



UNIVERSAL'S EPIC UNIVERSE (Est. 2025)  
\$5 Billion Development | 14 Million Visitors



McKenna Drive

For Lease

Universal Blvd (34,500± AADT)



PLAY PROPERTY VIDEO!

# DESTINATION SHOPPES

9930 Universal Blvd. Orlando, FL 32819



JLL

# DESTINATION SHOPPES

 **PLAY PROPERTY VIDEO!**

9930 Universal Blvd.  
Orlando, FL 32819

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## Ground Lease Opportunities Available

- 2.6 acres of undeveloped land adjacent to Universal's brand new Epic Universe in Orlando, FL
- Located in the tourism trade area of Orlando, which boasts over 75 million visitors annually
- Within walking distance of University of Central Florida's Rosen School of Hospitality Management, ranked in the top five hospitality management programs worldwide with an enrollment of over 3,000 students
- New Kirkman Road extension started in 2020 to improve regional mobility for both residents and businesses
- Great opportunity to enter an otherwise capped tourist market
- Ideal site for retail, QSR, bank, casual dining or entertainment

Site aerial

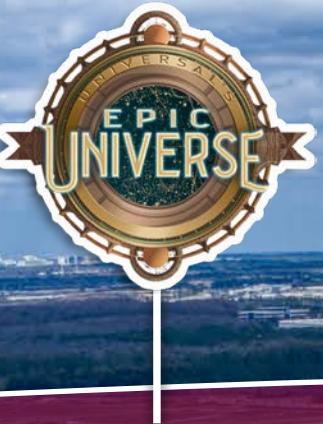
# Destination Shoppes



# New Kirkman extension

# Destination Shoppes





**UNIVERSAL'S EPIC UNIVERSE (Est. 2025)**

\$5 Billion Development | 14 Million Visitors

For Lease

Universal Blvd (34,500± AADT)



HOTELS

Marriott W Hotel 400-KEY RESORT &  
Anshultz Entertainment Group (AEG)  
entertainment venue

DESTINATION PARKWAY

# Property drivers

## Orange County Convention Center

### Metro driver

The Orange County Convention Center ranks as the second largest convention center in the United States and was recently ranked as the best meeting facility in the country by Business Review USA. Possessing 7.0 million s.f., of which 2.1 million s.f. is exhibit space, the complex leaves an indelible footprint on the economy in the form of more than 200 events and 1.5 million annual attendees in 2016. Visit Orlando estimates that the Convention Center affects the employment of more than 25,500 people and 1,000 businesses, constituting a \$2.4 billion annual impact on Orlando's economy. In 2013, the Convention Center launched a \$187 million capital improvement project that encompasses interior renovations and exterior enhancements, including the construction of the 410-foot International Drive Pedestrian Bridge which opened in 4Q17. Plans for a \$500 million expansion were released in June 2017, encompassing a new 200,000 s.f. multi-purpose venue and a 60,000 s.f. ballroom. Estimated completion is in 2021.



## University of Central Florida

Founded in 1963 with the mission to provide talent for Central Florida and the growing U.S. space program, UCF has become one of the best colleges for quality, access, impact and value. It's one of the reasons U.S. News & World Report ranks UCF among the nation's top 10 most innovative colleges, while both Kiplinger and Forbes rank us a best-value university.

As an emerging preeminent research university in Florida, UCF is driven to do more and be more. UCF believes success can only happen when we expand opportunity and demand excellence. UCF believes if there's a better way, it should be done. UCF believes innovation comes from the meeting of diverse viewpoints. And when more people unleash their full potential, anything is possible.

UCF is an academic, partnership and research leader in numerous fields, such as optics and lasers, modeling and simulation, engineering and computer science, business, public administration, education, hospitality management, healthcare and video game design. In fact, the Princeton Review and PC Gamer magazine named UCF's Florida Interactive Entertainment Academy the No. 5 graduate game-design program in the world in 2019. The Rosen College of Hospitality Management is ranked the No. 4 hospitality school in the world by CEOWorld magazine. And Washington Monthly recognized UCF as one of the best national universities in its 2020 rankings.

Driven by a commitment to foster potential, UCF regularly ranks among the top 20 most innovative universities in the nation, according to U.S. News & World Report. UCF is also ranked as a best-value university by Kiplinger and The Princeton Review, as well as one of the nation's most affordable colleges by Forbes. The university confers almost 17,000 degrees each year and benefits from a diverse faculty and staff who create a welcoming environment and opportunities for all students to grow, learn and succeed.

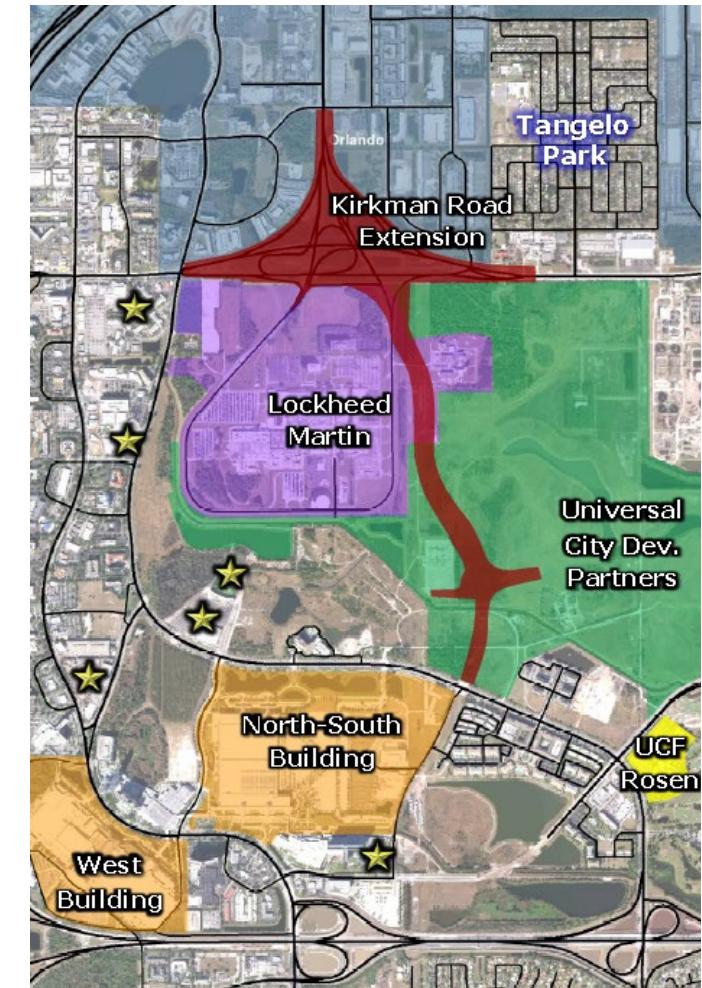
## Kirkman Road Extension

### Metro driver

The Kirkman Road Extension from Universal Blvd. to Carrier Drive (1.7 miles) will provide another north-south corridor connecting to an area roadway network that will serve the region's mobility needs. The project has been part of Orange County's long-range plan.

