

RETAIL CONDO FOR LEASE OR SALE

8102

INTERNATIONAL
DRIVE



ORLANDO, FLORIDA

CBRE

Located on International Drive in the heart of Orlando's tourist and entertainment district, this prime retail condo boasts high ceilings, ample street-level visibility, convenient access to parking and is located at the center point to many nationally recognized retailers, restaurants, hospitality, entertainment & tourist destinations.



PROPERTY HIGHLIGHTS

- + 7,100 SF ground floor/endcap mixed-use condo for lease or sale
- + Space can be converted to restaurant
- + Ability to add 5,000 SF mezzanine
- + Centrally located at the nearby intersection of W Sand Lake Rd and International Dr in Orlando's I-Drive District.
- + The space offers 30-foot ceiling heights with open ceiling features as well as an open floor plan
- + Cotenant with one of Orlando's most popular and largest entertainment venues, award-winning Mango's Tropical Cafe as well as the highly anticipated immersive dining sensation, Corazón by Baires.

- + Join other nearby neighboring retailers, restaurants and entertainment such as Kobé Japanese Steakhouse, Cooper's Hawk Winery & Restaurant, BJ's Restaurant & Brewhouse, The Escape Game Orlando and more!
- + Minutes from several of Orlando's top attractions and globally renowned theme parks, including Epic Universe, Orlando's highly anticipated fourth theme park located less than two miles away.
- + Subject property is located at the intersection of the planned \$30 million pedestrian bridge overpass at International Drive and West Sand Lake Road connecting all four corners to enhance accessibility for visitors in the hospitality and entertainment sector.
- + International Drive (I-Drive) is a globally known tourist & entertainment corridor in Orange County, Florida, featuring over 6,000 acres of resorts, dining, shopping, attractions, and convention facilities.



- + The International Drive District continues to deliver a strong economic appeal and tourism impact with more than 24 projects projected to be delivered in 2025.
- + Strong Traffic Counts:
 - International Drive: 26,000 AADT
 - West Sand Lake Rd: 45,000 AADT



MANGO'S TROPICAL CAFÉ



CORAZÓN BY BAIRES

MAJOR NEIGHBORS

Mango's Tropical Café Orlando, established in 2015, has garnered significant acclaim for its vibrant dining and entertainment offerings. This 55,000-square-foot, two-story venue is renowned for its Latin and Caribbean-themed atmosphere, featuring nightly live performances, including salsa lessons, a Michael Jackson tribute show, live bands, and dynamic dance performances.

The venue's excellence has been recognized through various awards and accolades:

- + **Orlando Sentinel's Best Bets Awards:** Mango's was voted as the best in three categories: Best Night Club, Best Live Music, and Best Local Pub.
- + **Orlando Business Journal's Readers' Choice Awards (2017):** Readers selected Mango's Tropical Café as the Best Local Nightclub.
- + **Facility Design Project of the Year (2017):** The venue received an Honorable Mention for its exceptional design and integration of entertainment, dining, and bar facilities.

Mango's Tropical Café Orlando continues to be a premier destination, offering an unparalleled blend of dining and entertainment experiences in the heart of Orlando.

Additional co-tenancy includes dining destination, Corazón by Baires. Launched in 2024, Corazón by Baires is an international culinary immersive and storytelling fine dining experience attracting both local and tourist visitors daily.



TOM'S

WATCH BAR

Known as Orlando's largest skybar, Tom's Watch Bar is the ultimate destination for sports fans offering "All the Sports. All the Time." Located directly next to the subject property at the nearby intersection of W Sand Lake Rd and International Drive, Tom's Watch Bar is a staple contribution to I-Drive's Entertainment District and market.

