

International Shoppes

5600 International Dr, Orlando, FL 32819



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 2nd Gen Restaurant Space Available
- Prime Out Parcel Available fronting International Drive
- Under New Ownership!
- Nearly 70,000 visitors per month!
- Access and Visibility to both International Drive and Kirkman
- Minutes from Orlando International Premium Outlets which sees over 5,200,000 visitors per year
- Signalized Access
- 52,000+ cars per day on Kirkman Rd and 26,000+ cars per day on I-drive
- Pylon Signage Available on I-Drive

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,986 SF, 4,951 SF & 8,452 SF
Lot Size:	5.64 Acres
Building Size:	73,568 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,063	30,438	87,560
Total Population	3,282	79,656	236,221
Average HH Income	\$62,993	\$88,510	\$92,629

Nick Barbato

954.579.2672

NBarbato@eisre.com

Eric Portnoy

954.242.2010

EPortnoy@eisre.com



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www.eisre.com

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AERIAL



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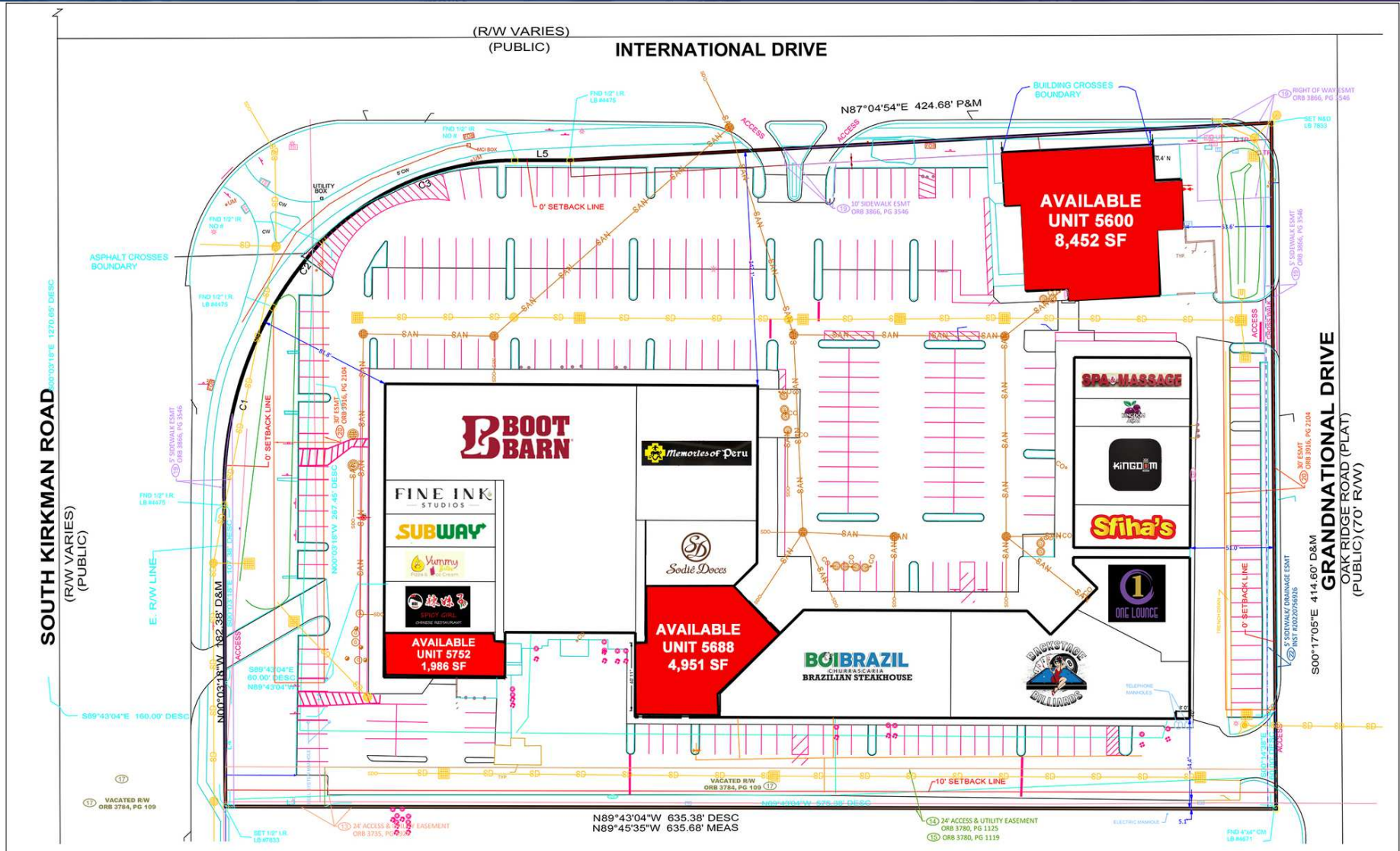
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SITE PLAN