Since 2000, Orange County's Transportation Planning has identified this public road extension as a needed project. Orange County has always envisioned the Kirkman Road Extension to be a public-private partnership. However, due to lack of funds, the project was unable to get off the ground until 2017 when Universal stepped up as a private-sector partner to get the extension complete.

The purpose of the Kirkman Road Extension is to improve regional mobility (for both residents and businesses), and increase local accessibility to the transportation network that supports the area covered by Orange County's I-Drive 2040 Vision Plan, including the Orange County Convention Center, Lockheed Martin Corporation, Universal, and the UCF Rosen School of Hospitality Management.



# Market overview

## No. 1 tourist destination in the country

Besting the Big Apple in 2010 to become the first US city ever to hurdle 50 million visitors, Orlando's \$60 billion industry is the undisputed hub of worldwide tourism. In fact, Orlando broke its own US tourism record in 2018, as more than 75.0 million visitors flocked to Orlando's lakes, greens, and theme parks, making it the country's number one tourist destination—ahead of New York, Los Angeles, Miami and Chicago.

Tourism figures in the area have discovered new highs every year since 2009, with the metro's 2016 theme park visitation near 85 million. The ever growing footprint of Orlando tourism now encompasses 370,000 direct and indirect jobs in the local economy and \$31.6 billion in annual visit or spending. The international traveler now constitutes a large part of theme park attendance.

The tourism market has “the pedal to the metal” in terms of current improvements and new construction. Throughout Central Florida cranes are on the move building up and building out more attractions for tourists in all sectors – including hotels, theme parks, retail shops, and dining experiences. The expansions not only attract first time visitors but keep seasoned visitors coming back. On top of visiting tourists setting record numbers, the Orlando MSA is benefiting greatly through sales as well as job creation.

## Universal Orlando

Consisting of Universal Studios Florida, Islands of Adventure Orlando, Universal CityWalk, and over 9,000 hotel rooms, this entertainment giant employs over 25,000 people and welcomed a record-setting 21.3 million visitors in 2019. Universal Orlando green lighted a colossal ten year plan entailing \$1.5 billion in Orlando capital investments.

The unprecedented success of the Wizarding World of Harry Potter in many ways redefined the topography of the theme park industry. The Wizarding World opened in 2010 and immediately increased Universal Orlando's park attendance by an astounding 40 percent. Since then, the major theme park operators have scrambled to capitalize on the drawing power of mega-project “theme lands,” investing hundreds of millions in upgrading and expanding their Orlando capabilities.

Universal Orlando | **Attendance Figures\***

Park	2019	Worldwide Rank	North America Rank
Universal Studios	10,900,000	11	6
Islands of Adventure	10,400,000	12	7

\*Source: Themed Entertainment Association



## Seaworld Orlando

SeaWorld Orlando employs over 19,200 individuals, with 4.64 million visitors in 2019. In terms of visitation numbers, it ranked 10th in North America and 26th in the world during 2018.



## Walt Disney World Resort

The Walt Disney World Resort encompasses the Magic Kingdom, Epcot, Hollywood Studios, Animal Kingdom, Typhoon Lagoon, Blizzard Beach, Disney Springs, ESPN's Wide World of Sports, and more than 30,000 hotel rooms. In 2018, the resort hosted 58 million visitors.



If there is one thing you can rely on with Disney, it's their imagination. Time and time again, Disney World creates a “whole new world” of experiences through capital improvements to capture our imagination, and greatly expands their foothold within the Orlando tourist corridor while pumping millions of dollars into the local economy. The Walt Disney World Resort, the state's largest private employer (77,000+ employees), has undertaken several capital improvements which will greatly expand its presence within the Orlando tourist corridor and inject millions of dollars into the economy.

- Pandora: The World of Avatar, is now Open! Newly opened in 2017, after breaking ground in 2013, Disney has invested an estimated \$500 million spanning 12 acres.
- Creation and expansion of Disney Springs. The once named “Downtown Disney” has recently undergone redevelopment and expansion. The name was recently changed to Disney Springs after expanding to build the new “Town Center,” “West Side,” and renovating “The Landing” (former Pleasure Island).
- Disney Drones: Disney, in the past several years has been putting their drone patents to work as they have created several aerial demonstrations to put on a show for their guests. 300+ drones dance across the sky, creating massive images for viewers to enjoy. The future of drones may include holding up giant marionettes giving the illusion of walking through a park or show.
- Forefront of theme park technology. Back in 2014, Disney launched its \$1.5 billion Magic Band technology that shook the theme park industry. Disney prides itself on the new and secret technology that has been improving the guest experience; being able to access your room instead of using a key card, have charging capabilities to use anywhere in Disney that accepts credit cards, and much more.

Walt Disney World | **Attendance Figures\***

Park	2019	Worldwide Rank	North America Rank
Magic Kingdom	21,000,000	1	1
Animal Kingdom	13,900,000	6	3
Epcot	12,400,000	7	4
Hollywood Studios	11,400,000	9	5

\*Source: Themed Entertainment Association

# Market overview

# Destination Shoppes

## Tourism

### Mega projects

This mega tourist corridor encompasses thousands of hotel rooms, timeshare resorts, restaurants and entertainment venues.