TOM'S WATCH BAR



RESTAURANT ROW

BARNES & NOBLE
Eddie V's
Scanning
Korean BBQ
Public
Panera
AMURA
noodles
chima
First Watch

HomeGoods
Great Clips
Office DEPOT
Starbucks
ULTA
Wendy's
SUBWAY
UPS
Krispy Kreme
Kekes
freshii

ROSS
DRESS FOR LESS
Fitness
GNC
LIVE WELL
five BELOW
PICK YOUR SUPERSTORE

8102
INTERNATIONAL DR

INTERSTATE 4

EMBASSY SUITES
by Hilton

WHOLE FOODS
MICHAEL'S
DUNKIN' DONUTS
FIVE GUYS

KOBE
JAPANESE STEAK • SUSHI • BAR

Mango
TROPICAL CAFE
SOUTH BEACH • ORLANDO
CORAZON
puerto rican

TOM'S
WATCH BAR

Checkers
• EAT • GOOD FOOD •

McDonald's

EST. 1942
UNO
PIZZERIA & GRILL

INTERNATIONAL DR 26,000 AADT

SAND LAKE RD

Planned
Pedestrian
Overpass

44,500 AADT

LONGHORN
STEAKHOUSE

Red Robin
GOURMET BURGERS AND BEERS

COLD STONE
CREAMERY

THE ESCAPE GAME
ATV

Chuy's
MEXICAN FOOD

BJ's

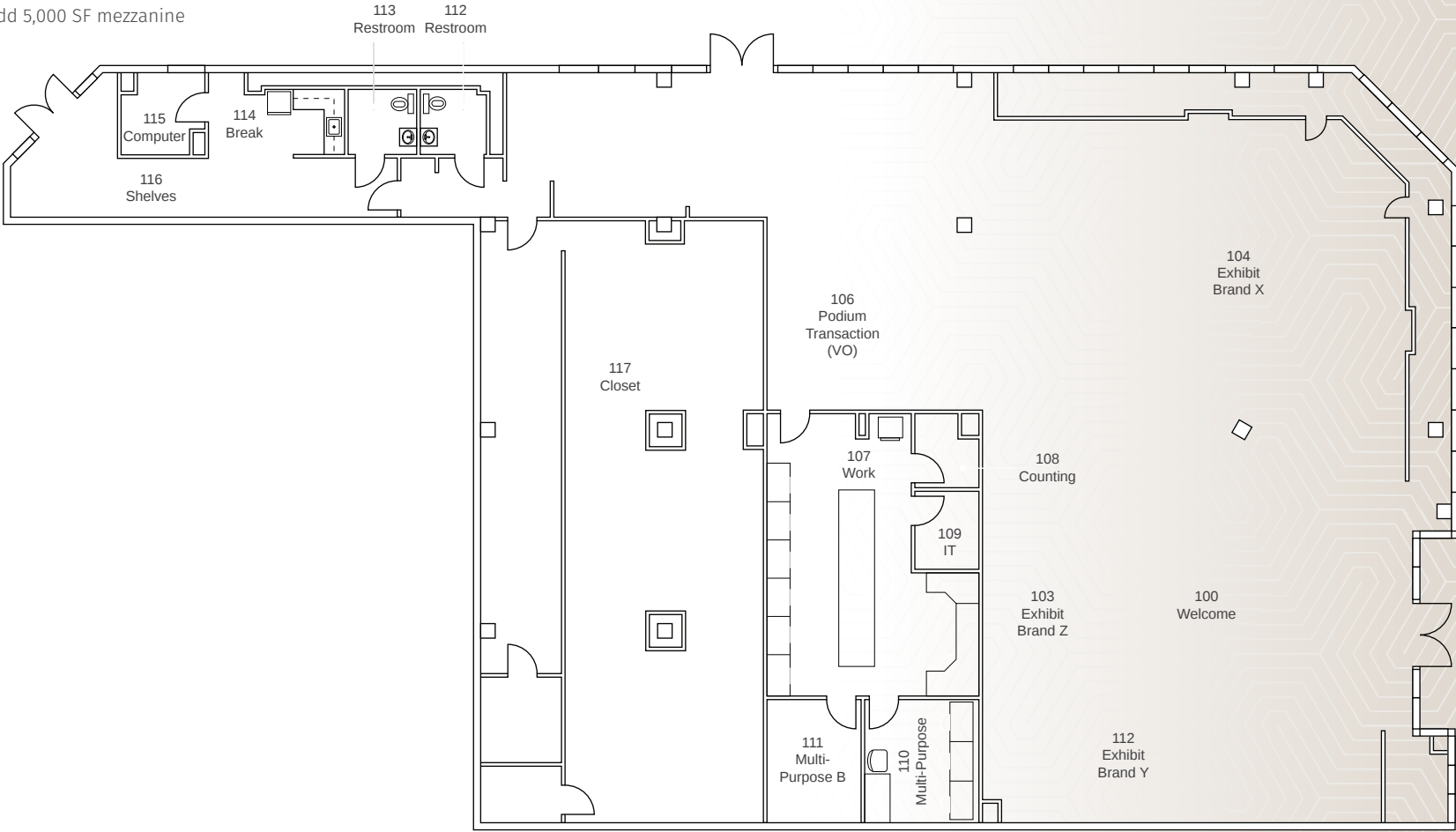
Walgreens

Starbucks

COOPER'S HAWK
WINERY & RESTAURANTS

Floor Plan

- + 7,100 SF
- + Ground Floor
- + Space can be converted to restaurant
- + Ability to add 5,000 SF mezzanine



8102 INTERNATIONAL DR
LEVEL 1 - FLOOR PLAN

THE HEART OF ENTERTAINMENT

In addition to its central point and close proximity to the World-famous theme parks including, Universal Studios, SeaWorld, Aquatica, Walt Disney World, and Epic Universe (2025 opening) that are within a 3-mile radius, just at 1.5 miles from the subject property, the Orange County Convention Center is the second largest convention center in the US commanding ~1.4 million attendees annually.

I-Drive Entertainment District is set to develop an additional \$5 billion in new and expanding hotels, attractions, restaurants, convention space, entertainment venues and roadwork enhancements. In total, 65 projects have been in the works or recently completed since yearend 2024 with a current remaining 24 projects projected to be delivered in 2025.

