

I-Drive

RETAIL SHOPPES FOR LEASE



7036-7336 INTERNATIONAL DR, ORLANDO, FL 32819



DEMOGRAPHICS

3-MILE RADIUS

I-Drive

RETAIL SHOPPES FOR LEASE



Young and Restless

Urban young professionals and students in diverse metro neighborhoods

LIFEMODE GROUP: Urban Threads

MED. AGE: 31.6

AVG. HH SIZE: 1.97

MED. HH INCOME: \$56,668

HABITS: Career building over home ownership, streaming services and QSRs.



Modern Minds

Educated, affluent households with commutes to their workplaces

LIFEMODE GROUP: Tech Trailblazers

MED. AGE: 34.8

AVG. HH SIZE: 2.35

MED. HH INCOME: \$95,892

HABITS: Live just outside of downtowns, shop at department stores and clubs.



Metro Fusion

Mobile, young renters who are well-connected to social media and its trends

LIFEMODE GROUP: Metro Vibes

MED. AGE: 33.0

AVG. HH SIZE: 2.19

MED. HH INCOME: \$57,855

HABITS: Apartment dwellers who use social media for leisure, trends, networking and food delivery.



Top Tier

Highly-educated professionals in affluent suburbs of metro areas

LIFEMODE GROUP: Premier Estates

MED. AGE: 45.3

AVG. HH SIZE: 2.83

MED. HH INCOME: \$214,147

HABITS: Highest net worth, shop at upscale retailers and enjoy fine dining establishments.



POPULATION

78,400



DAYTIME POP.

131,701



HOUSEHOLDS

30,524



AVG. HHI

\$130,476



AVG. AGE

37.9

PROPERTY & LOCATION HIGHLIGHTS

- » Premium leasing opportunity in one of Orlando's most sought-after retail and entertainment corridors
- » Availability entails a new vanilla shell space with a grease trap and impact fees in place
- » Direct access into the center with a dedicated left-in entrance from International Dr (26,000 VPD)
- » Extensive on-site parking with highly-visible pylon signage and fantastic walkability in addition to its drive-in accessibility
- » Excellent connectivity via Interstate 4 (210,500 VPD), Sand Lake Rd (33,500 VPD), Universal Blvd (25,500 VPD) and Kirkman Rd (52,500 VPD)
- » Prime location in the I-Drive District, Orlando's district for tourists from all parks to enjoy dining and sight-seeing attractions after a day at the theme park
- » The I-Drive District is Orlando's main sightseeing corridor, serving a similar role to the Las Vegas Strip with over 55,000 hotel rooms in the District
- » Minutes away from Orlando's main attractions, from theme parks like Universal Studios Florida (Universal Epic Universe, Islands of Adventure, Volcano Bay), SeaWorld Orlando (Aquatica, Discovery Cove), ICON Park and Fun Spot America to the Orange County Convention Center

POINTS OF ACCESS



SITE PLAN & TENANT ROSTER

SPACE AVAILABLE:
3,430 TO 5,250 SQ. FT.



#	TENANT	SF
7004	Buffalo Wild Wings	6,530
7024	Hot Brass Orlando	15,331
7032	Lucky Leprechaun	3,140
7040	AVAILABLE	3,430
7044	World's Magic Restaurant	1,400
7048	Nile Ethiopian Restaurant	3,150
7052	COMING AVAILABLE 08/2026	5,250
7060	Pizza Hut	3,409



AT THE CENTER OF IT ALL

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#	POINTS OF INTEREST	POI NOTES
1	Universal Volcano Bay	20.6M visitors in 2024 (Universal Orlando Resort)
2	Universal's Cabana Bay Beach Resort	2,200 rooms
3	Universal Aventura Hotel	600 rooms
4	Universal Endless Summer Resort - Surfside	750 rooms
5	Universal Endless Summer Resort - Dockside	2,050 rooms
6	Lost Caverns Adventure Golf	Mini-golf course at 6306 International Dr
7	Arcade Time Entertainment	Modern and retro entertainment center at 6464 International Dr
8	Gator Golf Adventure Park	Mini-golf course at 6586 International Dr
9	Proposed development	Proposed mixed-use development at 6603 International Dr
10	The Magic Studio	Live magic show and soundstage at 7220 International Dr
11	Titanic: The Artifact Exhibition	Artifact and history museum at 7324 International Dr, Orlando, FL 32819
12	SpringHill Suites by Marriott	136 rooms; 102,000 SF; Dec. 2027 completion at 6903 International Dr
13	Pirates Dinner Adventure	Dinner show at 6400 Carrier Dr
14	Legacy Universal	350 apartment units
15	Bainbridge Sand Lake	367 apartment units
16	CoCo Water Park	54,000 SF water park at 7400 International Dr
17	Sand Lake Rd Interchange	I-4 Beyond expansion; near completion
18	Proposed Overpass	I-Drive/Sand Lake Pedestrian Overpass
19	InterContinental Hotel	784 rooms; 15,000 SF wellness center; 106,000 SF meeting space
20	Society Park	2.4 AC container park with shopping