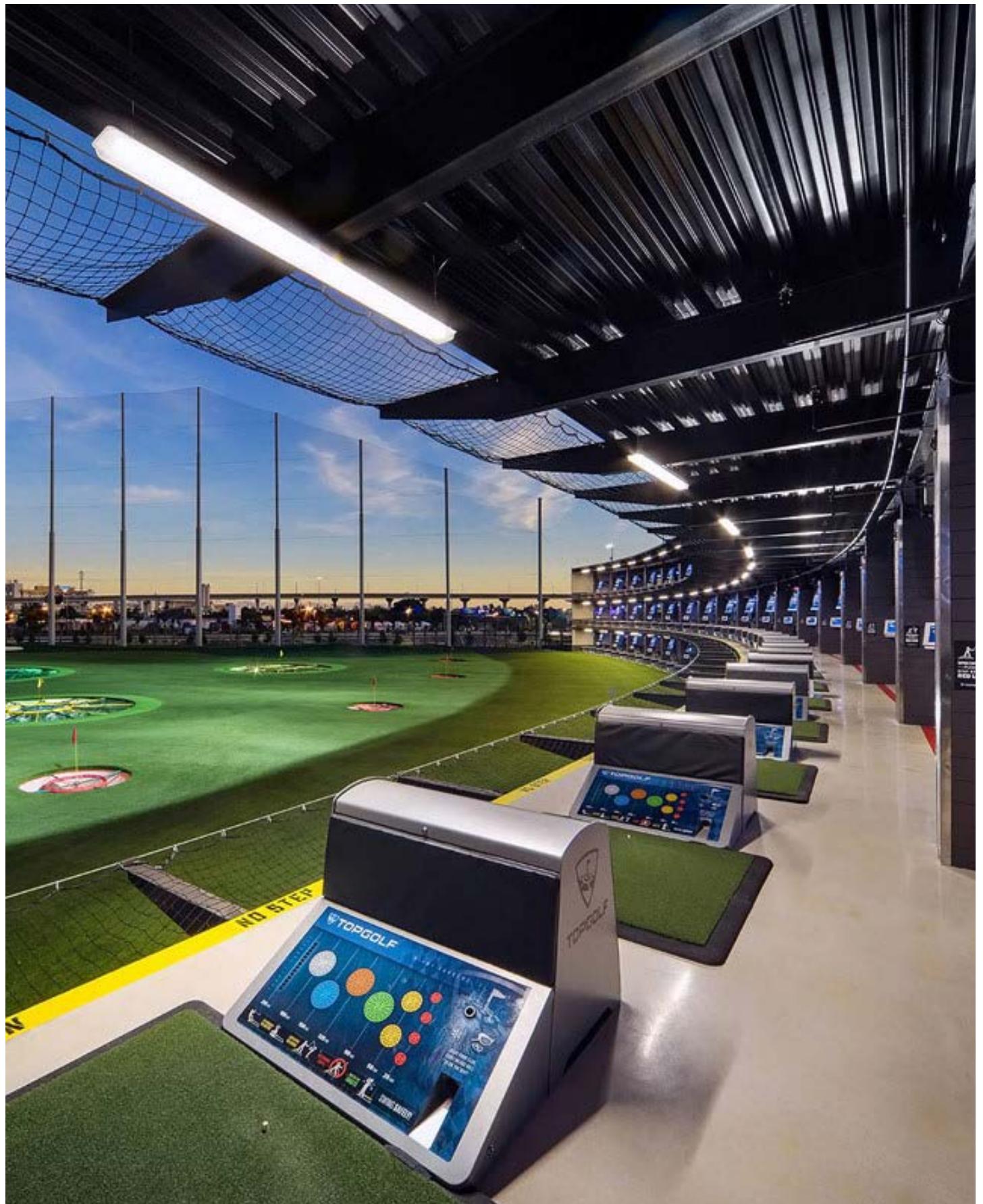
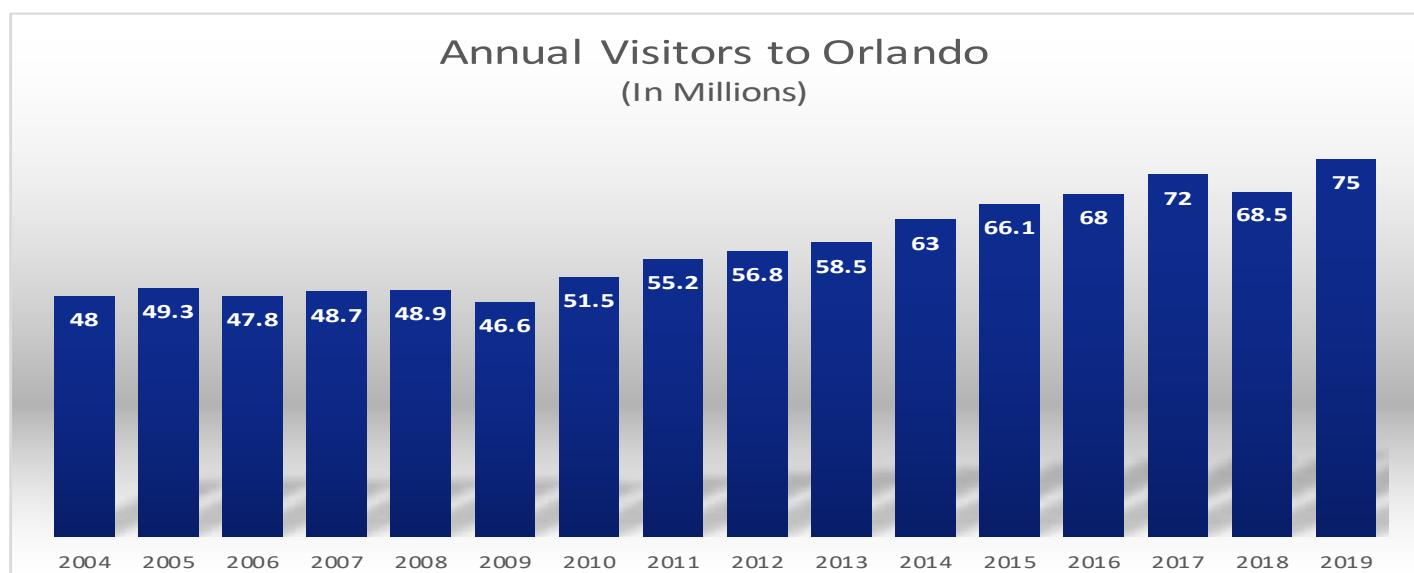
• **The I-Drive 360 project**, opened May 2015, is a \$250 million dollar entertainment complex located next to the Orlando Convention Center. I-Drive 360 is headlined by the Orlando Eye, (a 425-foot observation wheel and a sister icon to London's world-famous landmark), Madame Tussauds Orlando, (a 25,000 s.f. showcase of lifelike wax figures and several Florida-specific exhibits), and Sea Life Orlando (over 5,000 species of fish and other aquatic life, a submerged 360 degree tunnel, along with conservation and educational components).

