

Retail / Restaurant Leasing Opportunity Available

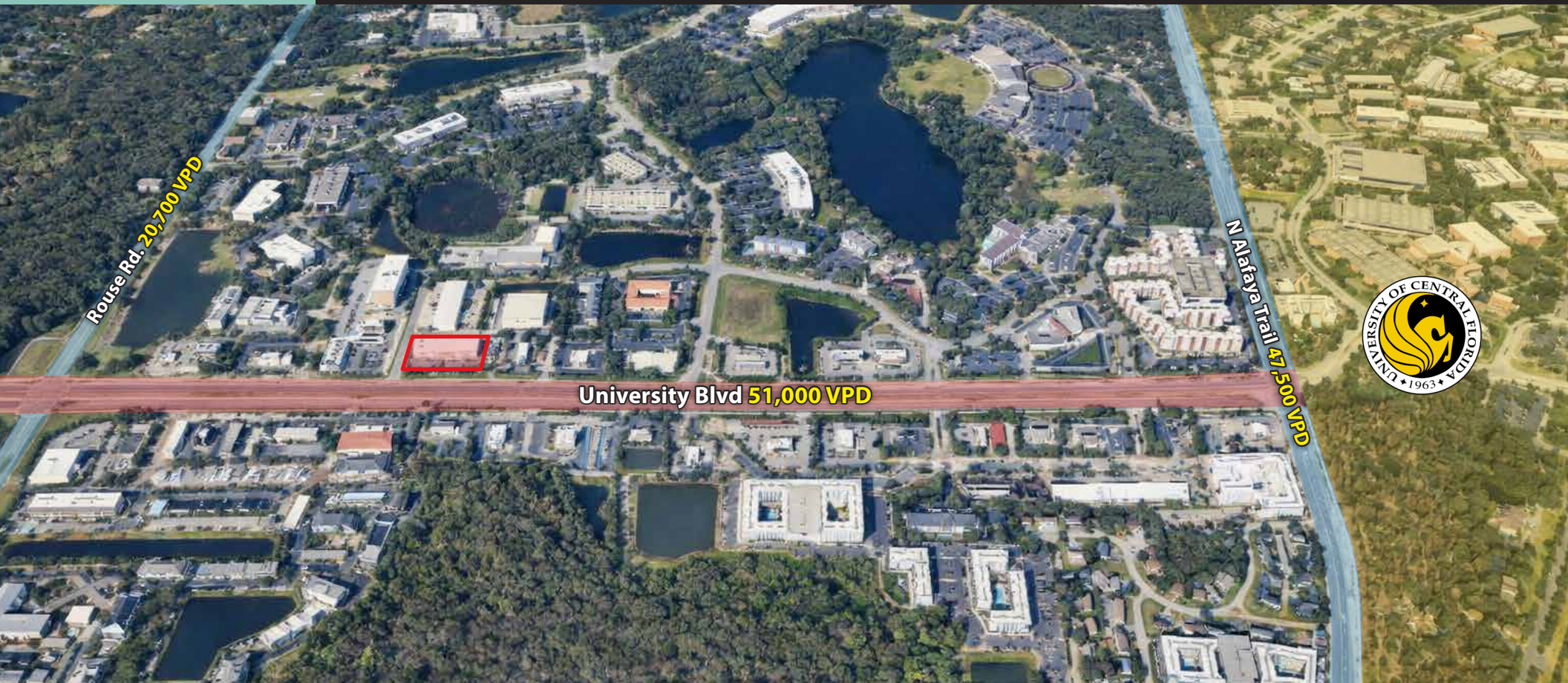
INTERNATIONAL PLAZA

11551 University Blvd, Orlando, FL 32817



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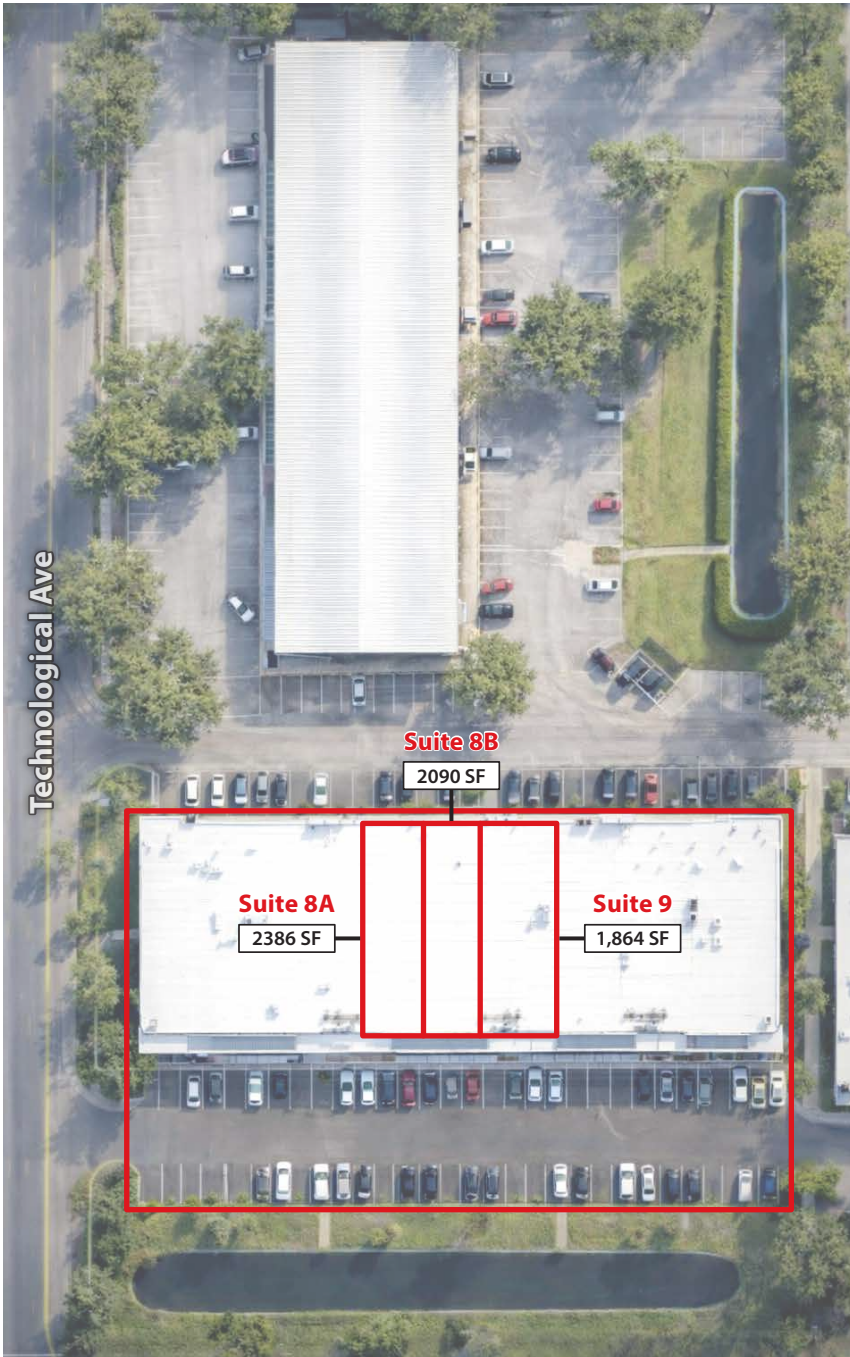


Positioned along the high-traffic **University Boulevard** corridor just minutes from the **University of Central Florida**, this multi-tenant retail center offers a **prime leasing opportunity** backed by one of the largest student populations in the country.

The property benefits from a strong built-in customer base driven by UCF's daily foot traffic, nearby student housing, and surrounding residential density, making it ideal for food, service, or retail users.

The center includes approximately **104 on-site parking spaces**, delivering a parking ratio of about **4.2 spaces per 1,000 square feet**—well-aligned with typical retail demand and supportive of high-turnover uses. With excellent visibility, steady vehicular flow, and convenient access.





