

Shops at Lake Buena Vista



**Destination Retail in the Heart
of the Orlando Tourist Corridor**

Summary & Highlights

Address 15657 State Road 535, Orlando, FL 32821

Size GLA: 240,000 square feet

Highlights

- **High-volume Co-tenancy, including Calvin, Tommy Hilfiger, Nike, Under Armour, Gap, Old Navy, American Eagle, Aeropostale, Levi's, Loft, Crocs, G by Guess, Carter's/ Oshkosh, Express, Eddie Bauer, Rawlings & Skechers**
- **75+ million annual visitors to Orlando**
- **Ideally located on State Rd 535, 1.5 miles from Disney World**



Summary & Highlights

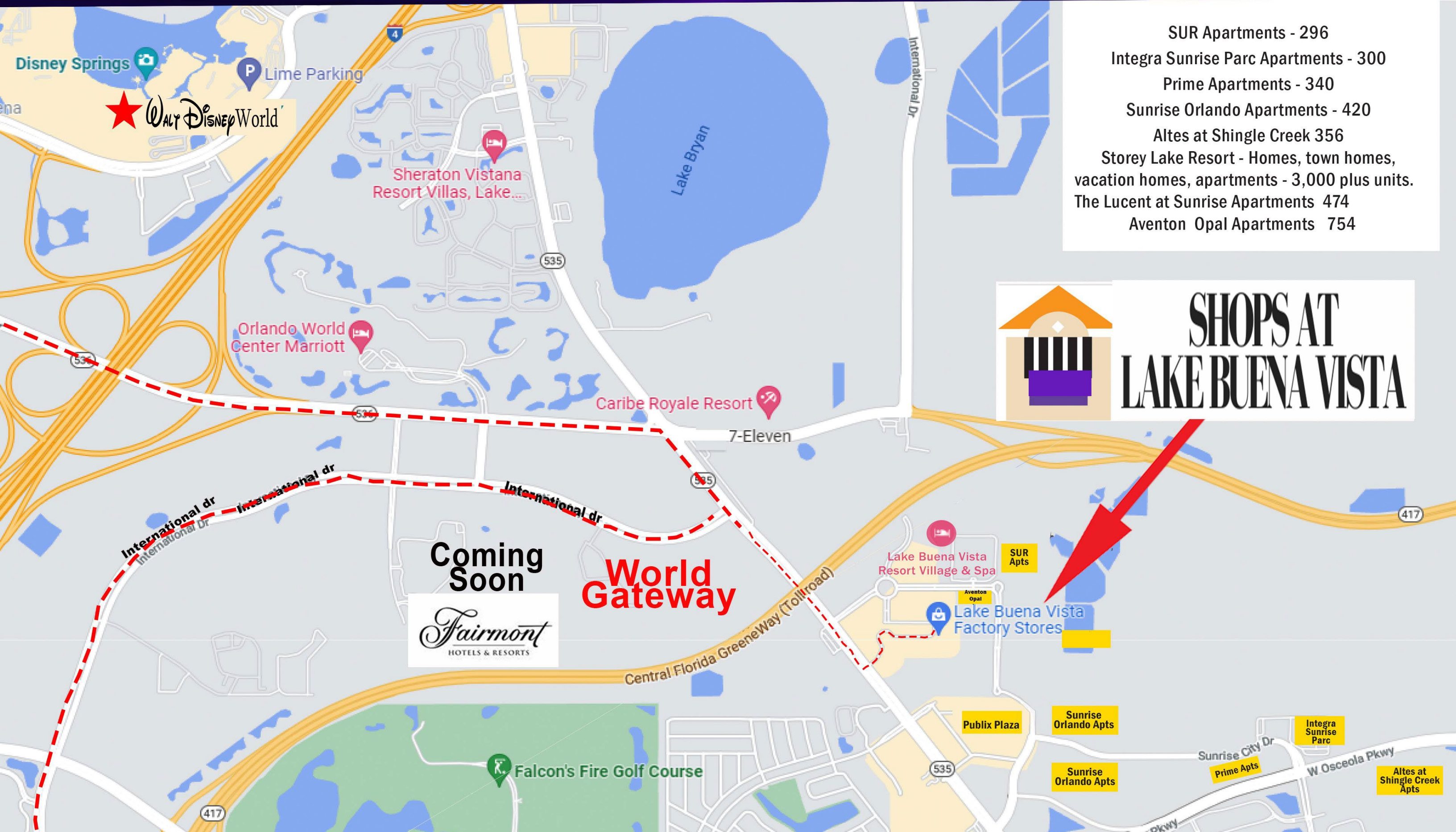


Highlights

- **Comprehensive marketing and referral programs running daily shuttles to/ from 62 area hotels (29,787 rooms) 7 days/ week**
- **Shopping for Lake Buena Vista Resort Village & Spa is a Walt Disney World Good Neighbor and Trip Advisor Travelers Choice hotel boasting 496 Condo Hotel Suites with expansion potential to 1,800 units**
- **LBV Eatery on- site with a variety of food and beverage offerings**



2025 Lake Buena Vista Area Development



- SUR Apartments - 296
- Integra Sunrise Parc Apartments - 300
- Prime Apartments - 340
- Sunrise Orlando Apartments - 420
- Altes at Shingle Creek 356
- Storey Lake Resort - Homes, town homes, vacation homes, apartments - 3,000 plus units.
- The Lucent at Sunrise Apartments 474
- Aventon Opal Apartments 754



SHOPS AT LAKE BUENA VISTA

Coming Soon
Fairmont
HOTELS & RESORTS

World Gateway

Publix Plaza

Sunrise Orlando Apts

Sunrise Orlando Apts

Prime Apts

Integra Sunrise Parc

Altes at Shingle Creek Apts

SUR Apts

Lake Buena Vista Factory Stores

Lake Buena Vista Resort Village & Spa

Aventon Opal

7-Eleven

Caribe Royale Resort

Orlando World Center Marriott

Sheraton Vistana Resort Villas, Lake...