• **Skyplex Orlando** features the world's tallest roller coaster (600 feet) embedded in a \$460-million, 495,000 s.f. entertainment complex. The project opened in 2020. Current plans also call for an elevated surf park designed by American Wave Machines, a 600-foot Skyfly zip line, 450 hotel rooms, restaurants, and stores.

• **Topgolf Orlando** opened its 65,000 s.f. entertainment center in Fall 2017.

• **Magic Place by Pininfarina** Inspired by the hills of Italian landscapes, Magic Place by Pininfarina at Celebration will be a complete revolution in the Floridian skyline. The mixed-use development blends commercial, residential, and cultural spaces. Located at US-192 in Kissimmee, part of Central Florida's main tourist corridor, the 468-acre area will feature The Gr!eat Gourmet Place, residential apartments, hotels, a retail complex, and Magic Village by Pininfarina, signed by the famous designing office Pininfarina.

• **Orlando Motorsports Park** founder Andy Bardar announced a \$100 million automotive-themed tourist attraction for the southwest corner of the West US Highway 192 and the SR 429 Beltway interchange. The first phase would include 95,000 s.f. of retail and dining, with the conceptual site plan revealing two test tracks between 1 and 2.5 miles long, allowing top speeds of around 120 mph.



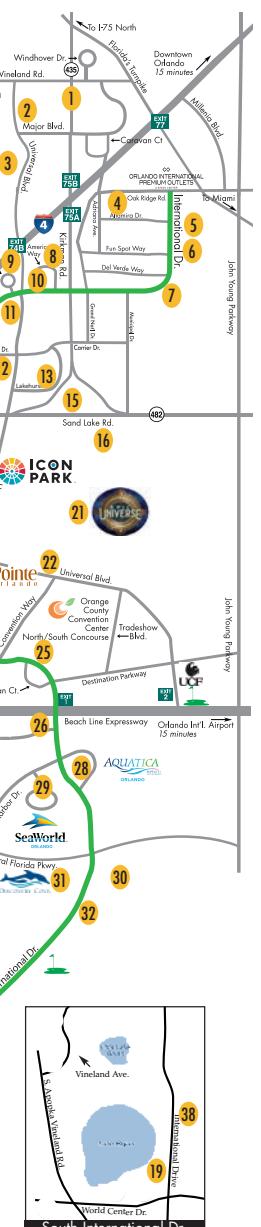
# Redevelopment updates

## International Drive Development Updates

2020 and Beyond Distributed exclusively by the I-Drive Business Improvement District.

Total projects by year: 2020 - 32 | 2021 - 5 | 2022 - 0 | 2023 - 0 | 2024 - 0 | Unknown - 7

