

## JOIN THESE NATIONAL TENANTS

- ▶ **TJ-maxx**
- Burlington**
- FIRST WATCH**  
THE DAYTIME CAFE
- five BELOW**

## PROPERTY FEATURES

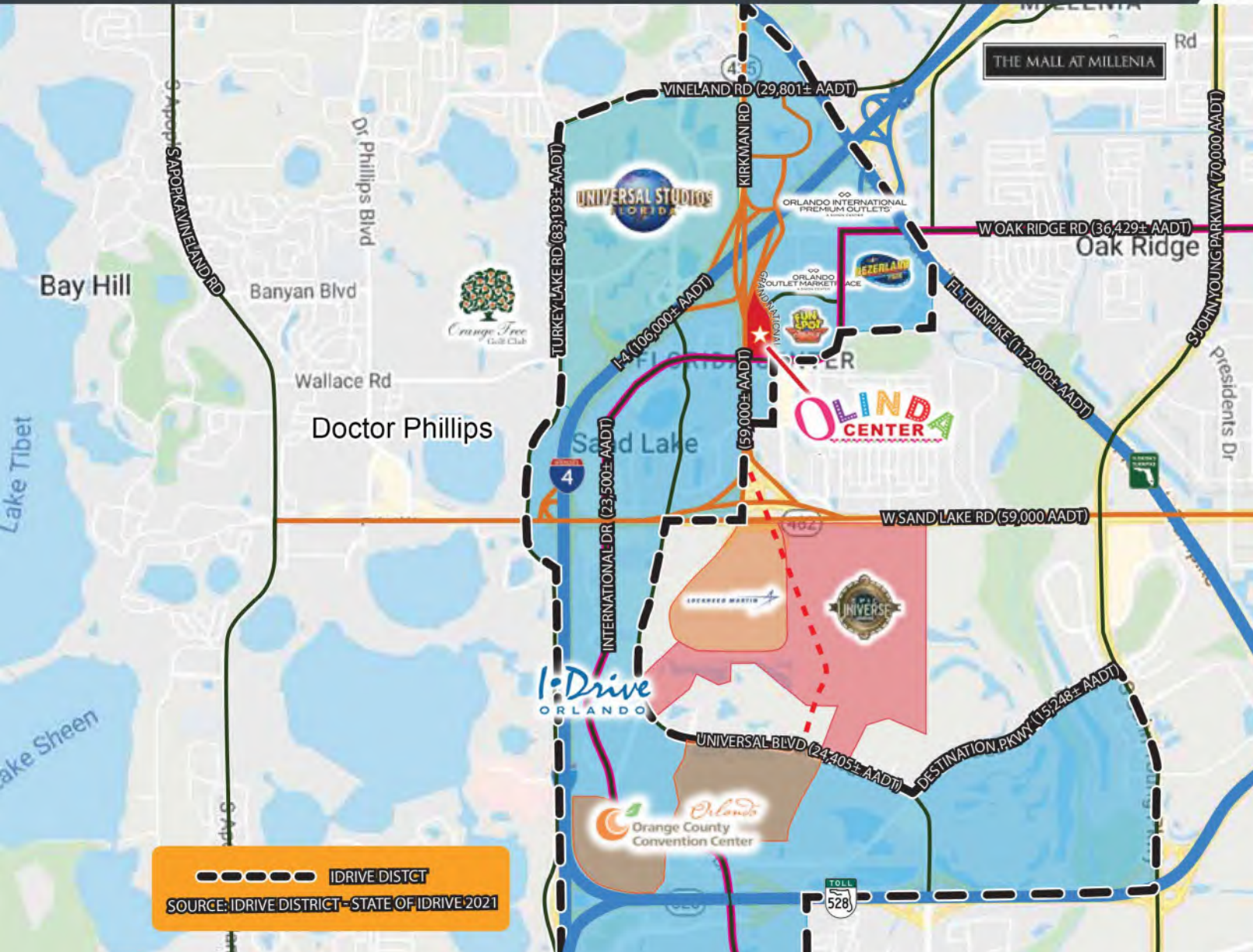
- ▶ Multi-million dollar renovation; Completion Q4 2023
- ▶ NEW ACCESS POINTS (IN RED):
  - Right-in Kirkman North
  - Right-out IDrive
  - 2 right turn lanes onto Kirkman North
  - 2 full access points from Grand National, the new address routing visitors to the center

