I-Drive

SHOPPES FOR LEASE



5600-5752 INTERNATIONAL DR, ORLANDO, FL 32819

JLL

PROPERTY & LOCATION HIGHLIGHTS

» Rare retail leasing opportunity at the epicenter of Orlando's International Drive Resort and Entertainment District

» Existing lineup is characteristic of the district, stacked with an array of international culinary offerings and is anchored by Boot Barn

» Ideal for shopping, restaurant, entertainment and experiential concepts seeking unmatched tourist exposure

» Exceptional visibility and direct access along the lighted intersection of I-Drive (26,000 VPD) and SR-435/Kirkman Rd (52,000 VPD)

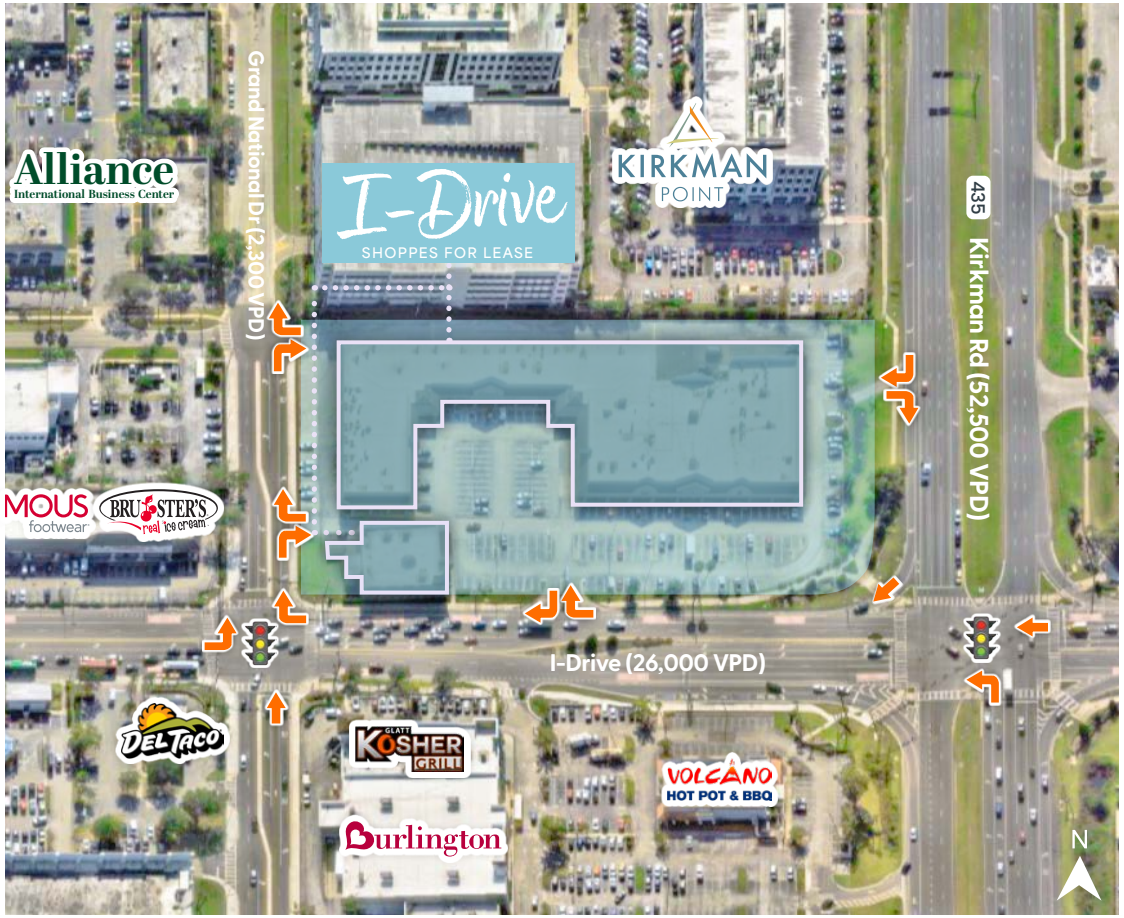
» Connectivity to I-4 (210,500 VPD), Universal Boulevard (25,500 VPD) and SR-482/Sand Lake Rd (33,500 VPD)

» Convenient I-RIDE Trolley service connects visitors throughout the district without a car

» The I-Drive District is Orlando's main sightseeing, culinary and nightlife corridor that tourists frequent after a day at the theme park, 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 Fun Spot America across the street to Universal Studios Florida (Universal Epic Universe, Islands of Adventure, Volcano Bay), SeaWorld Orlando (Aquatica, Discovery Cove), ICON Park and the Orange County Convention Center

POINTS OF ACCESS





Suite 5600



SITE PLAN &
TENANT ROSTER

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#	TENANT	SF
5600	Available	8,452
5624	Rio Massage	1,750
5628	Kingdom Acai	1,176
5632	Kingdom Food	3,349
5640	Sfiha's	1,776
5644-48	One Lounge	3,215
5656	Backstage Billiards	7,768
5668	Boi Brazil	7,660
5688	Available	4,951
5696	Sodiê Doces	2,962
5700	Memories of Peru	5,995
5716	Boot Barn	16,351
5736	Fine Ink Studios	1,374
5740	Subway	1,340
5744	Mr. PASTEL	1,406
5748	Spicy Girl Restaurant	2,057
5752	Kosher Eatery	1,986



SPACE AVAILABLE:
4,951 TO 8,452 SQ. FT.

