

THE BEACON

Daryl Carter Parkway & Palm Parkway

ORLANDO, FLORIDA

Fronting Interstate 4



DAVID GABBAI
407 843 1723
david.gabbai@colliers.com

LYNSEY ALEGRIA
407 843 1723
lynsey.alegria@colliers.com

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- Among the strongest restaurant volumes in the country in the immediate trade area.
- Centrally located in the heart of the Tourist trade area, with over 68 million visitors annually.
- Orlando's Premium Outlet, one of the Top 5 Shopping Centers in the country with sales of \$1,200 PSF located within minutes of the development.
- Strategically located minutes from Walt Disney World, Universal Studios, Sea World, Lake Buena Vista and International Drive.
- Over 120,000 hotel rooms and vacation rentals in the immediate trade area.
- \$31.6B in visitor spending in tourism and travel, with over 370,000 jobs.
- In January 2017, Orlando held the number one spot as the fastest growing job market in the country with an employment base of at least one million jobs.

Demographics

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Total Population	1,277	38,813	101,025
Average HH Income	\$111,614	\$95,361	\$85,843
Daytime Population	6,738	77,964	185,369
Median Age	31.8	31.7	34.9

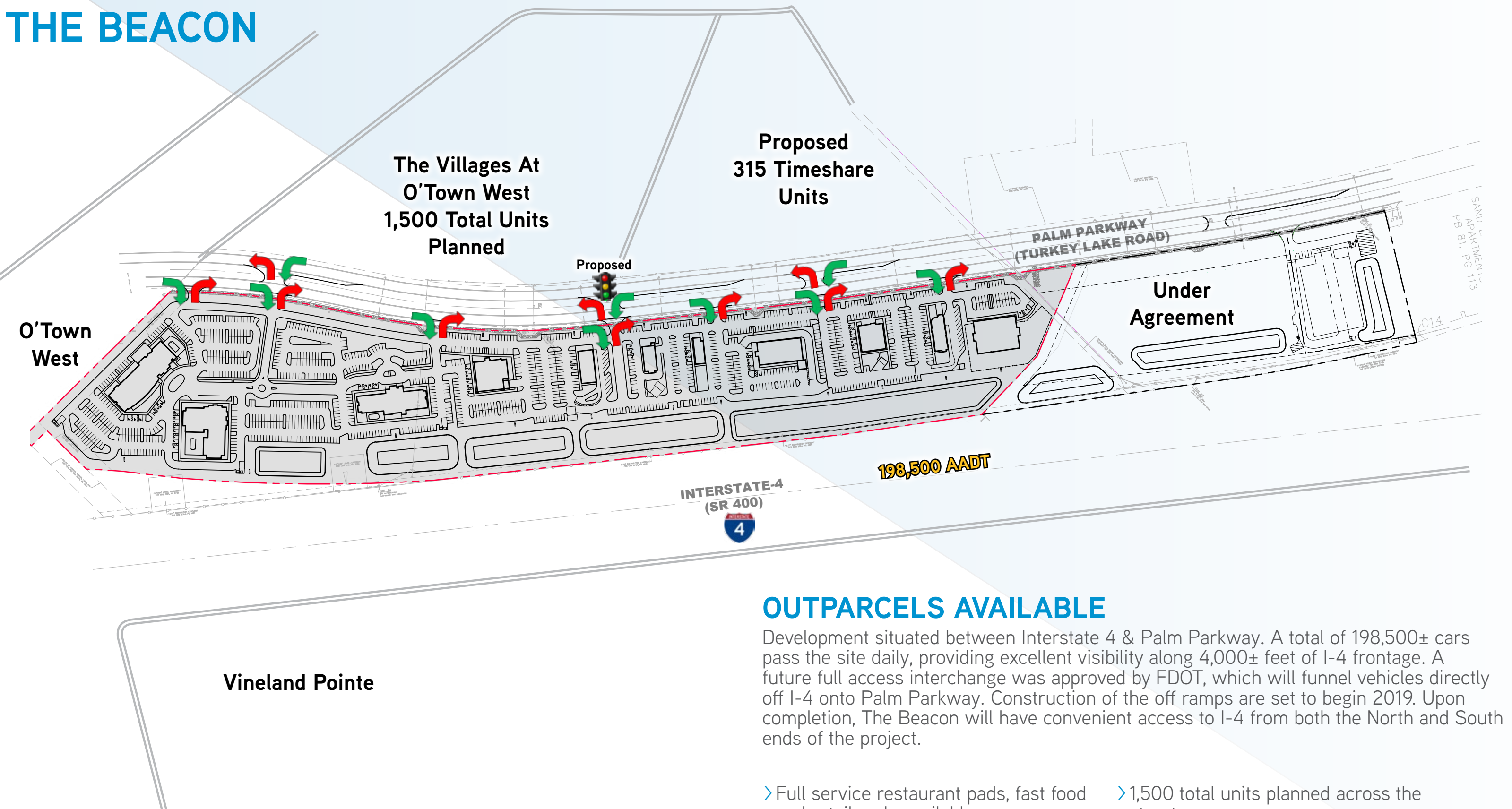
Drive Time Demographics

	<u>5 Minutes</u>	<u>10 Minutes</u>	<u>15 Minutes</u>
Total Population	8,411	37,694	124,149
Average HH Income	\$65,586	\$92,409	\$84,626
Daytime Population	17,592	75,570	247,646
Median Age	25.8	31.4	35.3