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PROPERTY PHOTOS



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UNIT 5600 - AVAILABLE



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TENANT LIST

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)
Unit 5600	Available	8,452 SF
Unit 5688	Available	4,951 SF
Unit 5696	DP Factory	2,962 SF
Unit 5752	Available	1,986 SF
Unit 5628	Kingdom Acai	1,176 SF
Unit 5640	Sfiha's Delivery	1,776 SF
Unit 5744	Yummy Bites	1,406 SF
Unit 5624	Hongda Group	1,750 SF
Unit 5716	Boot Barn	16,351 SF
Unit 5740	Subway Restaurants	1,340 SF
Unit 5632	Kingdom Food	3,349 SF
Unit 5748	Spicy Girl Joan	2,057 SF
Unit 5668	Boi Brazil	7,660 SF
Unit 5736	Fine Ink Studios	1,374 SF
Unit 5656	Backstage Billiards of Orlando	7,768 SF
Unit 5644-48	One Lounge	3,215 SF
Unit 5700	Jesus Rojas	5,995 SF

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DEVELOPMENT MAP

Commercial ● Residential ●

- 1 Grand National Drive Roadway Improvement** – Widening Grand National Drive from W Oak Ridge Rd to Vanguard St to four lanes. Includes street lighting and pedestrian improvements. Completed 2025. orlando.gov
- 2 Fun Spot** – 5700 Fun Spot Way
 - MachFun TowerRide - 50-foot tower that places riders in side-by-side flight mode and flips 360 degrees.
 - Teacup Kiddie Ride - replacing the former teacup ride, revamped teacup family ride. Completion 2025. fun-spot.com
- 3 Revel Apartments** – 5950 Dezer Way. 365 unit luxury apartment community. Completion TBA.
- 4 Villatel Orlando Resort** – 5120 Del Verde Way. 77 acres of mixed use development including 526 single family vacation homes, condos and town homes. Grounds include multiple lakes, community clubhouse with resort-style pool, lazy river, restaurant and water park. Phased opening started 2023. Completion winter 2025.
Phase 1: 96 condominiums, 34 single family homes and 120 townhouses.
Phase 2: 80 townhouses, 36 single family homes and 5 condominium lots. villatel.com
- 5 Orlando Crossings** – 5435 International Dr. Hocca Bar - Brazil-based restaurant chain. Completion 2025.
- 6 Eskina** – 5623 International Dr. –Casual Brazilian Restaurant. Completed 2025. eskinaorlando.com
- 7 Bear Hug Brewing** – 6817 Visitors Circle. (former George's Music) Micro brewery & tasting room. Completion TBA. bearhugbrew.com
- 8 B&B Orlando** – 6323 International Dr. (former Floridian Express) - Total remodel of the 218-room property to European brand "B&B Hotels". Completion TBA.
- 9 Arcade Time** – 6464 International Dr. – Family Friendly arcade, bowling alley and restaurant. Completed 2025. arcadetimeusa.com
- 10 Kirkman Point Apartments** – 7149 S Kirkman Rd. 11-acres, multi-family project with 314 units. Two 4-story buildings, six triplex style buildings. Completion TBA.
- 11 Carrier Drive Roadway Improvements** – Intersection improvements at Carrier Dr./ Universal Blvd and Carrier Dr./Kirkman Rd. Mixed-use path along southside of roadway, landscaping and possibly a roundabout. Completed 2025. orlando.gov
- 12 Bainbridge Sand Lake** – 7575 Universal Blvd. 100,000 SF, 5-story apartment complex with 367 units, clubhouse with resort style pool and parking garage. Completion 2025. bainbridgecompanies.com