- 1 Kirkman Road Resurfacing - 6.6 miles, Sand Lake Road to S.R. 408 - beginning August 2019, completion fall 2021 cfroads.com
- 2 Kirkman Road Pedestrian Bridge - 186-foot steel-truss bridge, 14-feet wide, improved sidewalks - 2020 www.iultimate.com
- 3 Universal Orlando Resort - The Bourne Stuntacular - cutting-edge live-action stunt show - summer 2020 universalorlando.com
- 4 Grand National - 16.5 acres, mixed-use project
  - TownPlace Suites by Marriott - 7-story, 148 units - 2020 www.noproperities.com/projects/grand-national/
- 5 Dezerland Action Park - 800,000 SF Entertainment, Event & Museum Complex
  - Orlando Auto Museum, 2020 www.dezerlandactionpark.com
- 6 Deseo Grande - 5-story apartments, 365 units, April 2022
- 7 Hyatt House Orlando I-Drive - 8-story, 175 rooms - 2020 www.house.hyatt.com
- 8 Wyndham Garden - 7-story, 137 rooms, 80,000 SF Completed 2020 www.wyndhamhotels.com/wyndhamgarden
- 9 Vib Hotel Orlando - 5-story, 118 rooms - www.bestwestern.com
- 10 I-Drive Retail at Four Points by Sheraton - 4,800 SF retail & restaurant, 4 tenants - 2020 equitymp.com
- 11 Endless Summer Resort - Dockside Inn & Suites
  - 2,050 room resort - completion in 2020 blog.universalorlando.com
- 12 Republic Square Apartments - 401 units, 4-story - 2021 summit-contracting.com
- 13 Silver Hills - Universal Apartments - 345 units, 4 to 5-stories, parking garage
  - December 2021 deangelisdiamond.com
- 14 SKYPLEX Entertainment Complex -
  - Home to the Skyscraper - world's tallest coaster at 500+ feet
  - SkyFall - a 450-foot drop ride
  - SkyFly - a 600-foot zipline
  - SkyLure Park
  - SkyLedge thrill experience
  - Sky Jump - 500-foot free fall dive attraction
  - Sky Plaza - retail & dining area, open-air promenade
  - Indoor arcade, 430 room hotel, go-kart track www.mangos.com/skypole
- 15 Sand Lake Road Improvement Project - Widening to 6 lanes, drainage improvements, bike path, new sidewalks, extends from I-Drive to Universal Blvd., expected completion late 2020 www.cfroads.com
- 16 Kirkman Road Extension - 1.7 mile north / south stretch, Carrier Drive to Universal Blvd., www.cfroads.com
- 17 Walk-On's I-Drive Bistreaux & Bar - 2-story, 8,500 SF sports bar restaurant - July 2020 walk-ons.com
- 18 Element Orlando Universal Blvd - 8-story, 165 rooms - June 29, 2020 www.starwoodhotels.com
- 19 ICON Park -
  - Orlando Slingshot - 300' high, 450' catapult - opening 2020
  - Museum of Illusions Orlando - interactive attraction, fall 2020 museumofillusions.com
  - Orlando Gyro Drop Tower - 400' high, 350' freefall, 75 MPH
  - Ole Red - Southern food & hospitality & live country music - 15,000 SF, 2-levels - June 2020 olered.com/orlando
  - Ox Grill - Contemporary cuisine - January 2020 iconorlando.com
- 20 I-Drive Dedicated Transit Lanes - Dedicated bus transit lanes from Sand Lake Rd. to the Beachline, begin project 2022 www.orangecountyfl.net
- 21 Universal's Epic Universe - Theme Park with entertainment center, hotels, shops, restaurants and more blog.universalorlando.com/destination/announcing-universals-epic-universe
- 22 Essex Luxe Apartments - 330 units, five buildings, Completed May 2020 flourncypartners.com
- 23 Pointe Orlando -
  - Redevelopment - The Link - new 100' passageway, escalator, gathering space, upgraded valet areas, new signage, 2020 www.pointorlando.com
  - The Hampton Social - restaurant specializing in seafood, pizza & brunch, November 2020 www.thehamptonsocial.com
  - Brother Jimmy's BBQ - 3,776 SF, featuring southern BBQ, ribs and beer, 2020 brotherjimmys.com
  - Rodizio Grill - Brazilian steakhouse, opened January 2020 www.rodiziogrill.com/orlando/
  - KAVAS Tacos + Tequila - mexican cuisine, 2020 kavastacos.com
- 24 Azul Sand Lake Vista Apartments - 262-unit, multifamily project, two 5-story buildings, 2-story clubhouse, jeffersonapartmentgroup.com
- 25 Orange County Convention Center - North/South Improvements - Convention Way Grand Concourse, Multipurpose Venue - OCCC.net
- 26 Cheddar's Scratch Kitchen - made-from-scratch menu, 7,300 SF restaurant, 2020 cheddars.com
- 27 Tru by Hilton - 8-story, 259 rooms, expected opening September 2020 tru.hilton.com
- 28 Aquatica, SeaWorld's Water Park - Riptide Race - Dueling water slide, 68' tower, nearly 650' of slide aquatica.com/orlando
- 29 SeaWorld Orlando -
  - Ice Breaker - Multi-directional launch coaster, 93' tall spike with 100° angle www.seaworldorlando.com
- 30 Aloft and Element Hotel - 7-story, 284 rooms, November 2020 www.ad1global.com
- 31 Home2 Suites Near SeaWorld - 6-story, 137 units, first quarter 2021 hilton.com/en/home2/
- 32 Tryp by Wyndham - 4-story, 98 rooms, expected completion 2020 www.wyndhamhotels.com/tryp/
- 33 WorldMark Orlando Kingstown Reef - two 4-story buildings, 87 new units, renovating 99 existing units, new 9-hole mini golf course, 2020 www.worldmarkbywyndham.com
- 34 Vineland Pointe - Three-phase retail center, 69.41 acres, 447,500 SF retail space
  - Phase 2 & 3 - Target, Cheesecake Factory opened December 2019, Alamo Drafthouse Cinema, expected completion holidays 2020 www.vinelandpointeorlando.com
- 35 Veere Apartments - 4-story, 250 units, January 2020 epochlivingveere.com
- 36 Orlando Vineland Premium Outlets - Transformation including: food hall, expanded play area, landscaping and lighting, late 2020 premiumoutlets.com/outlet/orlando-vineland
- 37 GLO Hotel - 4-story, 154 rooms, 2020 www.bestwesterndevelopers.com/portfolio/glo.php
- 38 Sunshine Elementary School - 2-story, 85,838 SF, 837-student capacity, August 2020 ocps.net
- 39 The Addison Lake Bryan Apartments - 266 units, December 2021 theaddisonlakebryan.com