## SITE AERIAL



# NEC INTERNATIONAL DRIVE AND KIRKMAN ROAD, ORLANDO, FL

18 ACRE REDEVELOPMENT PROJECT IN THE HEART OF SW ORLANDO

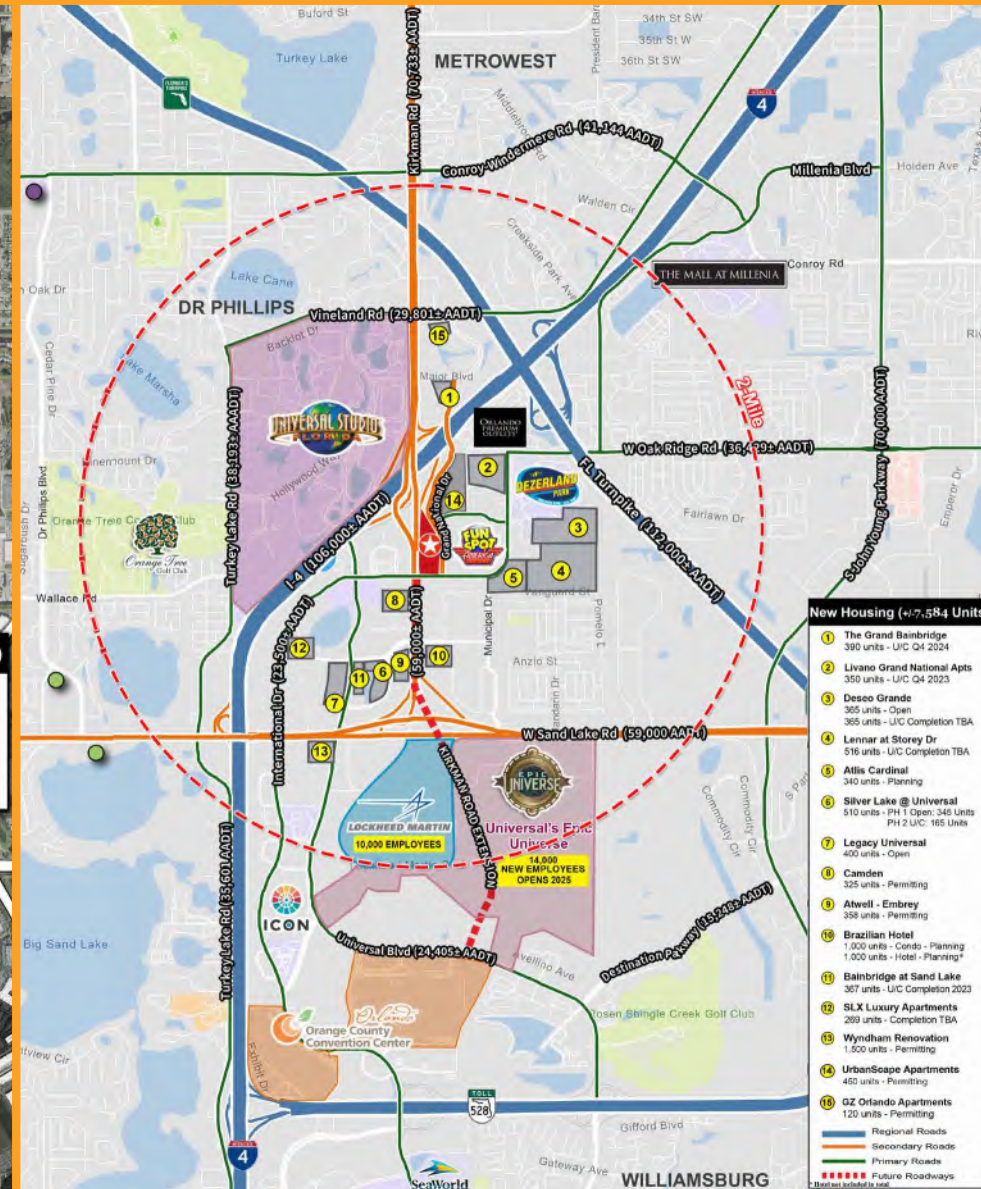
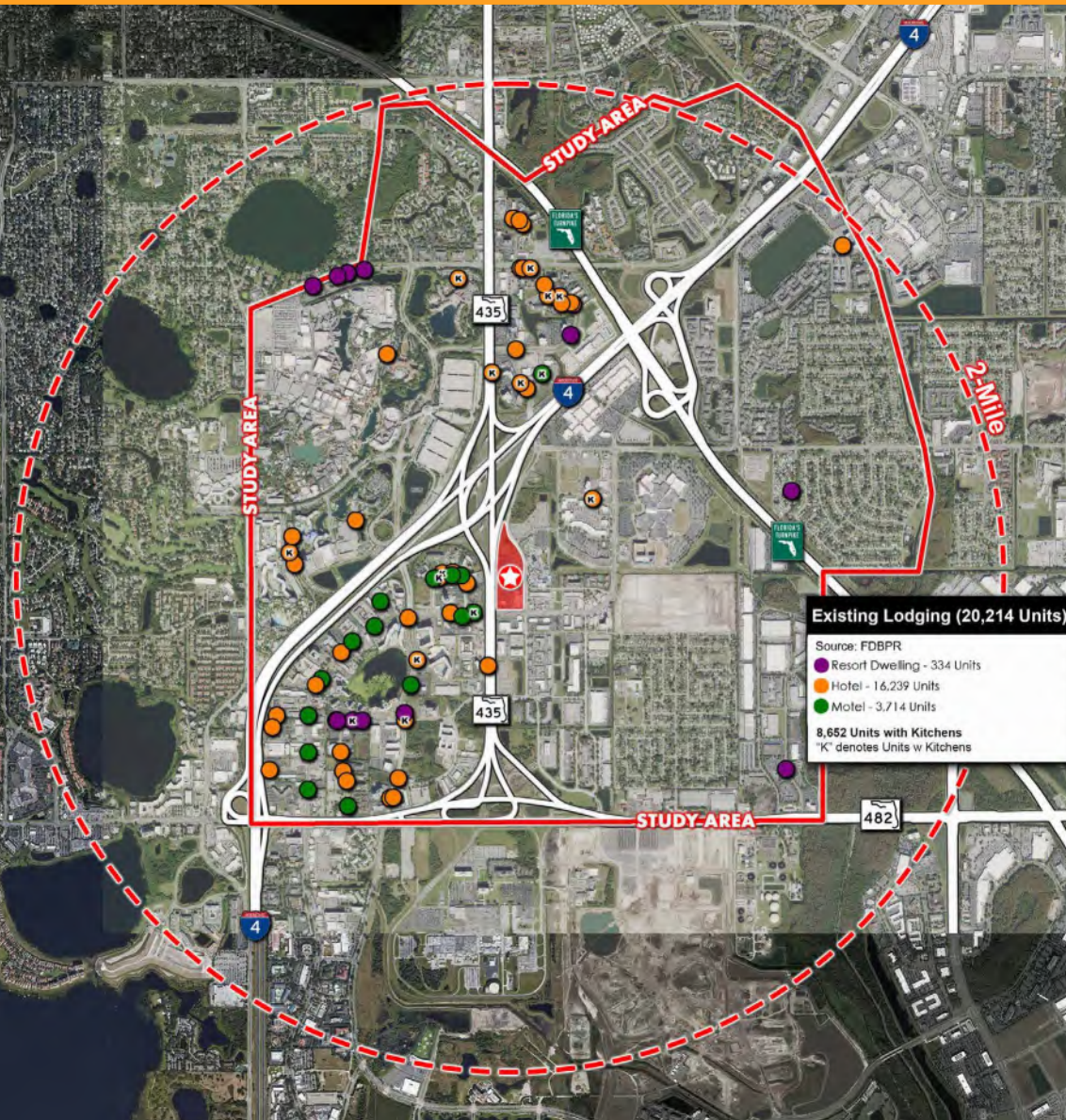