- 13 Sand Lake Road Interchange** – Sand Lake Road and I-4 interchange re-imagined into a diverging diamond configuration. Reconstructing I-4 general lanes and adding a barrier separated express lane from Sand Lake Road to Epcot Center Drive. Completion 2027. i4beyond.com/project-info-map/#sand-lake-rd-s-r-482-i-4-interchange-improvements
- 14 Proposed I-Drive / Sand Lake Pedestrian Overpass** - A proposed pedestrian overpass at the I-Drive and Sand Lake Road intersection that would connect all four corners. Awaiting more details. Completion TBA. <http://bit.ly/3wYc66s>
- 15 Hollywood Plaza** – 8050 International Dr. Baires Grill (former Mooyah) Miami based Argentinean steakhouse. Completion TBA. bairesgrill.com
- 16 Grain & Berry (I-Shops)** - 8145 International Dr. Handcrafted açai and superfood bowl restaurant. Completed 2025.
- 17 InterContinental Hotel** - 8001 International Dr. (former Wynham Resort) 84-room luxury resort hotel with five restaurant and bar concepts, 715,000 SF wellness center, 106,000 SF meeting space. Completion 2028.
- 18 Society Park** - 8001 International Dr. 2.4 acre complex with two restaurants, shopping, entertainment and nine paddle courts. Completion 2026. societyparkorlando.com
- 19 Kirkman Road Extension** - Public-private partnership. 1.7 mile north / south stretch, Carrier Drive to Universal Blvd with elevated traffic circle and dedicated bus lanes. Completed 2025. cfroads.com/project/443817-1
- 21 Popstroke** - 8580 International Dr. 5 acre mini golf and dining complex owned by Tiger Woods. Completion 2026. popstroke.com
- 22 Raising Cane's** - 8718 International Dr. (former Friendly's) 3,619 SF Louisiana-based chicken fast food chain. Completed TBA.



- 20 ICON Park** - 8375 International Dr.
 - Ripley's Crazy Golf (former Max Action Arena) - indoor, glow-in-the-dark miniature golf experience. Completion winter 2025.
 - ICON Park "Blue Man Group Theater" - 24,833 SF, 578-seat entertainment venue, located at the base of the Orlando Eye. Completion 2026.
 - Build-A-Bear Workshop - Flagship store. Construction of a new multi-level retail experience. Completion summer 2026.
 - Sushi Saint - 3,000 SF sushi bar concept. Completion 2025 sushisaint.com
 - Arte Museum - 30,000 SF Immersive digital art museum with floor-to-ceiling art pieces. Completion 2027

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DEVELOPMENT MAP

23 I-Drive Dedicated Transit Lanes - Dedicated bus lanes - Sand Lake Rd. to the Beachline. Construction expected 2026. orangecountyfl.net

24 Portillo's - 8955 International Dr. (former TGI Fridays) Fast-food chain specializing in Chicago-style food. Completion TBA. portillos.com

25 The Pointe Orlando - 9101 International Dr.

- Taffer's Tavern - Elevated full service restaurant and bar concept from "Bar Rescue" host, Jon Taffer. Completion 2025. tafferstavern.com
- Zukka Sushi - Innovative sushi restaurant. Completion late 2025. zukkasushi.com
- Museum of Ice Cream - Immersive, multi-sensory attraction with ice cream inspired installations. Completion TBA.