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9-8-2020

## I-Drive Resort Area Accommodations

Total: 130 Hotels/Resorts • 52,463 Rooms

- 1 Wingate by Wyndham - 101 rooms
- 2 Quality Inn & Suites - 103 rooms
- 3 Hampton Inn Closet to Universal Orlando - 120 rooms
- 4 Universal's Loews Portofino Bay Hotel - 750 rooms
- 5 Universal's Hard Rock Hotel - 650 rooms
- 6 Universal's Cabana Bay Beach Resort - 2,200 rooms
- 7 Universal's Loews Sapphire Falls Resort - 1,000 rooms
- 8 Universal's Loews Royal Pacific Resort - 1,000 rooms
- 9 Universal's Aventura Hotel - 600 rooms
- 10 Fairfield Inn & Suites Orlando near Universal Orlando Resort - 116 rooms
- 11 Extended Stay America - Orlando Theme Parks - Vineland Rd. - 84 rooms
- 12 Best Western Plus Universal Inn - 70 rooms
- 13 Residence Inn - Near Universal Orlando - 195 rooms
- 14 Holiday Inn Express - 196 rooms
- 15 InTown Suites - 151 rooms
- 16 Comfort Suites by Universal - 101 rooms
- 17 La Quinta Inn at Universal Studios - 135 rooms
- 18 Extended Stay America - Orlando Theme Parks - Major Blvd. - 220 rooms
- 19 DoubleTree by Hilton at Entrance to Universal Orlando - 746 rooms
- 20 Clarion Inn & Suites Universal Studios Area - 160 rooms
- 21 Hyatt Place Across from Universal Orlando Resort - 150 rooms
- 22 Hyatt House Across from Universal Orlando Resort - 168 rooms
- 23 Holiday Inn & Suites Across from Universal Orlando - 390 rooms
- 24 Orlando International Resort Club - 63 rooms
- 25 Orlando Sunshine Resort - 84 rooms
- 26 La Quinta Inn - I-Drive North - 156 rooms
- 27 SUNSOL I-Drive - 192 rooms
- 28 Hilton Garden Inn Orlando I-Drive North - 158 rooms
- 29 Homewood Suites by Hilton Universal - 122 rooms
- 30 Super 8 by Wyndham Orlando - 109 rooms
- 31 Motel 6 Orlando I-Drive - 148 rooms
- 32 Home2 Suites by Hilton - 122 rooms
- 33 Four Points by Sheraton Orlando I-Drive - 301 rooms
- 34 Days Inn Orlando I-Drive - 250 rooms
- 35 i-Drive Grand Resort & Suites - 350 rooms
- 36 Hampton Inn Orlando Near Universal Blvd / I-Drive - 169 rooms
- 37 Universal's Dockside Inn & Suites - 2,050 rooms
- 38 Universal's Surtside Inn & Suites - 750 rooms
- 39 SonHotel I-Drive Orlando - 190 rooms
- 40 Monumental Movieland Hotel - 261 rooms
- 41 Floridian Express Hotel - 218 rooms
- 42 Rosen Inn - 315 rooms
- 43 Avanti Palms Resort & Conference Ctr - 655 rooms
- 44 Ramada Plaza Resort & Suites I-Drive Orlando - 295 rooms
- 45 Best Western Orlando Gateway - 297 rooms
- 46 The Point Hotel & Suites - 228 rooms
- 47 The Westgate Palace Resort - 403 rooms
- 48 Enclave Hotel & Suites - 153 rooms
- 49 Econo Lodge Orlando - 118 rooms
- 50 Holiday Inn Express & Suites I-Drive Orlando - 156 rooms
- 51 CoCo Key Hotel & Water Resort - 392 rooms
- 52 Quality Suites - 155 rooms
- 53 Comfort Inn & Suites Convention Center - 200 rooms
- 54 Country Inn & Suites by Carlson - 170 rooms
- 55 Floridian Hotel & Suites - 130 rooms
- 56 staySky Suites I-Drive Orlando - 153 rooms
- 57 Fusion Orlando - 176 rooms
- 58 Crowne Plaza Orlando Universal Blvd - 400 rooms
- 59 Baymont by Wyndham Orlando Universal Blvd - 332 rooms
- 60 Hampton Inn & Suites North I-Drive - 108 rooms
- 61 Rosen Inn International - 728 rooms
- 62 Drury Inn & Suites Orlando - 238 rooms
- 63 Comfort Inn- I-Drive - 112 rooms
- 64 Wyndham Orlando Resort - I-Drive - 690 rooms
- 65 Best Western I-Drive Orlando - 123 rooms
- 66 Embassy Suites by Hilton ICON Orlando 360 - 246 rooms
- 67 Quality Inn I-Drive - 200 rooms
- 68 Red Roof PLUS+ - 133 rooms
- 69 Holiday Inn - 223 rooms
- 70 Rodeway Inn - 297 rooms
- 71 Sonesta ES Suites Orlando - 147 rooms
- 72 Fairfield Inn & Suites Orlando I-Drive/Conv Ctr - 160 rooms
- 73 Courtyard Orlando I-Drive - 151 rooms
- 74 La Quinta Inn & Suites Conv Ctr - 187 rooms
- 75 Castle Hotel - 214 rooms
- 76 Extended Stay America - Orl CC - Universal Blvd - 137 rooms
- 77 Residence Inn Conv Ctr - 124 rooms
- 78 SpringHill Suites Conv Ctr - 167 rooms
- 79 Hampton Inn Conv Ctr - 170 rooms
- 80 Hyatt Place Orlando Convention Center - 150 rooms
- 81 Homewood Suites by Hilton - 252 rooms
- 82 Avanti International Resort - 654 rooms
- 83 Quality Suites - 215 rooms
- 84 Westgate Lakes Resort & Spa - 1,986 rooms
- 85 Embassy Suites Orlando I-Drive/Conv Ctr - 243 rooms
- 86 Rosen Inn at Pointe Orlando - 1,020 rooms
- 87 Los Palmeras by Hilton Grand Vacations - 315 rooms
- 88 Rosen Plaza Hotel - 832 rooms
- 89 Hyatt Regency Orlando - 1,641 rooms
- 90 Rosen Centre Hotel - 1,334 rooms
- 91 Midpointe Hotel Orlando Conv Ctr - 134 rooms
- 92 Days Inn Conv Ctr - 219 rooms
- 93 Hilton Orlando - 1,428 rooms
- 94 Rosen Shingle Creek - 1,501 rooms
- 95 Extended Stay America - Orl CC - Westwood Blvd - 117 rooms
- 96 Extended Stay America - Orl CC - 113 rooms
- 97 Four Points by Sheraton Convention Center - 150 rooms
- 98 Best Western PLUS Orlando Convention Ctr Hotel - 93 rooms
- 99 DoubleTree by Hilton Orlando at SeaWorld - 1,020 rooms
- 100 TownPlace Suites Orlando at SeaWorld - 188 rooms
- 101 Holiday Inn Express & Suites Orlando at SeaWorld - 181 rooms
- 102 SpringHill Suites Orlando at SeaWorld - 200 rooms
- 103 Fairfield Inn & Suites Orlando at SeaWorld - 200 rooms
- 104 Renaissance at SeaWorld - 781 rooms
- 105 Hilton Garden Inn Orlando at SeaWorld - 224 rooms
- 106 Hampton Inn & Suites Orlando at SeaWorld - 105 rooms
- 107 Homewood Suites Orlando Theme Parks - 133 rooms
- 108 Staybridge Suites Orlando at SeaWorld - 89 rooms
- 109 Hilton Grand Vacations Club at SeaWorld - 787 rooms
- 110 Residence Inn Orlando at SeaWorld - 350 rooms
- 111 Parc Corniche - 310 rooms
- 112 Marriott's Grande Vista - 1,616 rooms
- 113 Marriott's Cypress Harbour - 510 rooms
- 114 Marriott Vacation Club Harbour Lake - 360 rooms
- 115 WoodSpring Suites - 138 rooms
- 116 Westgate Leisure Resort - 157 rooms
- 117 WorldMark Orlando - Kingstown Reef - 99 rooms
- 118 Monumental Hotel Orlando - 94 rooms
- 119 Sheraton Vistana Villages - 1,156 rooms
- 120 The Fountains Resort - 565 rooms
- 121 Floridays Resort Orlando - 432 rooms
- 122 Home2 Suites by Hilton - 146 rooms
- 123 Hilton Grand Vacations Club at Tuscany Village - 720 rooms
- 124 Fairfield Inn & Suites Orl LBV in the Marriott Village - 388 rooms
- 125 SpringHill Suites Orlando LBV in the Marriott Village - 400 rooms
- 126 Courtyard Orlando LBV in the Marriott Village - 312 rooms
- 127 Holiday Inn Resort Orlando Lake Buena Vista - 523 rooms
- 128 Orlando World Center Marriott - 1,883 room
- 129 Caribe Royale Orlando - 1,338 rooms
- 130 Buena Vista Suites - 279 rooms

Continued from front.....