◆ Brightline plans for two future phases, a second leg directly from the airport into the International Drive Resort area with a route continuing to Tampa.

The International Drive District features over 150+ hotels and resorts, more than 300 restaurants and over 55 nightlife venues, making it a vibrant destination for visitors.



MAJOR TRAFFIC DRIVERS



I-Drive offers a plethora of nearby restaurants, shops and entertainment options including:

ICON PARK

0.4 miles away

ICON Park is an entertainment complex in Orlando, Florida, that has been operating since 2015. The complex is on 20 acres and has about 9 feature attractions, including a 400-foot observation wheel, a slingshot ride, a Madame Tussaud's Wax Museum, and a Sea Life aquarium.



ORANGE COUNTY CONVENTION CENTER

1.5 miles away

The Orange County Convention Center is the 2nd largest convention center in the United States hosting over 193 events & 1.5 million attendees (2022).



RESTUARANT ROW

1.0 mile away

Restaurant Row in Orlando, located along Sand Lake Road, is a popular dining area known for its diverse and upscale restaurants, trendy bistros, and lively bars, offering a variety of culinary experiences



ORLANDO INT'L PREMIUM OUTLETS

2.9 miles away

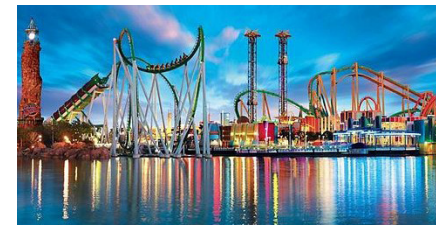
Orlando International Premium Outlets is Florida's largest outlet shopping destination with over 773,586 square feet and welcoming more than 17MM visitors annually.



THEME PARKS

Varies

All of Orlando's major theme parks are within close proximity including Universal Studios (2.4 miles), SeaWorld (4.1 miles), and Walt Disney World (6.5 miles).