26 Grand Hyatt Orlando - 9000 Universal Blvd. Luxury resort hotel. 45-acres, 2,500 rooms, developed in multiple phases. Phase 1: 1,200 - 1,300 rooms. Completion TBA. hyatt.com/brands/grand-hyatt

27 Orange County Convention Center Tasting Room - 9800 International Dr. 3,000 SF buildout to be used as a tasting room. Completion 2025. occc.net

28 Orange County Convention Center Phase 5a Expansion - 9400 Universal Blvd. Enhancements to north-south building including enclosed connector, 40,000 SF meeting space, 100,000 SF ballroom and grand entrance on Convention Way. Construction expected 2026. Completion 2029. www.occc.net

29 Universal's Epic Universe

- Theme Park with entertainment center, hotels, shops, and restaurants. Completed May 2025.
- Hotels with 2,000 rooms total to include:
 - Universal Stella Nova - 750 rooms, completed January 2025.
 - Universal Terra Luna - 750 rooms, completed March 2025
 - Universal Helios Grand - 500 rooms, completed April 2025. universolorlando.com

30 Tradeshow Blvd. Improvement - Widening Tradeshow Blvd from 2 lanes to 4 lanes, from Universal Blvd to Destination Parkway. Project will also include 2 transit lanes and a multi-use path on both sides of the road for pedestrians and cyclists. Construction expected early 2027. Completion 2029. ocfl.net/TrafficTransportation/TransportationProjects/TradeshowBoulevard.aspx

31 Even Hotel & Staybridge Suites - 9685 Universal Blvd. 7-story, 288-room hotel on 4.5 acres. 1,500 SF fitness center, pool and outdoor courtyard. Completion 2026.

32 White Castle - Universal Blvd. 5,000SF, quick service hamburger restaurant chain. Completion TBA. whitecastle.com

33 Catchlight Crossings (Universal's Apartments) - Destination Pkwy & Tradeshow Blvd Universal's Housing For Tomorrow, affordable housing project consisting of 1,000 apartments and 16,000 SF of retail space, Bezos Academy Montessori School, healthcare clinic, transportation station and space for a University of Central Florida Classroom. Phased opening beginning 2026. housingfortomorrow.com

34 Brightline / Sunshine Corridor Station - Proposed stop for Sun Rail and Brightline train link. Built on land donated by Universal Orlando. Completion date TBA. orlandosrightrail.com

35 Sushi Kingdom - 6275 Westwood Blvd. (former Flapjack Johnny's) - All you can eat sushi restaurant. Completion TBA

36 SeaWorld Orlando - 7007 SeaWorld Dr. - SEAQuest: Legends of the Deep - suspended dark ride in a state-of-the-art-submersible to explore the ocean. Completion spring 2026.

37 43W Townhomes at Westwood - 11302 Westwood Blvd. Four multi-residential buildings. Completion TBA.

38 Paradiso Grande Resort Orlando - 6001 High Seas Dr. 157 vacation home community to include town homes and single-family vacation homes. Phased opening, completion TBA. paradisograndehomes.com

39 Grande Pointe Apartments - 6000 Grande Paradiso Blvd 5-Story, 225 unit multi-family project. Completion fall 2025.

40 Everhome Suites - International Dr & Westwood Blvd. 6-Story, 109 room, extended stay hotel. Completion TBA. choicehotels.com/everhome-suites

41 Extended Stay America - 11797 International Dr. 4-story, 137 room, extended stay hotel. Completion TBA.

42 I-4 at Daryl Carter Parkway Interim Interchange - Daryl Carter Parkway and I-4 re-imagined with I-4 exit ramps from both directions, eastbound I-4 entrance ramp and converting existing overpass to a diverging diamond interchange. Completed 2025. i4beyond.com