RESIDENTIAL

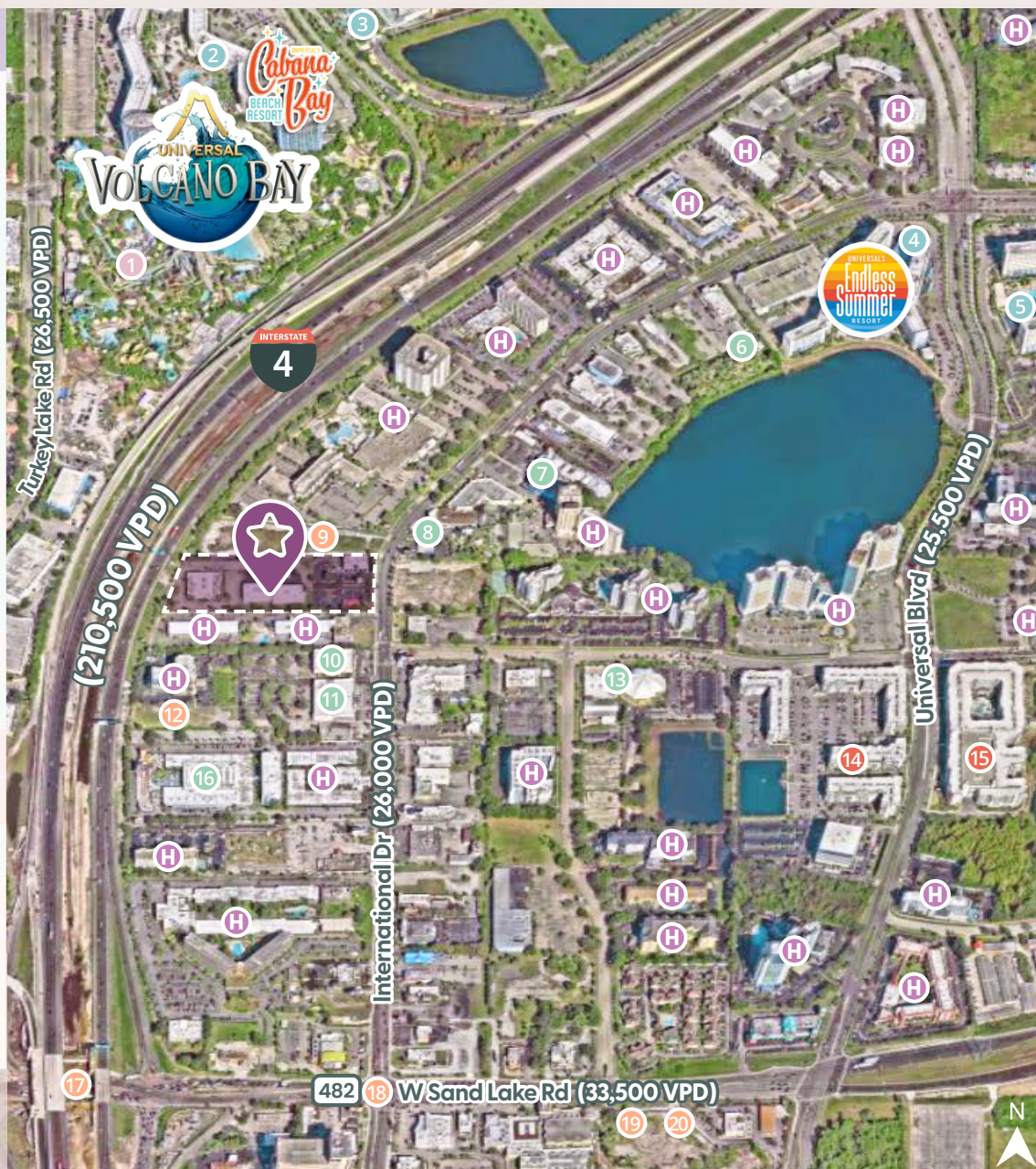
DEVELOPMENT

H HOTEL

THEME PARK

ATTRACTION

PARK HOTEL



THE I-DRIVE DISTRICT

ENDLESS OPPORTUNITY MEETS THE 'WOW' FACTOR

International Drive is Orlando's most-recognized entertainment district, drawing in over 16 million visitors annually. **I-Drive Retail Shoppes** places your business in the very heart of the corridor's unmatched energy, surrounded by many world-class attractions, hotels and international cuisine.

With exceptional visibility and walkability, steady traffic counts and an unsurpassed mix of tourists and locals frequenting the district, I-Drive is where visits drive endless opportunity to 'wow' all who set foot in this iconic destination.

YOUR BRAND. AN ICONIC DESTINATION.



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