

INTERNATIONAL DRIVE BASS PRO SHOPS & Development Opportunity

5156 International Drive
Orlando, FL 32819

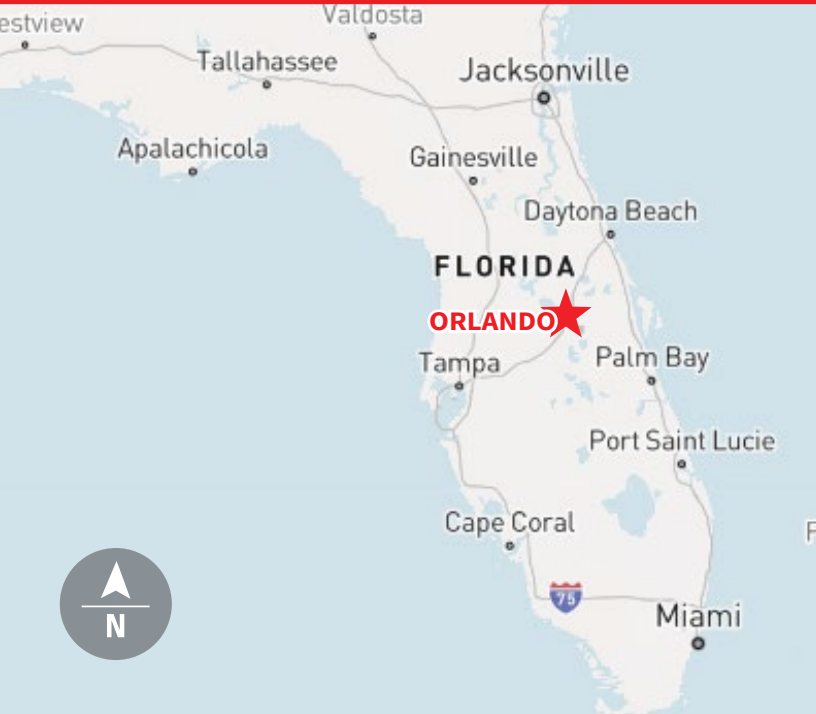
**Top 1%
Performing
Bass Pro/Cabela's
in North
America**



PRICE: \$32,000,000

 [Link to OM](#)

 [Link to Watch Video Tour](#)



PROPERTY SUMMARY







BUILDING SQUARE FOOTAGE	153,000 SF
SITE ACREAGE	Bass Pro Shops: 16.75 AC Vacant Land: 5.28 AC Vacant Land: 2.40 AC Total: 24.43 AC
YEAR BUILT/ RENOVATED	1999 / 2015
TRAFFIC COUNT	<ul style="list-style-type: none"> I-4: 164,500 VPD Florida's Turnpike: 99,000 VPD Kirkman Road: 55,000 VPD International Drive: 22,500 VPD

INVESTMENT SALES ADVISORY

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Investment Highlights

-  Two high-profile **outparcel development opportunities** - high area barriers to entry due to the theme parks and shopping, making site demand exceedingly **strong for development**.
-  The **additional 5.28 AC** in the rear of the Property presents an **option to develop vertically** for multi-family or numerous other uses. The Property is **located on a signalized hard corner** with **frontage of 1,750 SF (+/-)** on International Drive and W Oak Ridge Road.
-  The Property is nearby to Universal Orlando Resort, Orlando International Premium Outlets, and the upcoming **\$5 BILLION Universal's Epic Universe**. When completed in 2025, Epic Universe will be Universal's largest theme park and resort destination in the United States.
-  The Bass Pro Shops and additional land are ideally located at the northern end of **International Drive (22,500 VPD)** - which is fed by traffic from **I-4 (164,500 VPD)**, **Kirkman Road (55,000 VPD)**, and **W Oak Ridge Road (23,000 VPD)**.
-  The neighboring **Storey Drive Resort** is set to bring a total of **516 condo units, vacation homes, and townhomes** in the near term. The area benefits from the recently completed Grand National and Kirkman Road interchanges providing **immediate access** to I-4 and Florida's Turnpike.
-  There are over **125,000 hotel rooms at 400+ establishments** within the Orlando area. There are **more than 60,000 hotel rooms within 3 miles of the Subject Property**.



Storey Drive Resort is an upcoming 77-acre mixed use project that will include 256 short-term rental condos, 60 single family vacation homes, and 200 townhomes. The property will feature multiple lakes, a clubhouse, resort-style pool, lazy river, restaurant, and water park.