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OUTPARCELS AVAILABLE

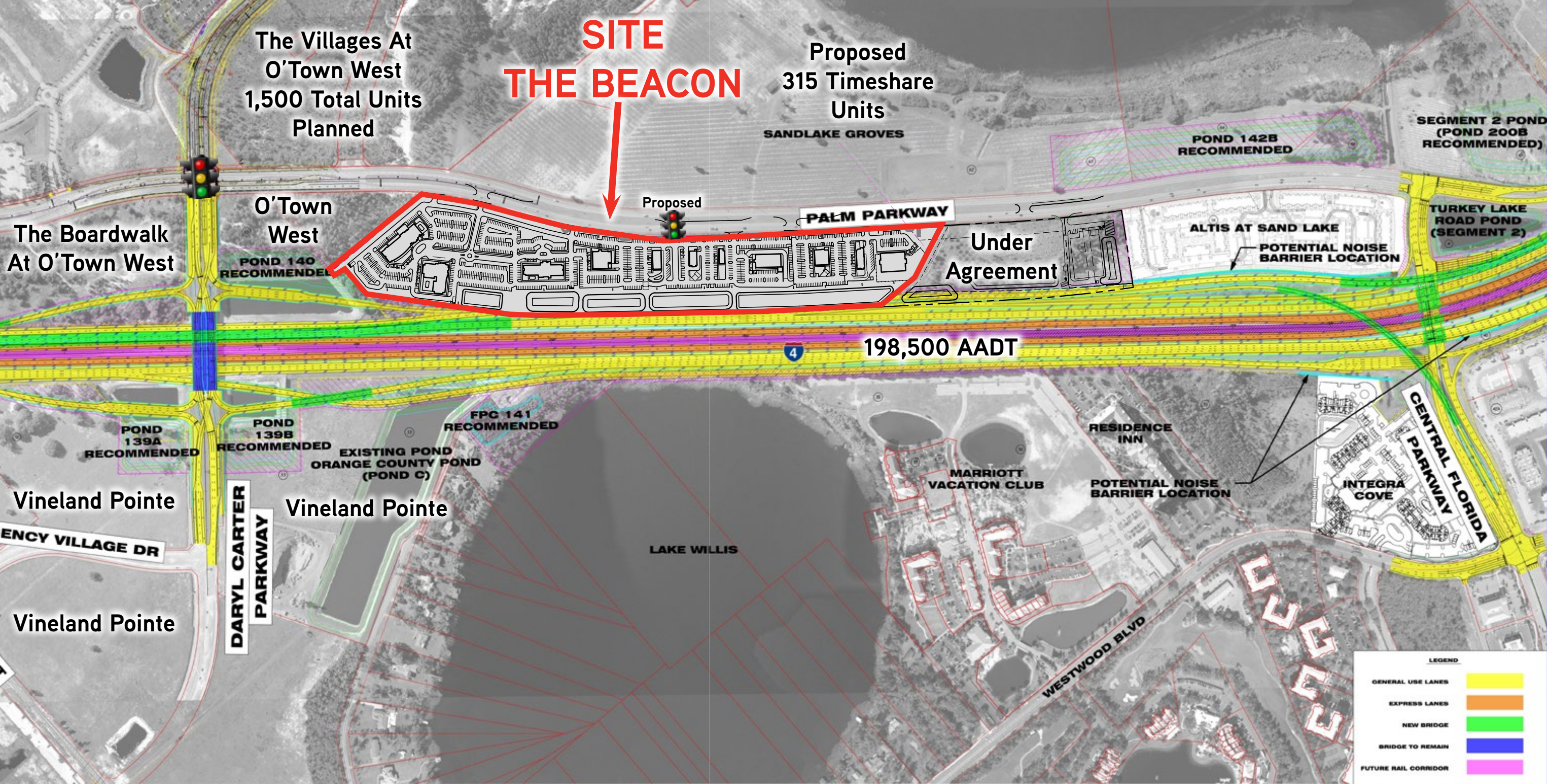
Development situated between Interstate 4 & Palm Parkway. A total of 198,500± cars pass the site daily, providing excellent visibility along 4,000± feet of I-4 frontage. A future full access interchange was approved by FDOT, which will funnel vehicles directly off I-4 onto Palm Parkway. Construction of the off ramps are set to begin 2019. Upon completion, The Beacon will have convenient access to I-4 from both the North and South ends of the project.

- > Full service restaurant pads, fast food and retail pads available
- > Sizes range from .5 acres to 2.5 acres
- > 7 total access points
- > 3 median breaks
- > 1,500 total units planned across the street
- > Surrounded by significant new developments
- > Proposed full access traffic signal at the site

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THE BEACON - Proposed Interstate 4 Interchange Improvements



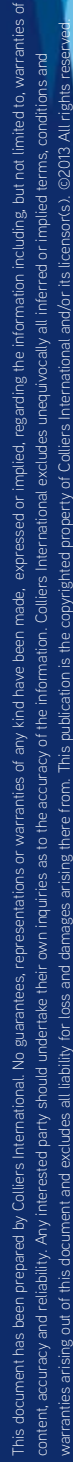
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Interstate 4 & Daryl Carter Parkway Lodging Study

