



208,000± AADT

PALM PARKWAY - 15,200± AADT

# 38.8± AC PALM PARKWAY

MIXED-USE DEVELOPMENT LAND  
ORLANDO, FL

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## OVERVIEW

The site is 38.8± acres situated between Interstate 4 (208,000 AADT) and Palm Parkway (15,200 AADT). A total of 223,000± vehicles pass the site daily, providing excellent visibility along 4,000± feet of I-4 Frontage daily. Additionally, a new overpass (future full interchange) was approved by FDOT, which will funnel vehicles directly off Interstate 4 onto Palm Parkway. Construction of the ramp is set to begin in 2018.





# SITE HIGHLIGHTS

This 38.8± Acre property is located in the core of Orlando's tourist hotspot, centered between the nation's leading entertainment hubs and theme parks. Disney World, Universal Studios and SeaWorld are located just minutes away. The Orange County Convention Center (second largest in the United States) is surrounded by over 120,000 hotel rooms within two miles of Palm Parkway.

## SITE FACTS

### ENTITLEMENTS

**269,300± SF** of Commercial Uses

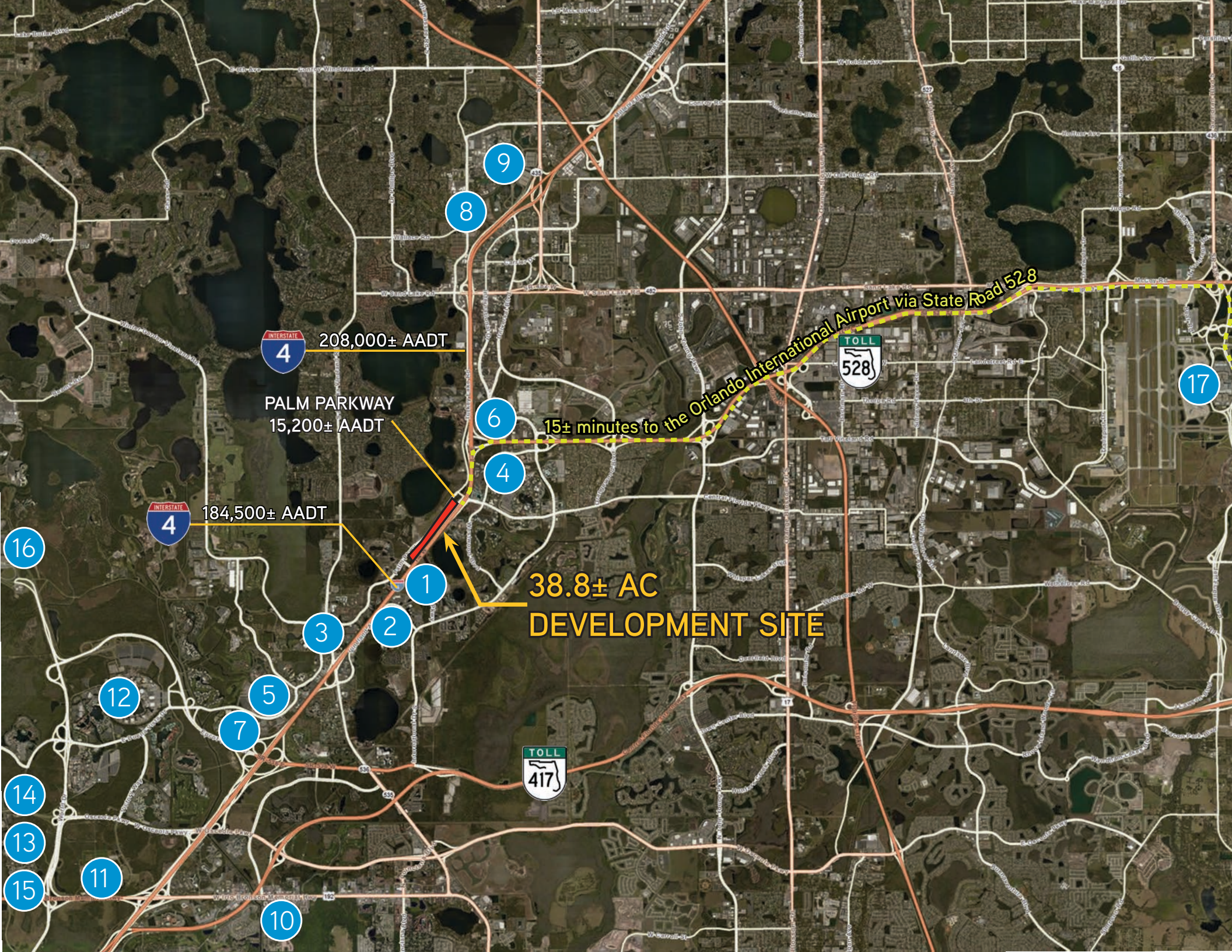
**1,231** Convention Center Hotel Rooms

**250** Non-Convention Center Hotel Rooms

**26,000** Trips with a Matrix of Approved Uses







INTERSTATE 4 208,000± AADT

PALM PARKWAY 15,200± AADT

INTERSTATE 4 184,500± AADT

38.8± AC  
DEVELOPMENT SITE

15± minutes to the Orlando International Airport via State Road 528