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## Vacation rentals

## Destination Shoppes

- Hotels, condominiums and timeshares  
(Vacation rentals)



82

1 mile radius

137

3 mile radius

96

5 mile radius



3,942

1 mile radius

33,332

3 mile radius

21,773

5 mile radius



315

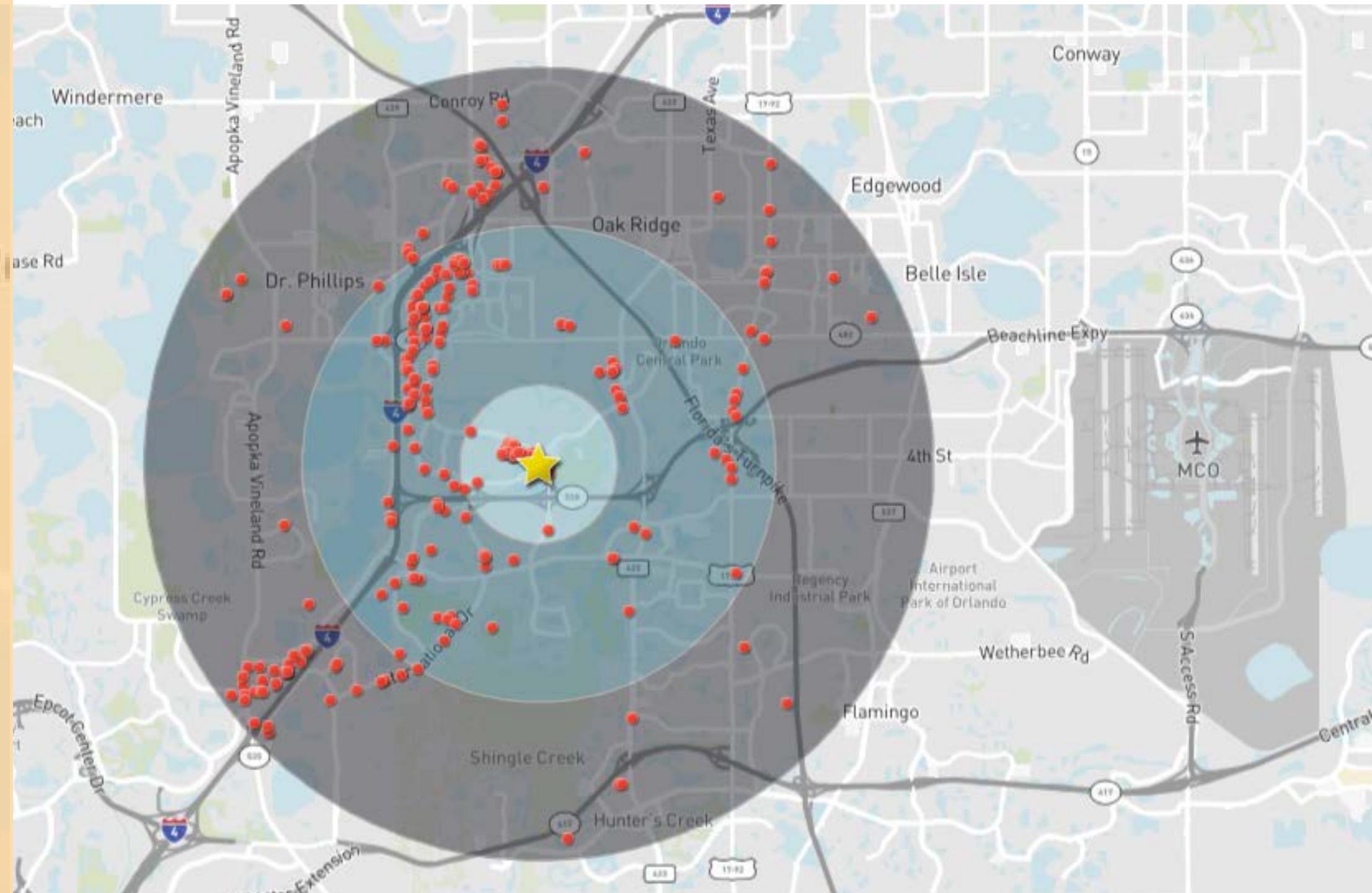
Vacation rentals

59,047

Total # of Rooms

5

Mile radius

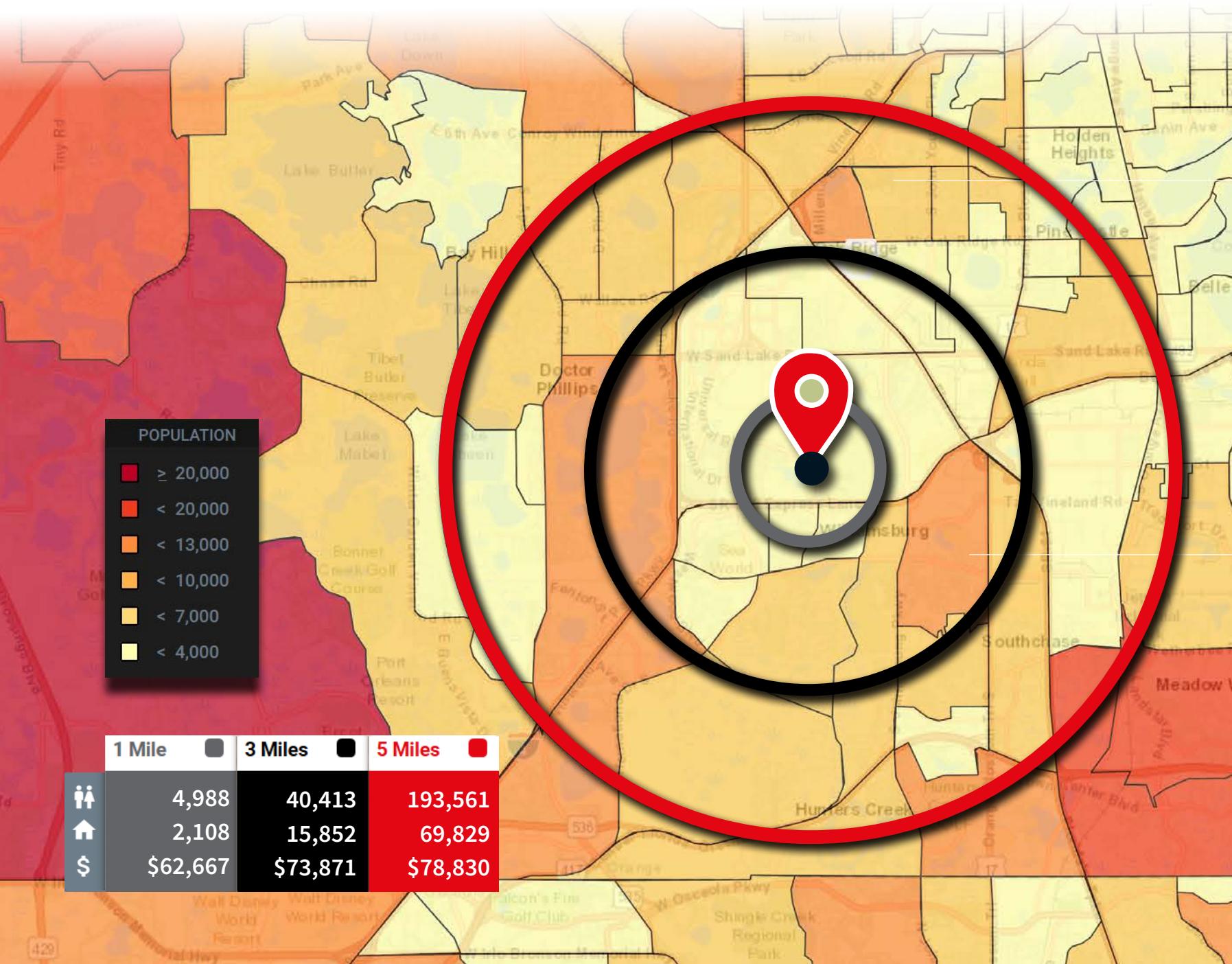


# Market aerial

# Destination Shoppes



# Demographics



WITHIN 5 MILES



**13,662**  
Businesses



**190,776**  
Employees



**193,561**  
Population



**\$78,830**  
Average Household Income



## JLL Demographic Summary

9930 Universal Blvd, Orlando, Florida, 32819  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 28.42732  
Longitude: -81.44475

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	2,698	25,897	124,950
2010 Total Population	3,241	30,395	161,337
2020 Total Population	4,988	40,413	193,561
2025 Total Population	6,665	48,173	216,984
2019-2024 Annual Rate	5.97%	3.58%	2.31%
Total Households	2,108	15,852	69,829
<b>Data for all businesses in area</b>			
Total Businesses:	153	4,996	13,662
Total Employees:	1,968	80,040	190,776
Total Residential Population:	4,988	40,413	193,561
Employee/Residential Population Ratio:	0:1	2:1	1:1
Labor Force By Occupation - White Collar	61.7%	54.7%	55.9%
Labor Force By Occupation - Blue Collar	20.5%	19.3%	19.3%
<b>Median Age</b>			
2020 Median Age	39.8	37.7	34.7
<b>Median Household Income</b>			
2020 Median Household Income	\$53,993	\$55,114	\$53,707
2025 Median Household Income	\$54,215	\$59,002	\$57,431
2019-2024 Annual Rate	0.08%	1.37%	1.35%