WALT Disney World

Disney Springs

Lime Parking

535

535

417

417

535

Sunrise City Dr

W Osceola Pkwy

pkwy

Bird's Eye View



Future Project - 1,800 Units
Condo / Timeshare / Apartments



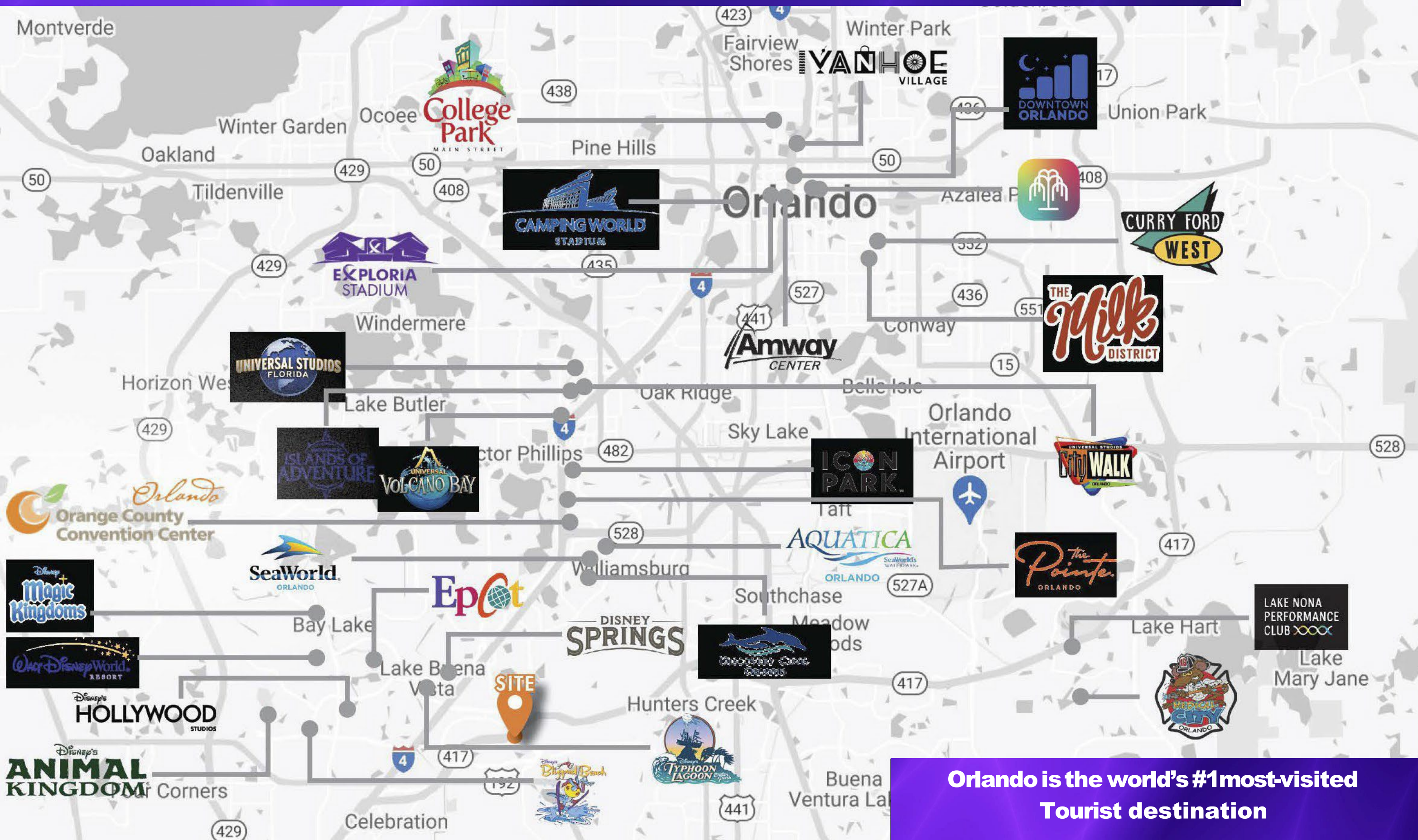
Sur Lake Buena Vista - 300 Units
Condo / Timeshare / Apartments