## LOCAL AREA ATTRACTIONS

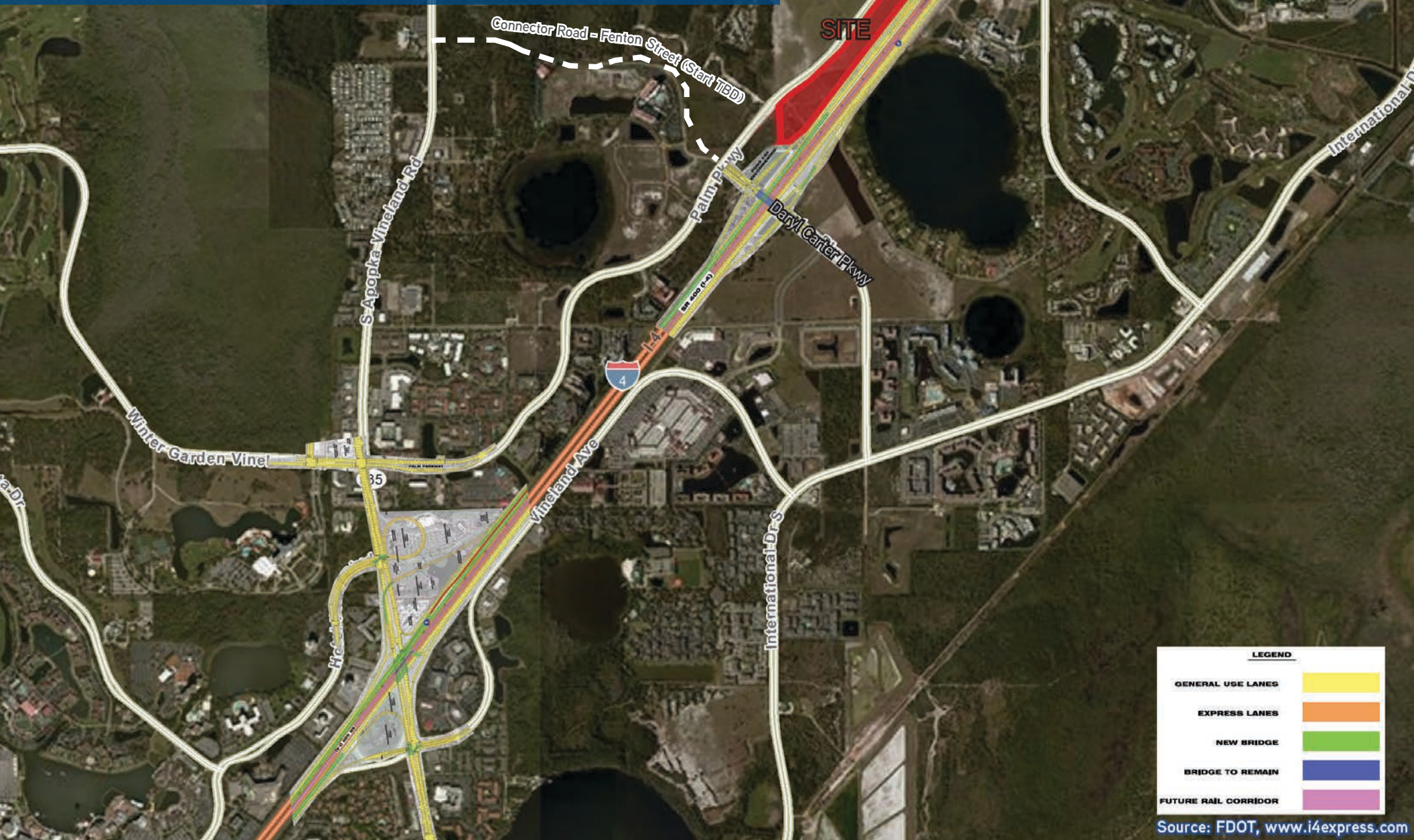
	ATTRACTION	ATTENDANCE (2015)	DISTANCE
1	Vineland Pointe (436,000 SF of retail under development)	Not available	0.4 miles
2	Premium Outlets Vineland	Not available	1.3 miles
3	Crossroads of Lake Buena Vista	Not available	2.1 miles
4	SeaWorld Orlando	4,770,000	3.2 miles
5	Disney Springs	Not available	3.8 miles
6	Orange County Convention Cntr.	1,000,000+	4.8 miles
7	Disney's Typhoon Lagoon	2,290,000	4.9 miles
8	Universal's Volcano Bay Waterpark	Not available	5.0 miles
9	Universal Studios Orlando	9,580,000	6.9 miles
10	Old Town & Fun Spot	500,000+	7.1 miles
11	ESPN Wide World of Sports	350,000	7.3 miles
12	Epcot	11,700,000	7.5 miles
13	Hollywood Studios	10,800,000	7.8 miles
14	Animal Kingdom	10,900,000	9.2 miles
15	Blizzard Beach	2,100,000	9.3 miles
16	Magic Kingdom	20,400,000	9.4 miles
17	Orlando International Airport	36,400,000	16.2 miles





# I-4 BEYOND THE ULTIMATE

This future construction is an extension of the I-4 Ultimate Improvement Project, a 21 mile project spanning from Seminole to Orange County. The proposed plans show brand new interchanges at the intersections of Daryl Carter Pkwy. & I-4 and FL-535 & I-4. Additionally, there are plans to connect Daryl Carter Pkwy. with S. Apopka Vineland Road. This construction would optimize access and exposure to the subject property.