<b>Average Household Income</b>			
2020 Average Household Income	\$62,666	\$73,871	\$78,830
2025 Average Household Income	\$67,259	\$83,147	\$88,458
2019-2024 Annual Rate	1.42%	2.39%	2.33%
<b>Per Capita Income</b>			
2020 Per Capita Income	\$25,301	\$28,602	\$28,829
2025 Per Capita Income	\$26,608	\$31,947	\$32,176
2019-2024 Annual Rate	1.01%	2.24%	2.22%
<b>2020 Population 25+ by Educational Attainment</b>			
Total	3,552	28,954	131,763
Less than 9th Grade	4.4%	4.1%	5.3%
9th - 12th Grade, No Diploma	7.7%	5.5%	6.3%
High School Graduate	20.0%	18.9%	20.3%
GED/Alternative Credential	4.0%	3.7%	3.2%
Some College, No Degree	21.4%	22.4%	20.0%
Associate Degree	12.8%	12.6%	10.5%
Bachelor's Degree	19.8%	22.2%	23.8%
Graduate/Professional Degree	10.0%	10.5%	10.6%
<b>2020 Population by Sex</b>			
Males	2,394	19,636	95,222
Females	2,594	20,777	98,339
<b>2020 Population by Race/Ethnicity</b>			
Total	4,988	40,413	193,562
White Alone	59.8%	60.5%	55.8%
Black Alone	26.5%	17.1%	20.1%
American Indian Alone	0.2%	0.4%	0.4%
Asian Alone	4.0%	8.0%	8.6%
Pacific Islander Alone	0.6%	0.4%	0.2%
Some Other Race Alone	5.2%	9.3%	10.2%
Two or More Races	3.7%	4.3%	4.6%
Hispanic Origin	23.6%	38.4%	40.8%
Diversity Index	72.6	78.8	81.4

A large, semi-transparent aerial photograph of a coastal town. In the foreground, there is a large, undeveloped land area with a grid pattern, likely a future development site. To the left, there are several multi-story residential buildings and parking lots. To the right, a highway with palm trees runs along the coast. The sky is clear and blue.

We shape the future of **retail** for a better world.

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