

# GARDENS ON MILLENIA

4693 - 4698 Gardens Park Blvd., Orlando, FL 32839

SECOND-GENERATION RESTAURANT FOR LEASE



## PROPERTY OVERVIEW

- » Second-generation restaurant end cap available: 2,448 SF plus patio seating
- » Located in the bustling Millenia retail district, home to popular shopping destinations like the Mall at Millenia and Millenia Plaza
- » Center is anchored by Costco, Academy Sports, and Hobby Lobby and draws in 4.4M visits annually (Placer.ai)
- » Direct frontage and access on Millenia Blvd. (19,100 AADT)
- » Site is immediately surrounded by more than 880 multi-family units
- » Co-tenancy with T-Mobile, Huey Magoo's, SusHi Eatstation, Thai Express, and Matcha Cafe Maiko (opening soon)
- » Less than one mile from I-4 (159,500 AADT) and S. John Young Parkway (38,500 AADT)



## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	17,503	137,447	288,618
Households	6,816	52,377	116,937
Daytime Pop.	17,928	104,979	310,309
Ave. HH Income	\$75,635	\$74,931	\$96,602



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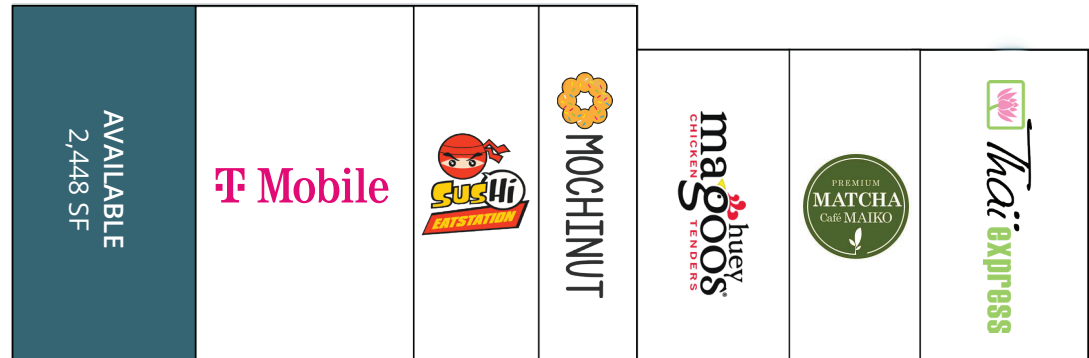


RETAIL D  
4698 GARDENS PARK BLVD.



UNIT	TENANT	SIZE
201	Navy Federal Credit Union	3,753 SF
203	Ideal Dental	2,000 SF
204	Crumbl Cookies	1,500 SF
205	Paris Nails	1,340 SF
207	Five Guys Burgers and Fries	2,311 SF

RETAIL E  
4693 GARDENS PARK BLVD.



UNIT	TENANT	SIZE
101	Available - Second-Gen. Restaurant	2,448 SF
103	T-Mobile	2,596 SF
105	SusHi Eatstation	1,500 SF
107	Mochinut	1,087 SF
109	Huey Magoo's	1,680 SF
111	Matcha Café Maiko (opening soon)	840 SF
113	Thai Express	1,820 SF