STATE ROAD 535 - 28,887 ADT

Expansion Potential

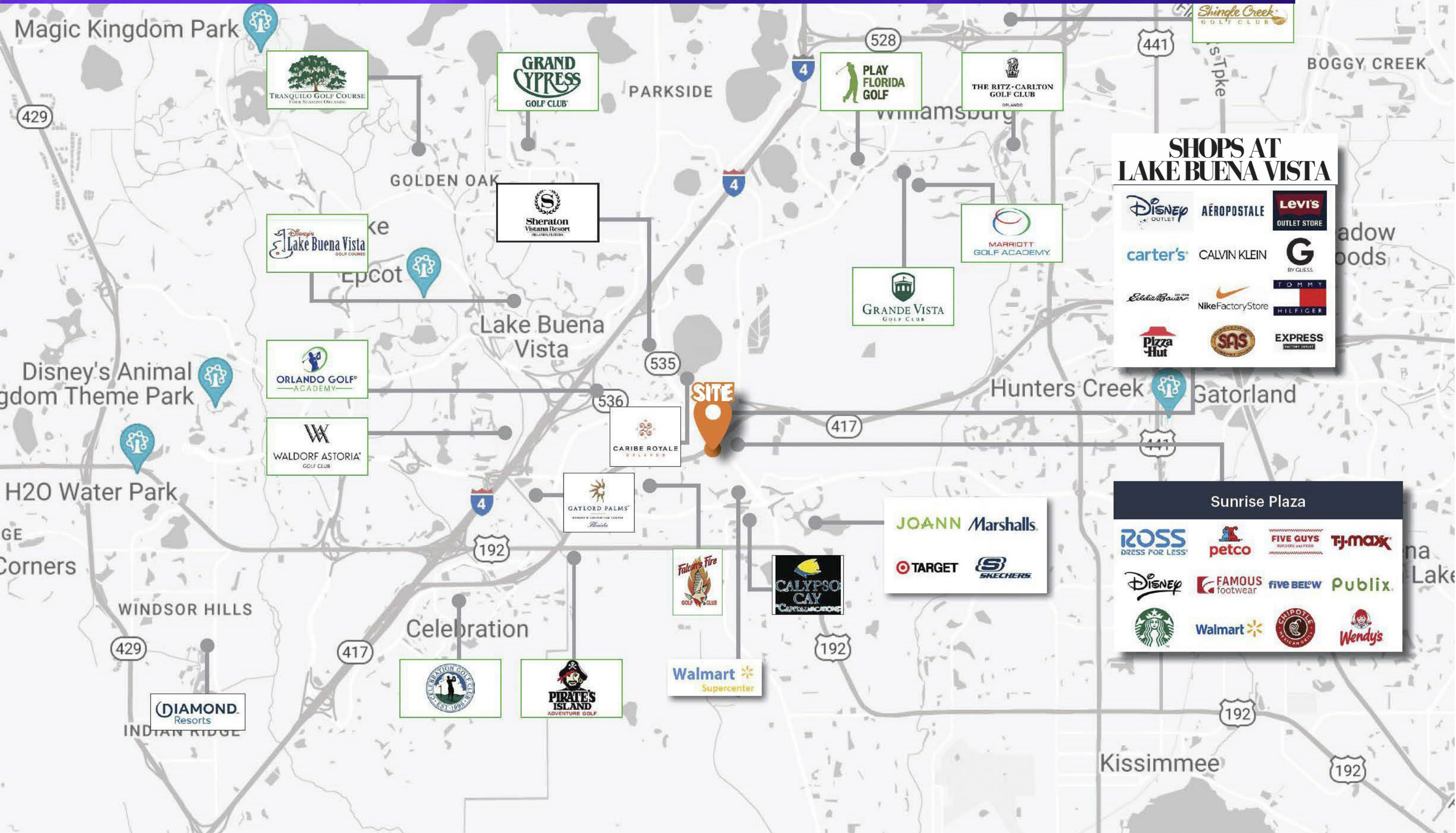


Entertainment Map

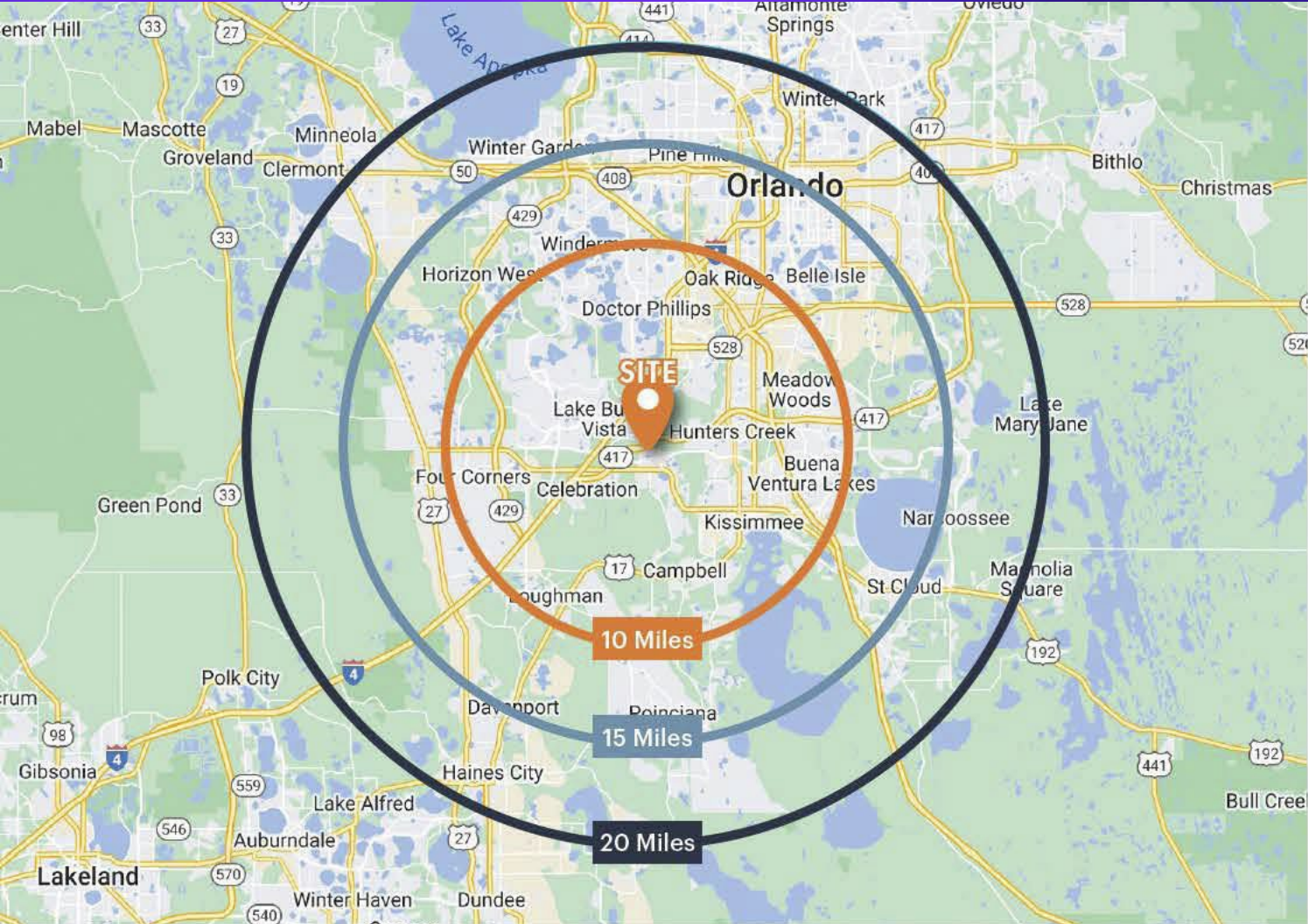


**Orlando is the world's #1 most-visited
Tourist destination**

Hospitality / Retail Map



Demographics



ESTIMATED POPULATION

10 MILES	15 MILES	20 MILES
514,336	1.1 M	1.78 M



DAYTIME EMPLOYEES

10 MILES	15 MILES	20 MILES
358,113	748,540	1.17 M



POPULATION FAMILY

10 MILES	15 MILES	20 MILES
85.6%	84.2%	83.5%



