



LAND FOR SALE

I-DRIVE COMMERCIAL SITE

International Drive South
Orlando, Florida

POTENTIAL HOTEL, RESTAURANT, RETAIL



FOR MORE INFORMATION, PLEASE CONTACT:

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 Land Brokerage Services
 (407) 541-4428
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Exclusively listed by
CUSHMAN & WAKEFIELD OF FLORIDA, INC.
 800 North Magnolia Avenue, Suite 450
 Orlando, Florida 32803
 (407) 841-8000
www.cushmanwakefield.com



International Drive South, Orlando, Florida



Location: International Drive South

Zoning: PD; Unincorporated Orange County

Size: 7.87 +/- Acres (Sub-dividable); irregular; 507 frontage feet

Traffic Count: 17,576 VPD on International Drive South

Median Cut: Signalized intersection (03/2014)

Potential Uses: Restaurant, Retail, Hotel, other Commercial.

Price: \$6,600,000 (bulk)
\$2,000,000 for 3± Acres to Rear of Site

SITE FEATURES

- Flyover bridge will connect east and west sides of I-4
- Centrally located in the heart of the Tourist Corridor
- Fronting International Drive at the future signalized intersection of Fenton Street (2014) (aka Wildwood Ext.)
- Strong population mix of tourists and locals
- 3,300+ permanent resident units in the immediate area
 - 4,750+ in a 2-mile radius
- 2,600+ resort style units in immediate area,
 - 16,500+ within a 2 mile radius
- Convenient to all attractions and airport
- 20,000± total resort and residential units in a 2 mile radius

Demographics (2010)	1 Mile	3 Mile	5 Mile
Population	6,999	31,611	93,830
Average HH Income	\$64,703	\$76,280	\$76,476
Median HH Income	\$53,351	\$55,876	\$55,977
Median Age	23.3	28	33.1

Demand Drivers



Corresponding Map Key – Area Resort and Residential Units

Map #	Multifamily	Units
1	Commons	280
2	Chatham Square	448
3	Patterson Court	384
4	Cumberland Park	456
5	Discovery Palms	336
6	Alta at Lake Eve	264*
7	Mission Club	356
8	Lexington Place	259
9	Broadwater	408
10	Vinings	400

Map #	Timeshare Resorts	Units
1	Parc Soleil	141
2	Tuscany Village	440
3	The Fountains	571
4	Amelia Resort	166
5	Key West Resort	171
6	Bella Florida	341
7	Worldmark	76

Map #	Condo Hotels	Units
1	Floridays Site	N/A
2	Floridays	151
3	Parc Corniche	220

Map #	Hotel	Units
1	Lake Eve	176
2	Monumental	94
3	Ramada	121



Offer Process

- 1) Submit a Confidentiality Agreement to margery.johnson@cushwake.com, fax the form to 407.425.6455 or send the CA to:

 Margery Johnson
 Cushman & Wakefield of Florida, Inc.
 800 North Magnolia Avenue, Suite 450
 Orlando, Florida 32803
- 2) Access to due diligence materials at CW-One will be granted upon receipt of the Confidentiality Agreement.
- 3) Submit Letter of Intent. Format and deadline will be provided within several weeks for all who have submitted a Confidentiality Agreement.

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A full commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to a cooperating broker who consummates a sublease which is unconditionally executed and delivered by and between sublandlord and subtenant. (A copy of the rates and conditions referred to above are available upon request.)

This listing shall not be deemed an offer to lease, sublease or sell such property; and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker except if otherwise provided pursuant to the express terms, rates and conditions of C&W's agreement with its principal, if, as and when such commission (if any) is actually received from such principal. (A copy of the rates and conditions referred to above with respect to this property is available upon request.)