+** hotel rooms within 1.5 miles
- \$8.2 billion** in annual spending along the I-Drive District
- 15.3 million** annual visitors (64% are overnight visitors)

INTERNATIONAL DRIVE VALUE CENTER IS LOCATED:

- 0.6 miles** to one of the top five performing outlet malls in the country
- 1.7 miles** to Universal Studios Theme Park
- 2.6 miles** to luxury Mall at Millenia
- 2.2 miles** to Universal's new Epic Universe, opening in 2025, which will add 2,000 new hotel rooms and an additional 14,000 jobs to the area
- 3.5 miles** to Orange County convention center, the center of hospitality
- 8 miles** to Disney World Theme Park

ORLANDO MSA

- 5th fastest growing MSA** in the US (1,100 new residents weekly)
- 5.2 million** residents projected by 2023
- #1** tourist destination in the world
- #1** in the Country for Job Growth
- 8.5 million+** population within 2 hour drive



Sources: U.S. Dept. of Labor, Bureau of Labor Statistics, 2015-2018 /Orlando Economic Partnership / ESRI 2020 Metropolitan Statistic Area (MSA) Includes Lake, Orange, Osceola and Seminole Counties.

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MULTI FAMILY DEVELOPMENTS



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DEMOGRAPHICS

1 MILE RADIUS



5,175

ESTIMATED POPULATION 2021



30.8

MEDIAN AGE



\$147,310

MEDIAN HOME VALUE 2021



13,836

TOTAL EMPLOYEES



\$55,953

AVG HOUSEHOLD INCOME

3 MILE RADIUS



76,945

ESTIMATED POPULATION 2021



33.7

MEDIAN AGE



\$258,368

MEDIAN HOME VALUE 2021



84,400

TOTAL EMPLOYEES



\$67,559

AVG HOUSEHOLD INCOME

5 MILE RADIUS



221,269

ESTIMATED POPULATION 2021



34.8

MEDIAN AGE



\$269,763

MEDIAN HOME VALUE 2021



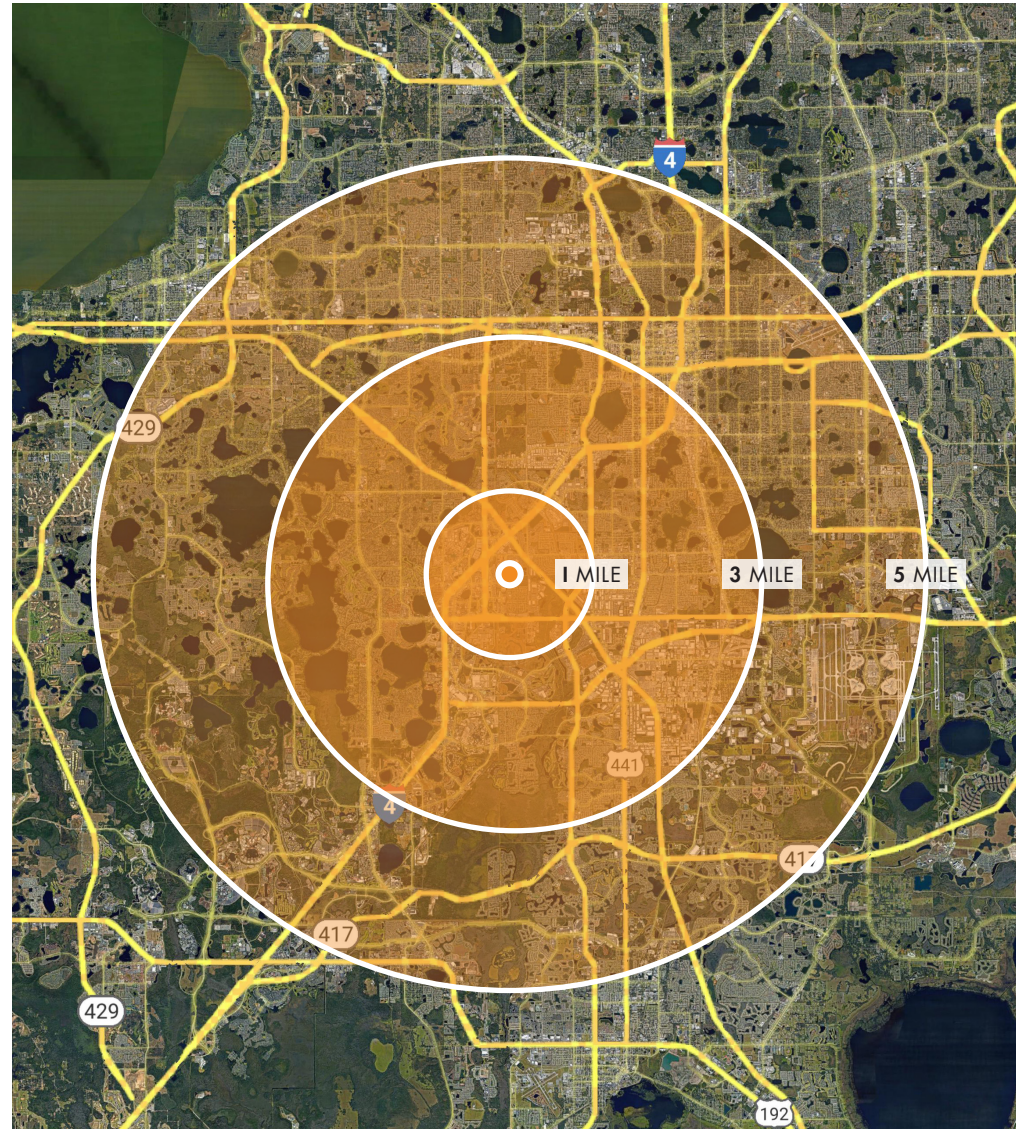
169,876

TOTAL EMPLOYEES



\$77,047

AVG HOUSEHOLD INCOME



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