PROPERTY DESCRIPTION

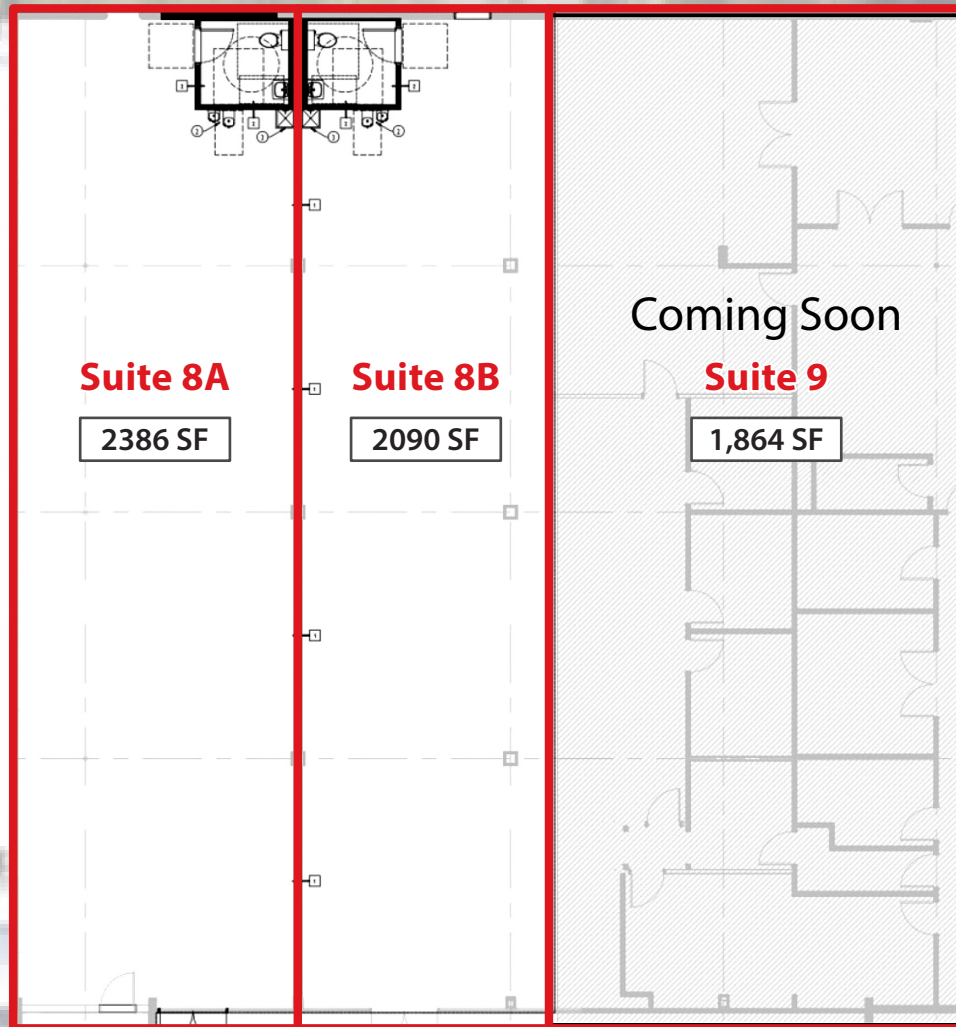
Discover the unparalleled potential of this prime retail space. Boasting a coveted location in **Orlando**, this property offers exceptional visibility and accessibility, ideal for attracting a steady flow of customers. With ample parking and high foot traffic, this versatile space is perfect for showcasing your retail concept and driving business growth. The modern, wellmaintained exterior and customizable interior layout provide the perfect canvas for bringing your retail vision to life. Take advantage of this opportunity to establish your brand in a highimpact location, strategically positioned for success in Orlando's thriving retail landscape. Elevate your business to new heights at this standout property.

