

FOR LEASE > RETAIL

2.04± AC OUTPARCEL

Lee Vista Blvd. & Semoran Blvd. (SR 436) | Orlando, FL

Colliers
INTERNATIONAL



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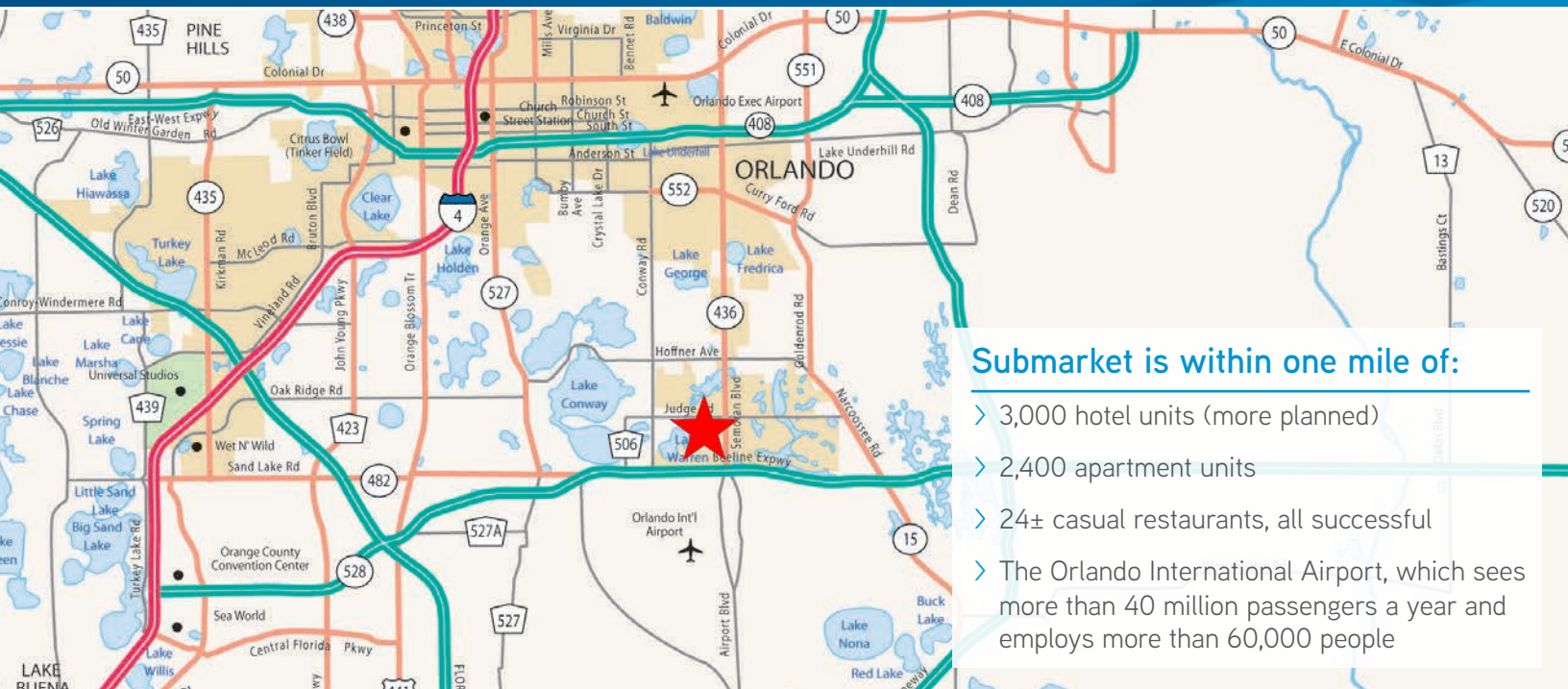
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EXCELLENT VISIBILITY OUTPARCELS

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Submarket is within one mile of:

- > 3,000 hotel units (more planned)
- > 2,400 apartment units
- > 24± casual restaurants, all successful
- > The Orlando International Airport, which sees more than 40 million passengers a year and employs more than 60,000 people

Features

The available parcel for lease is located on the Northwest corner of Lee Vista Blvd. and Semoran Blvd. within minutes to Orlando International Airport, numerous office buildings, an abundance of national restaurant chains, the Florida Mall and minutes away from Lake Nona.

Strong mix of hotels, apartments, office and retail. The location is characterized by an excellent mix of employment, transportation, residential, recreation, hospitality and retail.

The parcel sits across the street from the newly developed Lee Vista Promenade, with national tenants such as Academy Sports, Homegoods, Ross, Michael's, Petco, and Famous Footwear.

- > Lot 1 - Wawa
- > **Lot 2 - 2.04± AC Available for Lease**
- > Lot 3 - Panera
- > Lot 4 - Texas Roadhouse
- > Lot 5 - Chick-fil-A

Demographics

	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
Total Population	8,090	64,813	183,306
Daytime Population	5,733	23,745	64,361
Population Density	1,709.2	3,104.0	1,985.6
Average HH Income	\$47,323	\$58,089	\$60,203
Median HH Income	\$37,433	\$41,572	\$42,340
Business Establishments	432	2,457	7,515

Contact Us

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