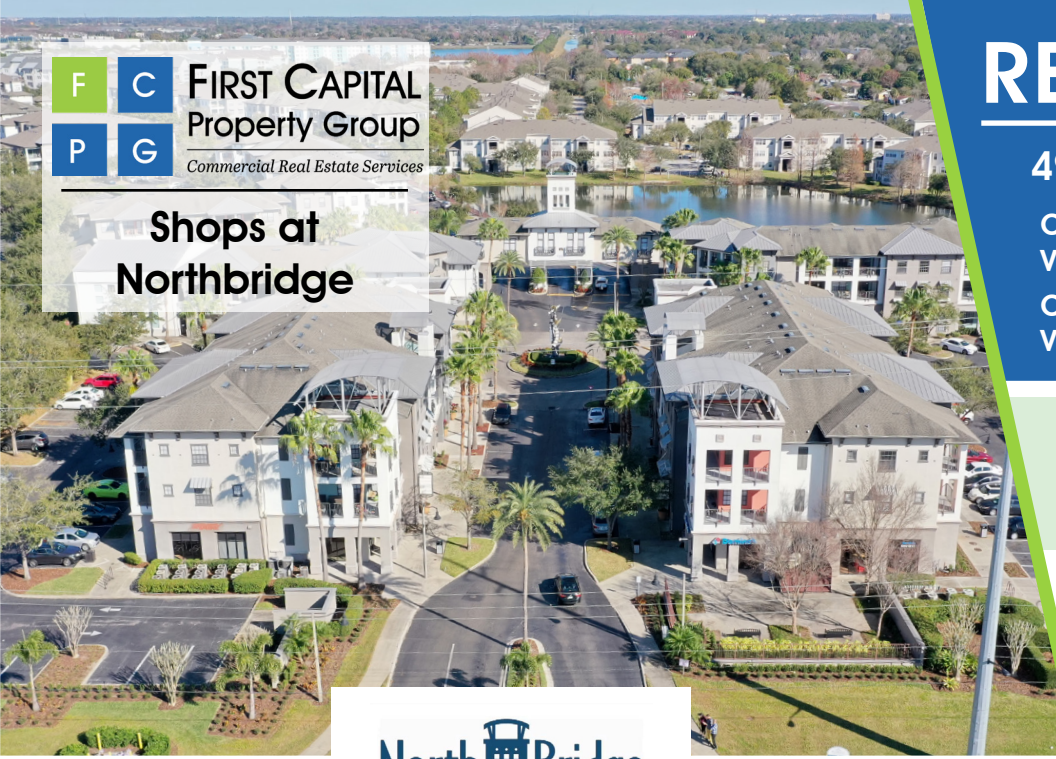




**Shops at
Northbridge**



RETAIL SPACE FOR LEASE

4902 Millenia Blvd, Orlando, FL 32839

Contact: Trey Gravenstein
Vice President of Brokerage Services
Contact: Michael Castrilli
Vice President of Brokerage Services

E: Trey@FCPG.com
P: 407.872.0177 ext. 119
E: Michael@FCPG.com
P: 407.872.0177 ext. 130

For Lease: \$25.00, SF / NNN

Suite 4900C: ± 2,473 SF

Available: 5/01/2026



34,549 (10 mins)
Total Housing Units



19,100 AADT
Millenia Blvd



451,058 (15 mins)
Daytime Population

Mixed-use property with 603 upscale apartment units, condos, and townhomes with average household income over \$71,000

Less than 1 mile from the Mall at Millenia Orlando's luxury shopping and dining destination with more than 150 shops and restaurants

Centrally located by 7,226 apartment and condo units within 1 mile and directly across from the new Hilton Garden Inn a 132 room hotel