AVG. HH INCOME

10 MILES	15 MILES	20 MILES
\$91,408	\$93,032	\$95,867



ESTIMATED HOUSEHOLDS

10 MILES	15 MILES	20 MILES
184,703	401,224	657,363



ENTERTAINMENT

10 MILES	15 MILES	20 MILES
\$667 M	\$1.51 B	\$2.54 B



TOTAL HH EXPENDITURE

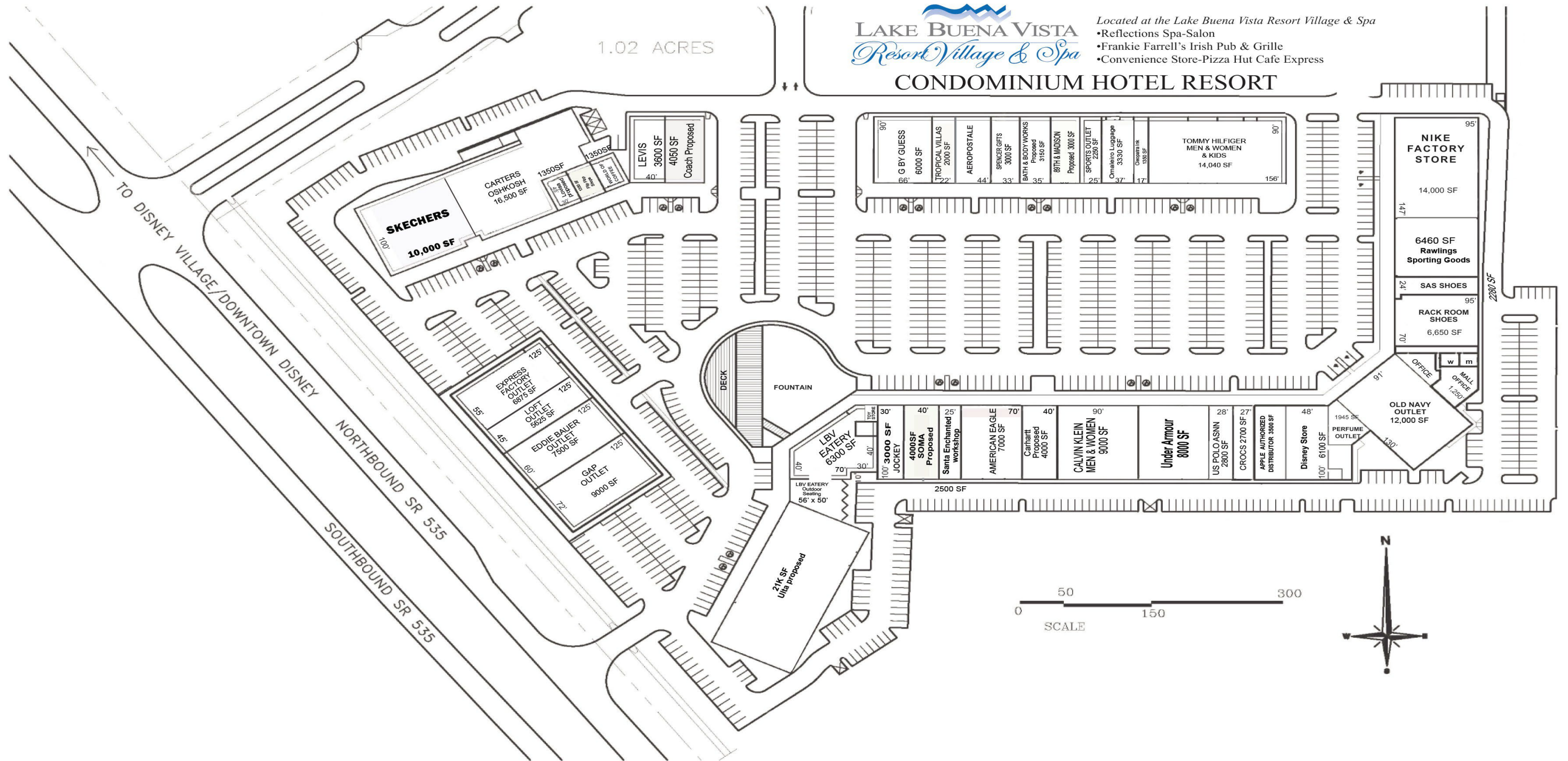
10 MILES	15 MILES	20 MILES
\$12.09 B	\$26.6 B	\$44.55 B



FOOD & BEVERAGES

10 MILES	15 MILES	20 MILES
\$5.7 B	\$12.52 B	\$20.97 B

Site Plan



LAKE BUENA VISTA
Resort Village & Spa

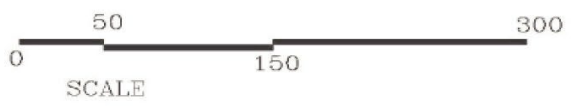
- Located at the Lake Buena Vista Resort Village & Spa
- Reflections Spa-Salon
 - Frankie Farrell's Irish Pub & Grille
 - Convenience Store-Pizza Hut Cafe Express

CONDOMINIUM HOTEL RESORT

1.02 ACRES

TO DISNEY VILLAGE/DOWNTOWN DISNEY

NORTHBOUND SR 535
SOUTHBOUND SR 535





Zachary Hammer
Vice President, Leasing & Development
zhammer@suttonprop.com
(617) 974-7461

Larry Cohen
Senior Vice President
lcgap1@aol.com
(407) 509-5668