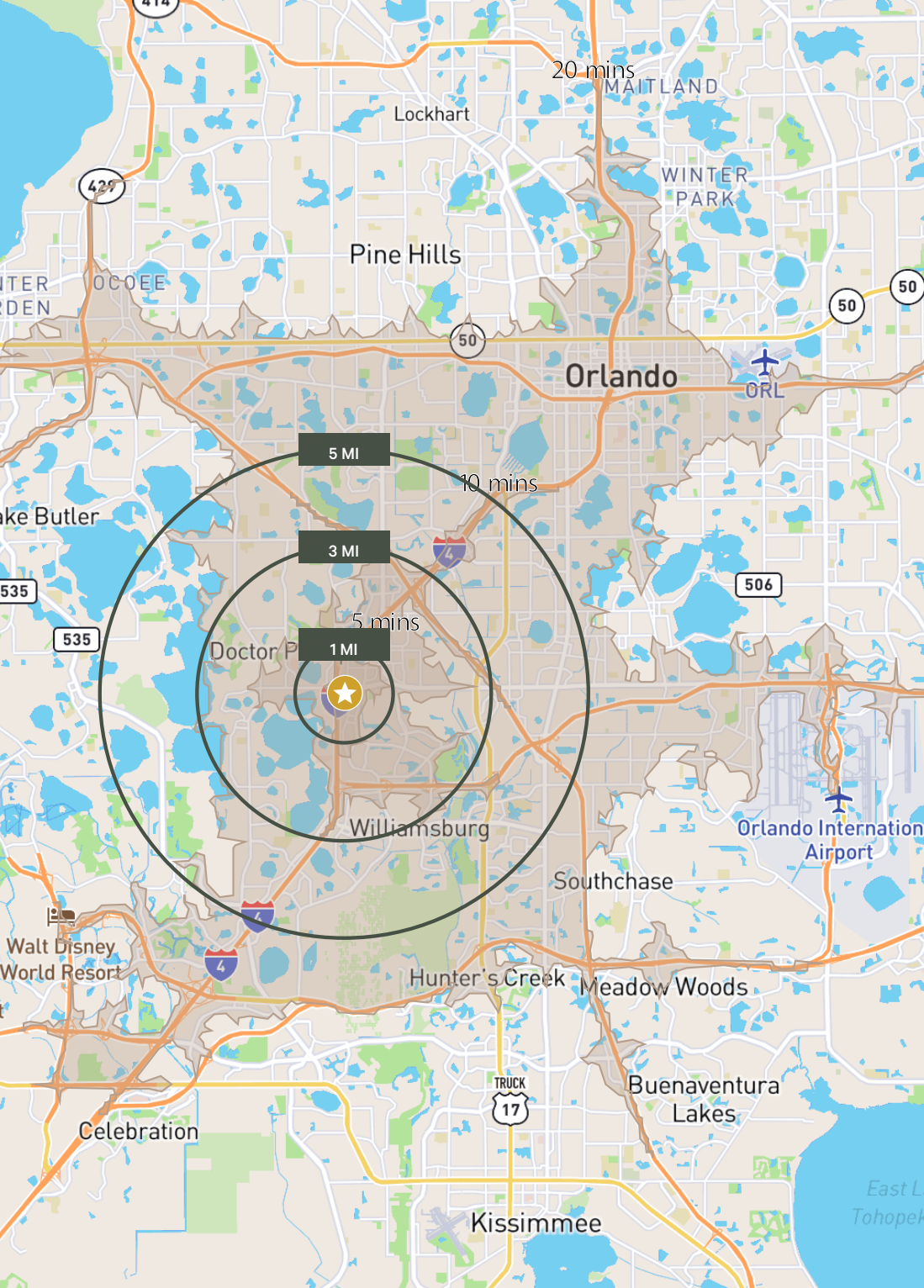
1	ICON PARK	5	ORANGE COUNTY CONVENTION CENTER	9	LOCKHEED MARTIN HQ
2	MANGO'S TROPICAL CAFE	6	TOPGOLF	10	HYATT REGENCY
3	EPIC UNIVERSE	7	WONDERWORKS	11	EMBASSY SUITES BY HILTON
4	POINTE ORLANDO	8	ANDRETTI INDOOR KARTING & GAMES	12	ROSEN SHINGLE CREEK



TRADE AERIAL

2023 Theme Park Attendance & Tourist Corridors





AREA DEMOGRAPHICS

MILE RADIUS	1 MILE	3 MILES	5 MILES
Population	6,619	57,907	197,798
2024-2029 Annual Pop. Growth %	2.92%	2.46%	1.25%
Households	2,822	22,391	75,164
Avg HH Income	\$154,899	\$132,524	\$107,343
Median HH Income	\$89,295	\$83,297	\$68,911
Daytime Population	28,368	116,059	282,135

DRIVE TIMES	5 MINS	10 MINS	20 MINS
Population	2,497	45,505	533,896
2024-2029 Annual Pop. Growth %	5.44%	2.68%	0.86%
Households	925	18,745	206,413
Avg HH Income	\$104,301	\$106,494	\$102,207
Median HH Income	\$64,045	\$68,679	\$68,025
Daytime Population	18,198	115,706	849,309

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DRIVE

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