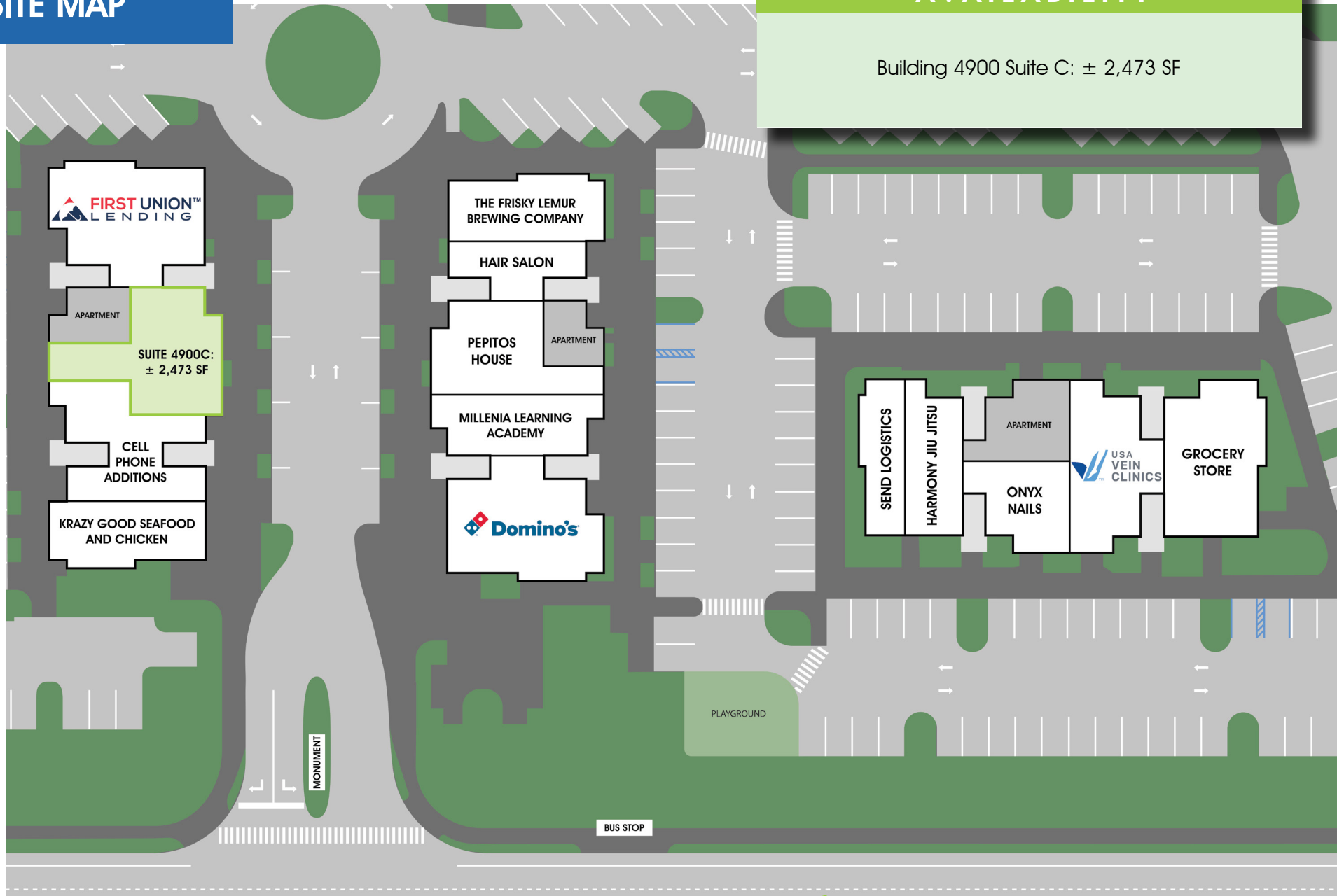
In the heart of the shopping corridor of Orlando, blocks away from the Premium Outlets, entertainment attractions, major resorts & vacation destinations

Over 500+ Ft of direct frontage on Millenia Blvd. with building façade & pylon signage available

■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ www.FCPG.com ■

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.

SITE MAP



AVAILABILITY

Building 4900 Suite C: ± 2,473 SF

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LOCATION



THE MALL AT MILLENIA

0.9 MILES NORTH-EAST



1.8 MILES / 5 MINS

ORLANDO INTERNATIONAL
PREMIUM OUTLETSSM
A SIMON CENTER

1.2 MILES SOUTH-WEST



2.3 MILES / 6 MINS






2 MILES / 7 MINS

1-Drive RESORT AREA

3.5 MILES / 11 MINS

DEMOGRAPHICS

2025	 Total Population	 Total Households	 Average HH Income
5 Mins	21,298	7,912	\$71,456
10 Mins	95,556	34,549	\$72,361
15 Mins	258,114	102,932	\$96,035

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ORLANDO, FL



#1 FASTEST GROWING U.S. CITY

U.S. Census Bureau, 2025



LARGEST INLAND CITY IN FLORIDA

Orlando EDC

3rd LARGEST MSA IN FLORIDA

Orlando EDC



72 MILLION ANNUAL VISITORS

Orlando EDC



1,500 PEOPLE MOVE TO ORLANDO PER WEEK

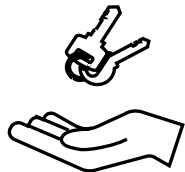
Orlando EDC



\$15 BILLION IN INFRASTRUCTURE IMPROVEMENTS

Orlando EDC

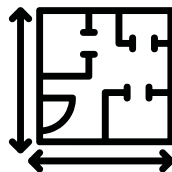
North Bridge
AT MILLENIA LAKE



OVER 92% APARTMENT OCCUPANCY RATE



\$1,430 - \$2,371 APARTMENT RENT / MONTH RANGE



± 26,000 SF RETAIL SPACE ON SITE



WALT DISNEY World

4 theme parks, 2 water parks, Disney Springs, ESPN Wide World of Sports, expansive hotel network



UNIVERSAL ORLANDO RESORT

3 theme parks, water park, City Walk



Orlando Orange County Convention Center

7 million square feet
2nd largest convention center in the United States



SeaWorld ADVENTURE PARKS

2 theme parks and water park