43 Vineland Pointe - 11513 Regency Village Dr vinelandpointeorlando.com

- The Salty - Artisanal donut shoppe and coffee bar. Completed 2025. saltydonut.com
- Cava - Mediterranean fast casual restaurant chain. Completion TBA. cava.com
- Bath & Body Works - Retail chain selling bath and body products and candles. Completion fall 2025. bathandbodyworks.com



Source:
<https://www.idrivedistrict.com/economic-development>

44 Davis Vistana Apartments - 11085 South Beach Circle. Multi-family residential project. Six, 4-story buildings with 400 units on 18.77 acres. Completion TBA.

45 Bainbridge World Center Apartments - 14051 International Dr Phase 1: 341 units, Phase 2: 415 units. Phase 1 completed summer 2024, Phase 2 to begin construction 2025. bainbridgeworldcenter.com

46 International Drive Wayfinding Signs - 177 signs installed throughout the I-Drive District in two phases. Phase 1 ongoing.

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HOSPITALITY MAP

- 89 Westgate Lakes Resort & Spa - 1,986 rooms
- 90 Rosen Inn at Pointe Orlando - 1,020 rooms
- 91 Rosen Plaza Hotel - 800 rooms
- 92 Hyatt Regency Orlando - 1,641 rooms
- 93 Hilton Grand Vacation Club Las Palmeras Orlando - 290 rooms
- 94 Rosen Centre Hotel - 1,334 rooms
- 95 Days Inn Convention Center/Intl. Drive - 219 rooms
- 96 Hilton Orlando - 1,425 rooms
- 97 Rosen Shingle Creek - 1,501 rooms
- 98 DoubleTree by Hilton Orlando at SeaWorld - 1,042 rooms
- 99 Best Western Orlando Theme Parks - 93 rooms
- 100 Four Points by Sheraton Orlando Conv Ctr. - 150 rooms
- 101 Extended Stay America Conv Ctr/Sports Complex - 117 rooms
- 102 Extended Stay America Orlando Conv Ctr. - 113 rooms
- 103 TRU by Hilton Orlando Conv Ctr. - 259 rooms
- 104 Hilton Garden Inn at SeaWorld - 224 rooms
- 105 Renaissance Orlando at SeaWorld - 781 rooms
- 106 TownePlace Suites Orlando at SeaWorld - 188 rooms
- 107 Holiday Inn Express & Suites Orlando at SeaWorld - 181 rooms
- 108 SpringHill Suites Orlando at SeaWorld - 200 rooms
- 109 Fairfield Inn & Suites Orlando at SeaWorld - 200 rooms
- 110 Element Orlando Intl. Drive - 140 rooms
- 111 Aloft Orlando Intl. Drive - 144 rooms
- 112 Hilton Grand Vacation Club at SeaWorld Orlando - 787 rooms
- 113 Staybridge Suites Orlando at SeaWorld - 89 rooms
- 114 Hampton Inn & Suites Orlando at SeaWorld - 105 rooms
- 115 Homewood Suites by Hilton Orlando Theme Parks - 133 rooms
- 116 Residence Inn Orlando at SeaWorld - 350 rooms
- 117 Marriott's Harbour Lake - 366 rooms
- 118 Marriott's Cypress Harbour Villas - 510 rooms
- 119 Westgate Leisure Resort - 162 rooms
- 120 Parc Corniche Condominium Suite Hotel - 210 rooms
- 121 Marriott's Grande Vista - 1,616 rooms
- 122 TRYP by Wyndham Orlando - 98 rooms
- 123 La Quinta Inn & Suites Orlando I-Drive Theme Parks - 101 rooms
- 124 WoodSpring Suites Orlando International Drive - 138 rooms
- 125 WorldMark Orlando Kingstown Reef - 99 rooms
- 126 Monumental Hotel Orlando - 94 rooms
- 127 Bluegreen Vacations The Fountains - 842 rooms
- 128 Sheraton Vistana Villages Resort Villas - 1,156 rooms
- 129 Floridays Resort Orlando - 432 rooms
- 130 Holiday Inn & Suites Orlando Intl. Drive South - 143 rooms
- 131 Home2 Suites by Hilton Orlando Intl. Drive South - 146 rooms
- 132 SPOT X Hotel Orlando - 154 rooms
- 133 Hilton Grand Vacation Club at Tuscan Village Orlando - 720 rooms
- 134 SpringHill Suites LBV in the Marriott Village - 335 rooms
- 135 Fairfield Inn & Suites LBV in the Marriott Village - 388 rooms
- 136 Courtyard LBV in the Marriott Village - 340 rooms
- 137 Holiday Inn Resort Orlando Lake Buena Vista - 503 rooms
- 138 Blue Heron Beach Resort - 280 rooms
- 139 Grand Beach Resort - 216 rooms
- 140 Sheraton Vistana Resort Villas LBV - 1,682 rooms
- 141 Orlando World Center Marriott - 2,010 rooms
- 142 Holiday Inn Resort Suites & Water Park - 777 rooms
- 143 World Quest Orlando Resort - 174 rooms
- 144 Buena Vista Suites Orlando - 279 rooms
- 145 Caribe Royale Resort - 1,335 rooms