## Market Overview

- Super Regional connectivity via I4, FL Turnpike and SR 538
- New traffic pattern connecting I4 express lanes with the Grand National on/off ramp
- Kirkman South extension is under construction
- New ingress/egress to the site
- Inside the I-Drive District with 12.9 Million visitors and \$5.57 Billion in visitor spend, capturing 47% of the total hotel tax (TDT) in Orange County in 2021.

## Existing Hospitality Units (20,217 Units) Orlando, Florida

## New Residential Developments (7,584 Units) International Dr, Kirkman Rd & Grand National Dr



**Population Study estimates 181,000 people within ±2 miles of OLINDA**

The north International Drive and Kirkman area is transforming at a rapid pace. The historically a pure tourism submarket is becoming one of Central Florida’s fastest growing residential areas with more than 7,585 residential units opening, under construction and in for permitting. This translates into approximately 20,000 people in a 2-mile area from the Olinda Center. This is in addition to the census population estimate for 2027 of 34,744 (a 2.07-2.93 annual growth rate). Factoring in the employees in market and the weekly visitors staying in the resorts, hotels and rental properties, the 2-mile population reaches 181,000 people.



Population Study Including New Residential & Hospitality Units	2 Mile Radius	Study Area
New Residential Units	7,585	7,584
Avg HH Size (ESRI)	2.63	2.67
Total Population Estimate (# units X Avg HH Size)	19,949	20,249
2027 Population (ESRI)	34,744	25,459
Day time Populations (workers only-ESRI)	53,200	35,313
Total Population Estimates including new residential & Workers	107,893	81,021
Hospitality Units in Study Area	20,214	20,214
Avg # Occupants (assumption 2.4 per unit - I drive 2021 Study)	48,514	48,514
Avg Occupancy Rate in 2021 (52% - I drive 2021 Study)	25,227	25,227
Weekly Visitors Estimates (avg stay 2.9 domestic travelers - Visit Orlando)	73,159	93,955
Total Weekly Population	181,051.06	174,975.95

## PROPOSED LEASE PLAN - DELIVERING 2023



UNIT	SF	TENANT (FORMERT)
S 101	4,418	BRAZILIAN REST.
S 102	2,800	KOSHER GRILL
S 103	1,256	BARBER
S 104	1,120	TRAVEL
S 105	2,100	LIQUOR
S 106	29,442	BURLINGTON
S 107	9,767	FUNTANIA
N 108/109	9,904	FIVE BELOW
N 110	23,698	TJ MAXX
N111	10,000	CONCENTRA
N111	+10,000	AVAILABLE
OP1 - A1/A2	2,400	CHIPOTLE
OP1 - B	4,000	FIRST WATCH
OP1 - C	2,940	AVAILABLE
OP2	9,200	SUSHI YAMA ORLANDO
FUTURE DEV'T AREA A (RETAIL)		45,000 SF
FUTURE DEV'T AREA B (HOTEL, MULTIFAMILY, OFFICE)		TBD
PH 1 GLA: 123,747 SF		