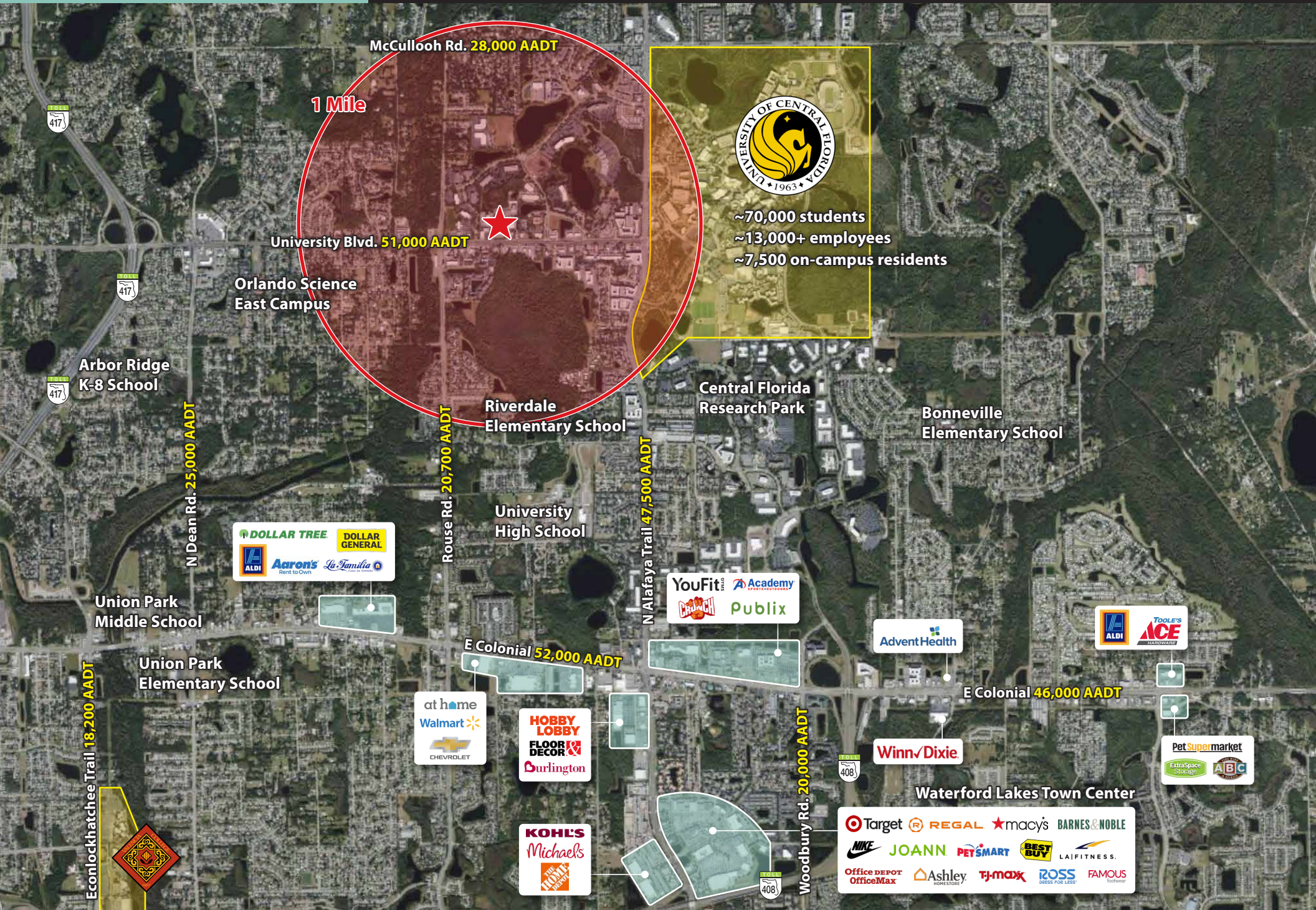
- Prominent location in bustling Orlando
- High visibility and accessibility
- Ample parking for customers
- Modern, well-maintained exterior