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RETAILER MAP



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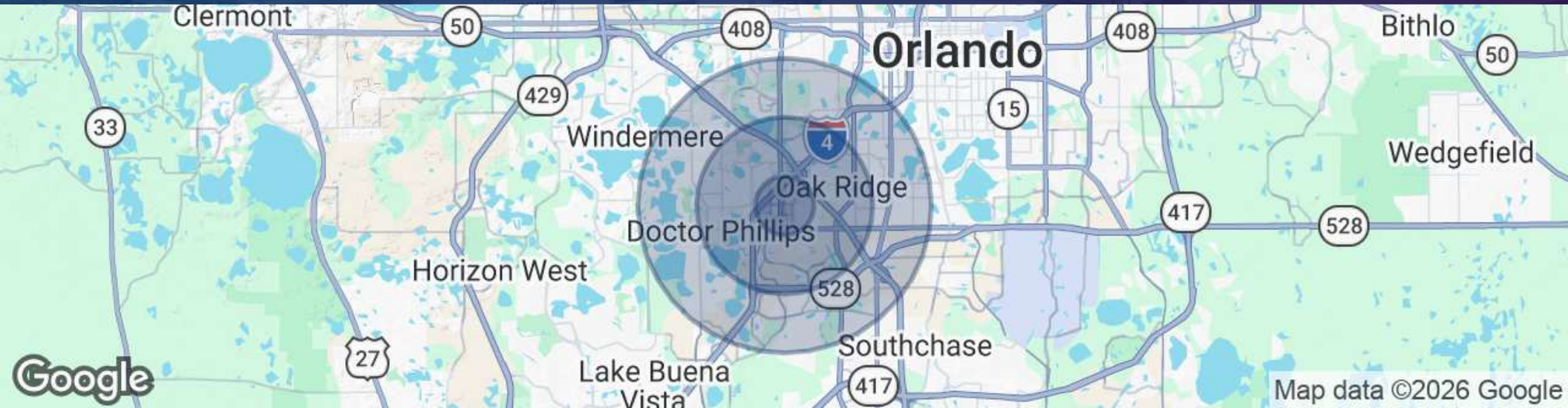
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,282	79,656	236,221
Average Age	39	38	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,063	30,438	87,560
# of Persons per HH	3.1	2.6	2.7
Average HH Income	\$62,993	\$88,510	\$92,629
Average House Value	\$367,231	\$362,694	\$384,492

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