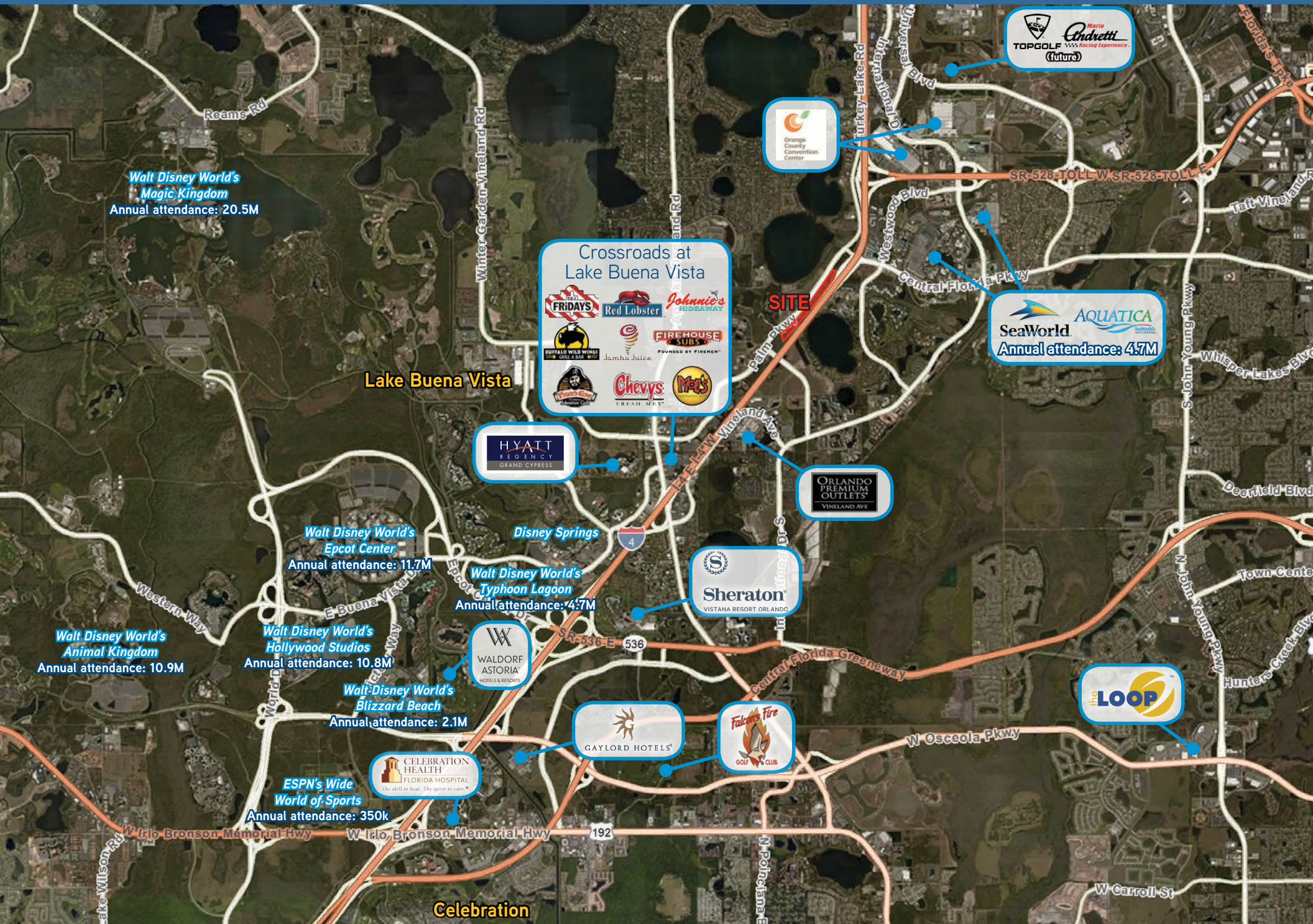


LEGEND	
GENERAL USE LANES	
EXPRESS LANES	
NEW BRIDGE	
BRIDGE TO REMAIN	
FUTURE RAIL CORRIDOR	

Source: FDOT, [www.i4express.com](http://www.i4express.com)



## SURROUNDING RETAIL







PALM PARKWAY - 15,200± AADT

DARYL CARTER PARKWAY - 3,700± AADT

208,000± AADT



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