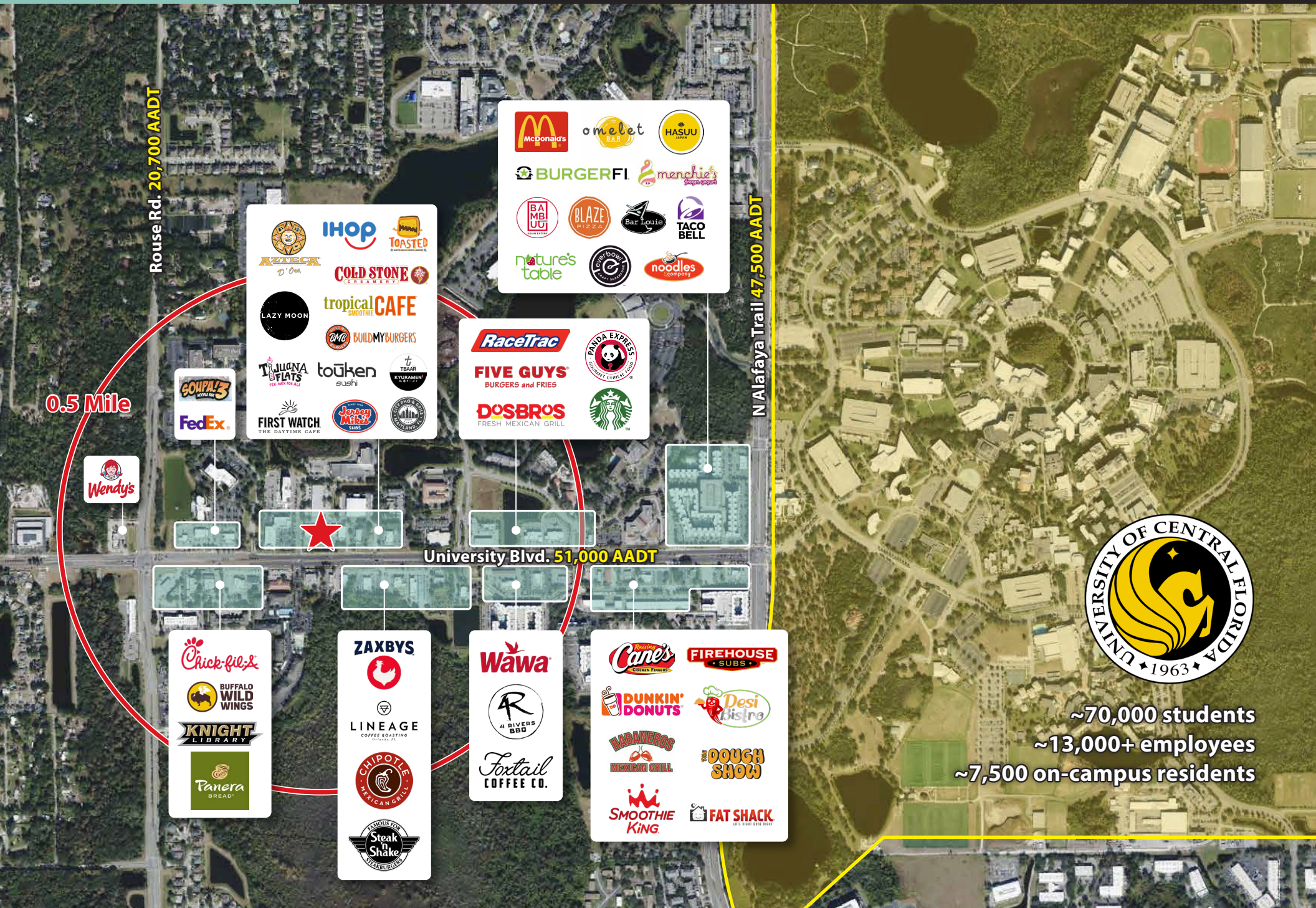
OFFERING SUMMARY

Lease Rate	\$35.00 - 40.00 SF/yr (NNN)
Available SF	1,864 - 6,340 SF
Lot Size	4.66 Acres
Building Size	27,553 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILES
Total Households	56	469	5,090
Total Population	193	1,504	17,252
Average HH Income	\$45,210	\$54,896	\$51,844







