

ORLANDO, FLORIDA
6427 Westwood Blvd, FL 32821

I-DRIVE DISTRICT 2ND GEN RESTAURANT FOR LEASE

Move-In Ready Restaurant &
Entertainment Venue - **4,000 SF**

**I-DRIVE
DISTRICT**
—INTERNATIONAL DRIVE—
ORLANDO, FLORIDA



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CrossMarc Services, LLC
Licensed Real Estate Broker

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HIGHLIGHTS

- **4,000 SF MOVE IN READY 2ND GENERATION RESTAURANT**
- FF&E Available for \$300,000
- Fully Built-Out Commercial Kitchen
- Existing Bar, Lounge & Entertainment Stage
- Flexible Dining Layout with Approximately 160-Person Occupancy
- High-End Interior Finishes Throughout
- Located Within Orlando's I-Drive District
- Less Than .5 Mile From The Proposed \$1.7B Orlando Dreamer Baseball Stadium Location
- Less Than One Mile From The Orange County Convention Center
- Immediate Access to International Drive, I-4 & SR-528
- Surrounded by Hotels, Attractions & Entertainment
- Ideal for Full Service Dining, Entertainment, Lounge, Hookah, Steakhouse or Upscale Casual Concepts



I-DRIVE DISTRICT PREMIER ORLANDO LOCATION

Located within Orlando's International Drive District, Westwood Center is positioned in one of the nation's premier tourism and entertainment destinations, benefiting from year-round visitation generated by nearby hotels, world-renowned attractions, the Orange County Convention Center, and a strong local workforce.

I-DRIVE DISTRICT
— INTERNATIONAL DRIVE —

KEY DEMAND DRIVERS



**140 +
HOTELS & RESORTS**

Millions of annual overnight visitors in the I-Drive District



**ORANGE COUNTY
CONVENTION CENTER**

3rd Largest Convention Center in the U.S with over 1.5 million annual visitors



**300 +
RESTAURANTS**

One of Florida's most diverse dining destinations



**600 +
RETAIL STORES**

Designer, outlet, and brand name stores located within minutes



**WORLD-CLASS
ATTRACTIONS**

7 Major theme parks including Universal, Epic Universe, SeaWorld & Islands of Adventure



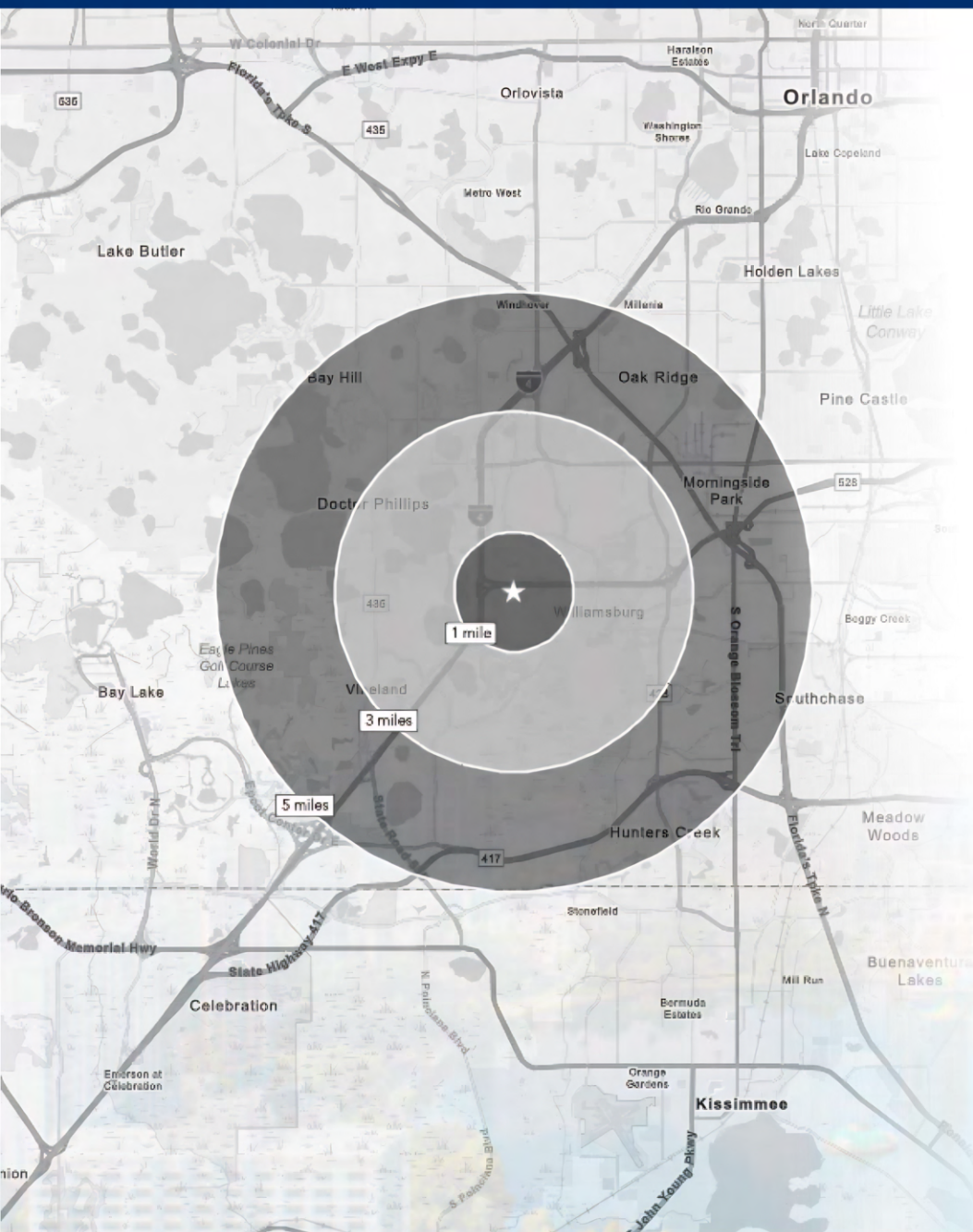
PRIME ACCESS

Immediate Access to International Drive, I-4 & SR-528

INTERIOR
RESTAURANT PHOTOS

WESTWOOD CENTER
6427 Westwood Blvd, FL 32821





1 MILE

Avg. Household Income	\$154,838
Daytime Population	21,700
Population	5,794
Households	2,529

3 MILE

Avg. Household Income	\$145,930
Daytime Population	116,000
Population	59,359
Households	23,691

5 MILE

Avg. Household Income	\$136,455
Daytime Population	284,000
Population	167,754
Households	62,431

SOURCE: esri

FLOOR PLAN

