

FOR SALE

# I-DRIVE COMMERCIAL SITE

Orlando, Florida

Potential Hotel, Restaurant, Retail



Walt Disney World

South Apopka-Vineland Road

Interstate 4

Premium Outlet Mall

South International Drive

Vineland Avenue



SITE

1

2

Daryl Carter Parkway

Alta at Lake Eve  
264 MF Units • Leased Up



## Tourism Statistics

- 66,000 Orlando Visitors in 2015
- Hotel occupancy typically leads the US - 79.1% YTD May 2016
- ADRs continue to rise
- Starwood is adding 700 units to the south



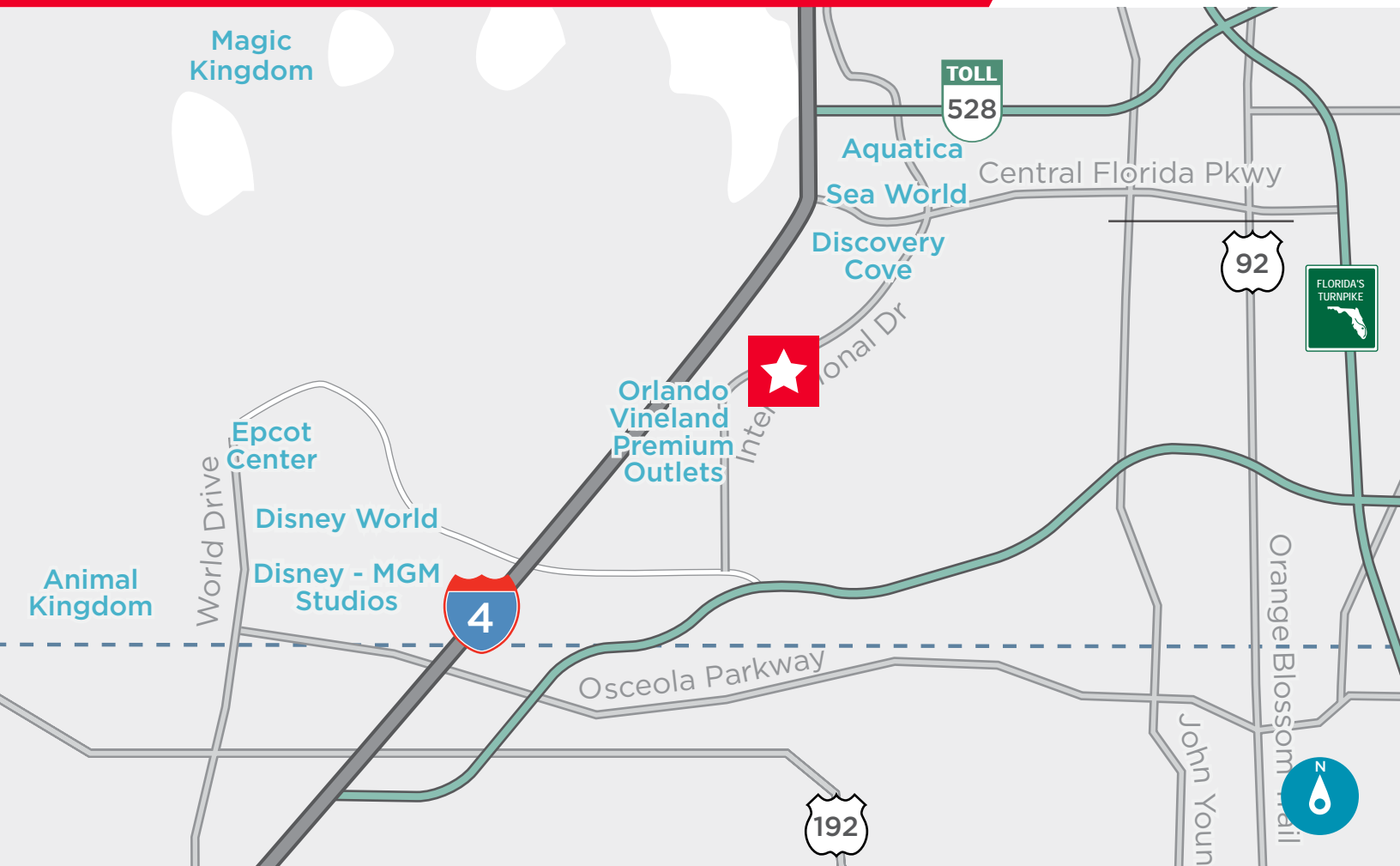
## Features

- Close to Premium Outlet Mall
- Flyover bridge is being extended west to Apopka-Vineland Road.
- Centrally located in the heart of the Tourist Corridor
- Fronting International Drive at the signalized intersection of Daryl Carter Parkway
- Strong population mix of tourists and locals
- 3,300+ permanent resident units in the immediate area - 4,750+ In a 2-mile radius; 1000 more in the pipeline
- 2,600+ Resort style units in immediate area - 16,500+ In a 2-mile radius
- Convenient to all attractions, airport, and outlet mall
- 20,000+ Total resort and residential units in a 2-mile radius
- Starwood (timeshare resort) adding 700 units south of Parcel 1

## Availabilities

<b>Location</b>	Parcel A - International Drive South
<b>Zoning</b>	PD / Unincorporated Orange County
<b>Size</b>	±3.7 Gross Acres Available
<b>Traffic Count</b>	<b>24,325 VPD</b> on International Drive
<b>Median Cut</b>	Signalized Intersection
<b>Potential Uses</b>	Restaurant, Retail, Hotel, Other Commercial
<b>Access / Signage</b>	On International Drive
<b>Parcel 1</b>	Under Contract
<b>Asking Price</b>	\$4,600,000





## OFFER PROCESS

- 1) Submit a Confidentiality Agreement to [margery.johnson@cushwake.com](mailto:margery.johnson@cushwake.com) or send to:  
Margery Johnson  
Cushman & Wakefield of Florida, Inc.  
20 North Orange Avenue, Suite 300  
Orlando, Florida 32801  
+1 407 435 4947
- 2) Access to due diligence materials at CW-One will be granted upon receipt of the Confidentiality Agreement.
- 3) Submit Letter of Intent.

For more information, please contact:

**Margery Johnson**  
Senior Director, Land Brokerage Services  
Direct: +1 407 541 4395  
Mobile: +1 407 435 4947  
[margery.johnson@cushwake.com](mailto:margery.johnson@cushwake.com)

**Andrew Slowik**  
Associate, Land Brokerage Services  
Direct: +1 407 541 4428  
Mobile: +1 941 779 5989  
[margery.johnson@cushwake.com](mailto:margery.johnson@cushwake.com)

**Cushman & Wakefield of Florida, Inc.**  
20 North Orange Avenue  
Suite 300  
Orlando, Florida 32801  
[cushmanwakefield.com](http://cushmanwakefield.com)

The depiction in the included photograph of any person, entity, sign, logo or property, other than Cushman & Wakefield's (C&W) client and the property offered by C&W, is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and C&W or its client. 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.)