Rouse Rd. 20,700 AADT

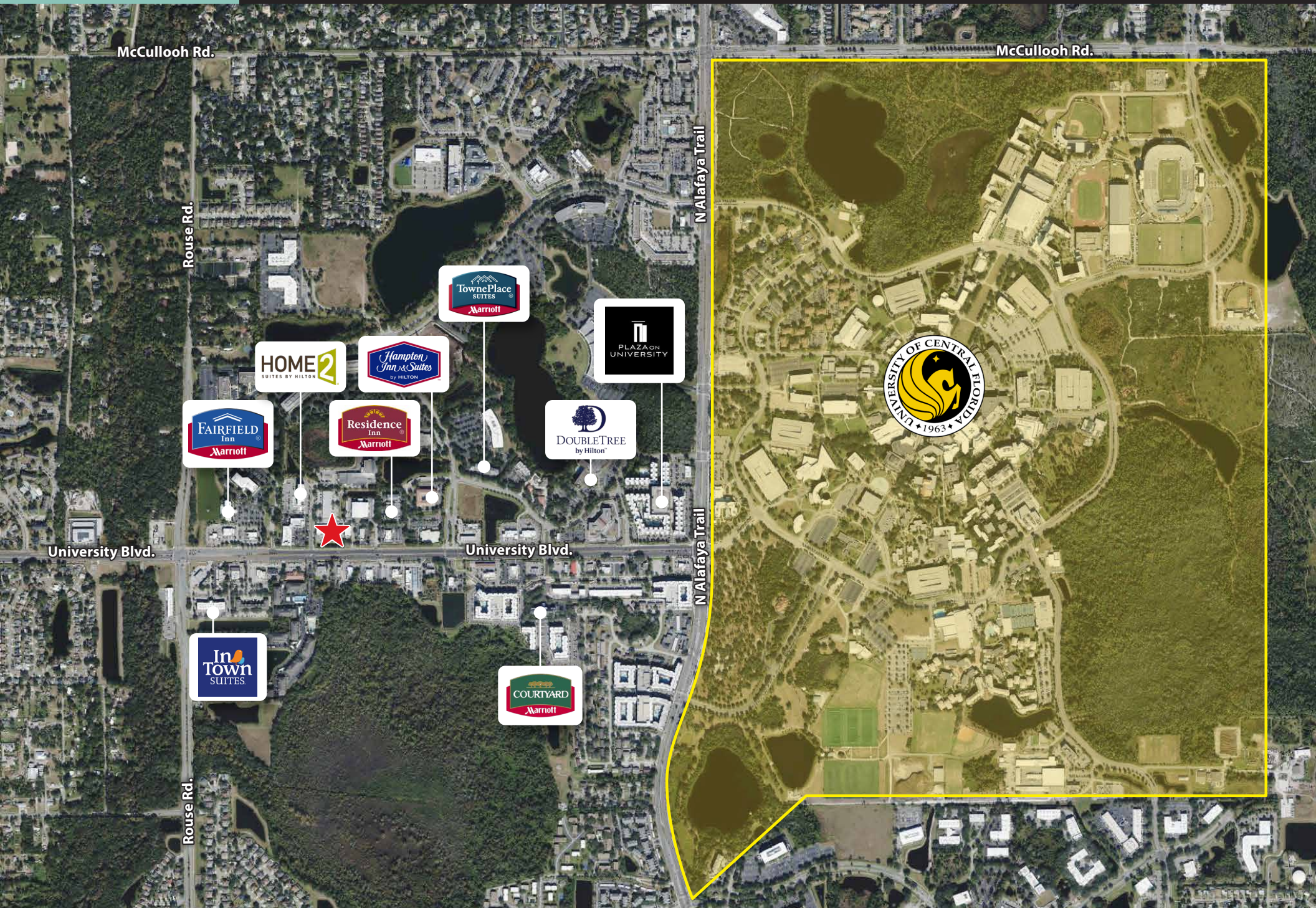
0.5 Mile

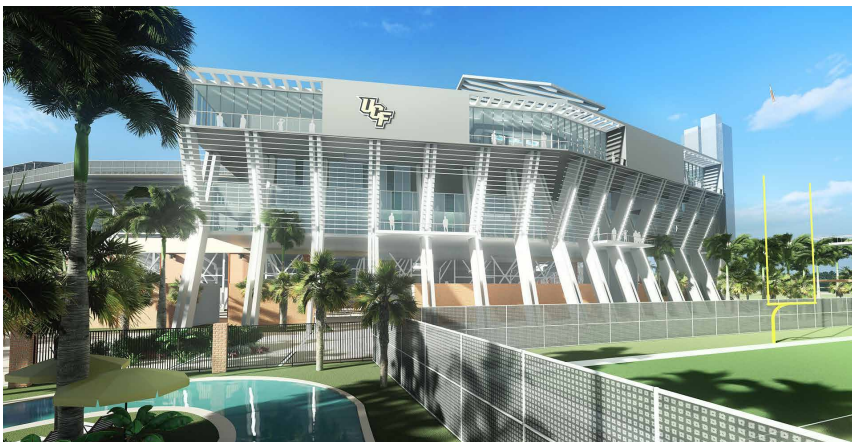
N Alafaya Trail 47,500 AADT

University Blvd. 51,000 AADT



~70,000 students
 ~13,000+ employees
 ~7,500 on-campus residents





FAST FACTS

In just over 50 years, UCF has rapidly grown to become the 2nd largest university in the country. As of 2020, UCF has a student population of over 71,948 students. In addition to the student population, UCF has 11,074 employees. Over 120,000 UCF alumni live and work in central Florida.

