

Millenia Crossing

4012-4060 Eastgate Dr,
Orlando, FL 32839
www.cbre.com/orlando

Rare Opportunity to Lease in Orlando's Top Trade Area



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For Lease

Property Details

In-Line Opportunity Available

- + Excellent opportunity to join one of Orlando's top trade areas and regional shopping destinations
- + Millenia Crossing sits half a mile from Interstate 4 and adjacent to the Mall at Millenia, IKEA (Orlando's only IKEA store), and other national retailers
- + Full access via signalized intersection at Conroy Rd & East Gate Dr
- + Excellent visibility to Conroy Rd (40,500 AADT)
- + Cotenant with National Retailers that include Nordstrom Rack, DXL Mens Apparel, and Modani Furniture; along with Williams Sonoma and Pottery Barn Kids coming soon!
- + Other Nearby Retailers include DSW Designer Shoe Warehouse, Ethan Allen, West Elm, Old Navy, Target, HomeGoods and more
- + Nearby Restaurants: BJ's Restaurant & Brewhouse, Keke's Breakfast Cafe, Shake Shack, Moe's Southwest Grill and more
- + Space Available:
 - Suite 510: $\pm$ 2,800 SF



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Site Plan

M

MILLENNIA CROSSING

Suite	Tenant	Size (SF)
100	Williams Sonoma	6,000
110	Pottery Barn Kids	6,912
200	Nails Lounge at Millenia	3,200
210	Milan Laser Hair Removal	1,490
230	Modani Furniture	9,794
300	Nordstrom Rack	35,518
400	Famous Haus	8,754
450	Bassett Furniture	13,769
500	Destination XL	7,630
510	Available	2,800
520	Johnson Fitness & Wellness	2,400
530	American Japa Sushi	1,600
540	The Vitamin Shoppe	3,500
Total SF		100,385



Retail Trade Aerial



Orlando Major Traffic Drivers

+ Uniquely positioned along Interstate 4 with short distance to the Florida's Turnpike Exchange

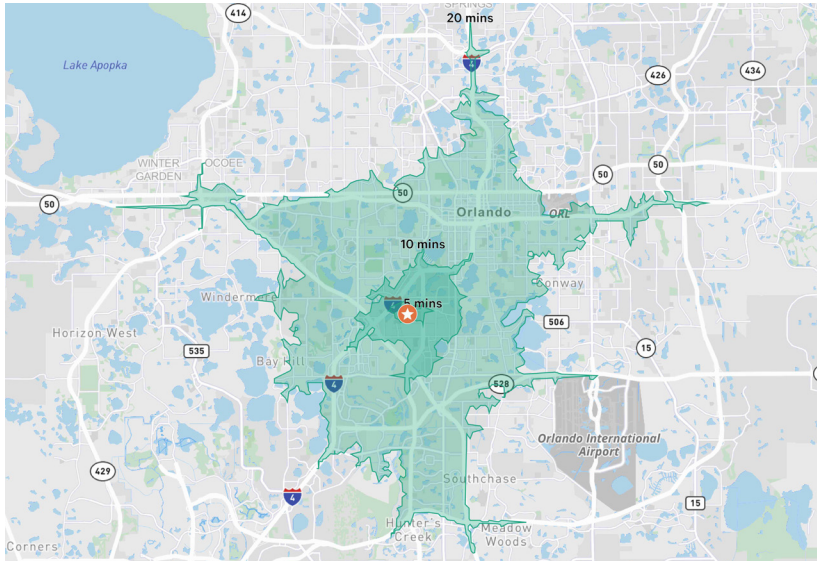
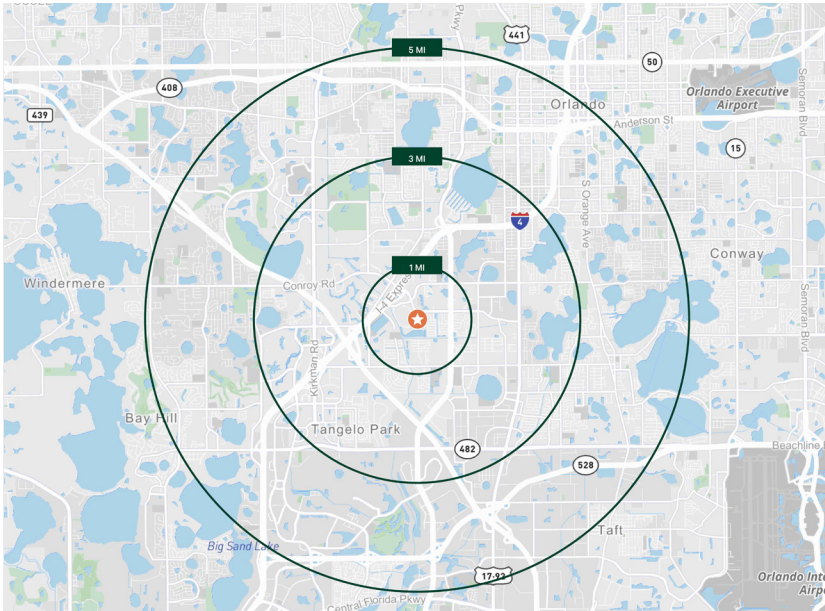
+ Close Proximity to Orlando's Tourist Destinations attracting both local and tourist shoppers



Demographics

2025 Estimated Mile Radius Demographics	1 Mile	3 Miles	5 Miles
Estimated Population	24,261	124,739	263,738
2025-2030 Annual Population Growth Rate	0.77%	0.83%	0.75%
Households	9,333	45,571	100,577
Average Household Income	\$75,862	\$77,252	\$95,419
Median Household Income	\$67,303	\$61,572	\$67,412
Daytime Population	23,849	157,662	443,725

2025 Estimated Drive Time Demographics	5 Minutes	10 Minutes	20 Minutes
Estimated Population	10,654	97,666	589,194
2025-2030 Annual Population Growth Rate	1.00%	0.65%	0.77%
Households	4,184	36,105	233,052
Average Household Income	\$82,214	\$73,700	\$109,856
Median Household Income	\$71,449	\$61,014	\$75,821
Daytime Population	12,507	135,182	861,737



Contact Us

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