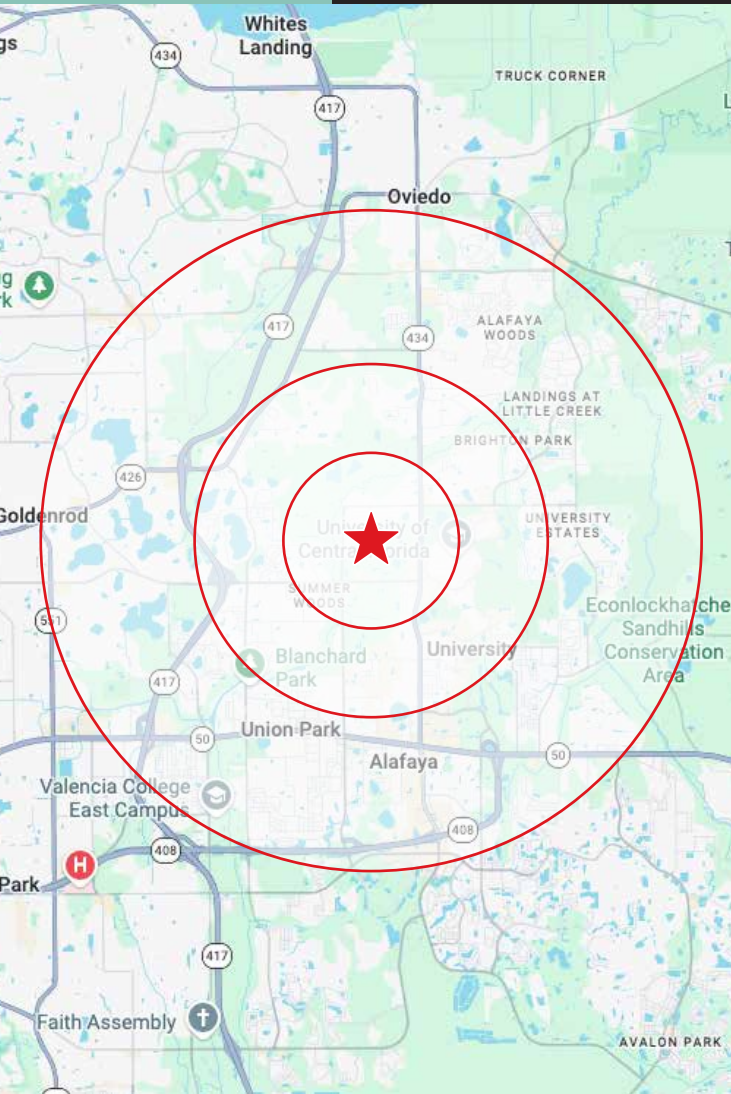
Located just 13 miles from downtown Orlando, UCF is conveniently accessed primarily by the main entrance located at the intersection of University Boulevard and Alafaya Trail. This is right at the front door to Plaza on University.

UCF not only provides world class education and research opportunities, but also serves the greater community by producing over 300 major events every year driving hundreds of thousands of people to the area from central Florida and the greater United States.

Events include home football games in a 45,000 seat stadium, home basketball games and concerts held in a 10,000 seat arena and a wide range of other events hosted throughout the campus targeted at college students and full-time residents.

UCF can attribute part of its rapid growth to partnering with Valencia State College and Seminole State College, two of the largest community college systems in the country. UCF partnered with both of these systems through a direct-connect program providing guaranteed admission to UCF after earning an Associate's Degree. All three of these higher education systems feed the economic engine in east Orlando and thus drive the demand for student housing and retail.





POPULATION	1 MILE	3 MILES	5 MILES
Population	~9,500	~92,000	~250,000
Median Age	28	32	34
White / Black / Hispanic	65% / 12% / 32%	70% / 11% / 34%	68% / 12% / 36%
Employment	~10,500	~48,000	~105,000
Buying Power	~\$140M	~\$2.2B	~\$6.5B
College Graduates	35%	37%	35%

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Households	~3,200	~3,200	~90,000
Median Household Income	~\$45,000	~\$72,000	~\$78,000
Average Household Income	~\$70,000	~\$95,000	~\$102,000
% High Income (>\$75K)	30%	48%	52%

HOUSING	1 MILE	3 MILES	5 MILES
Median Home Value	~320,000	~340,000	~360,000
Median Year Built	1995	1998	2000



~70,000+
UCF STUDENTS

Fall 2025: ~70,674



~335K
POPULATION

2024 est.



25,000+
EMPLOYEES

within 1 mile



18,000+
APARTMENT BEDS

within 1 mile



TEAM

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