DEMOGRAPHICS
3-MILE RADIUS

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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

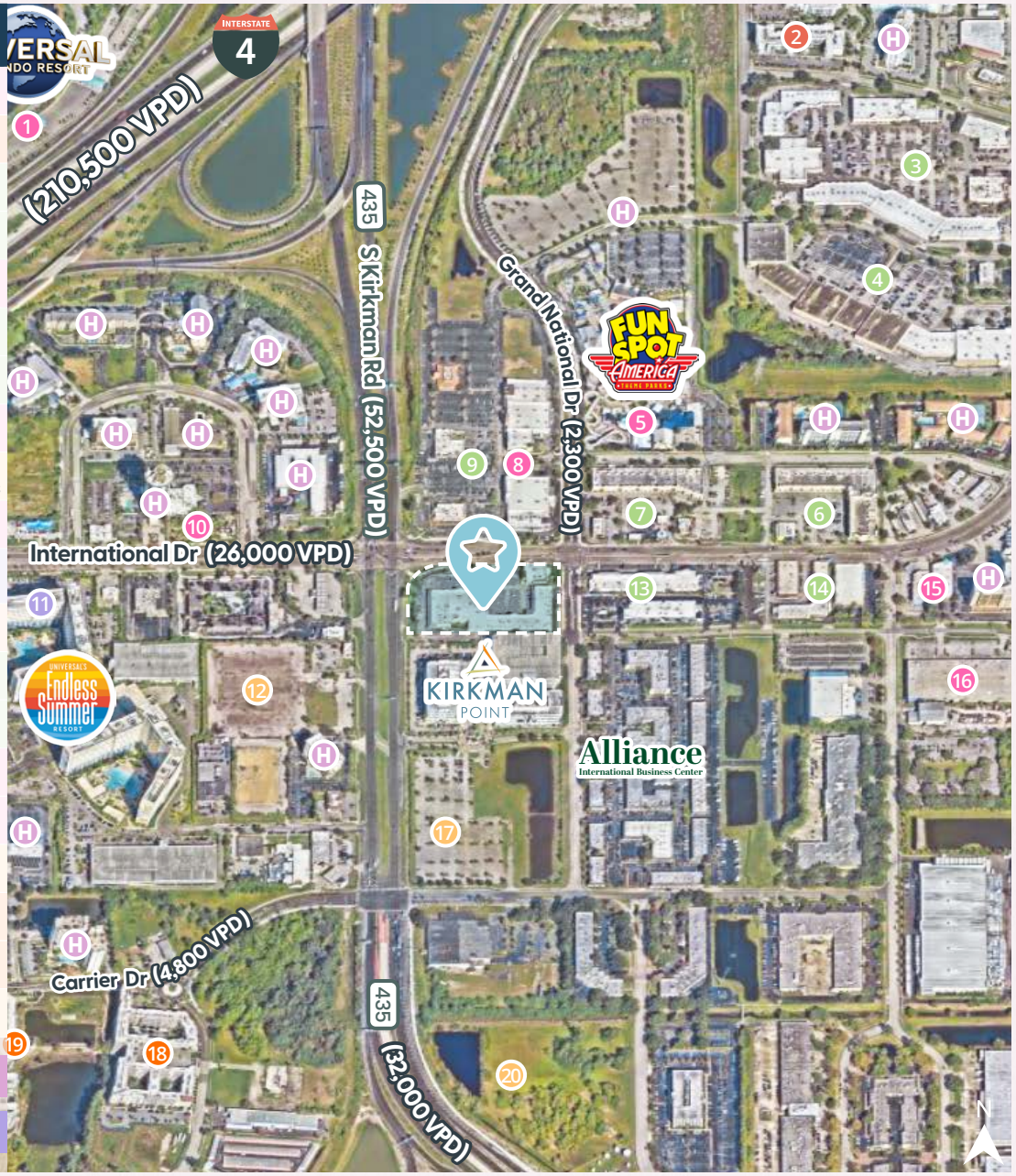
LIFEMODE GROUP: Premier Estates
MED. AGE: 45.3
AVG. HH SIZE: 2.83
MED. HH INCOME: $214,147
HABITS: Highest net worth, shop at upscale retailers and enjoy fine dining establishments.

POPULATION	DAYTIME POP.	HOUSEHOLDS	AVG. HHI	AVG. AGE
78,400	131,701	30,524	$130,476	37.9

AT THE CENTER OF IT ALL

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#	POINTS OF INTEREST	POI NOTES
1	Universal Studios Orlando	20.6M visitors in 2024 (Universal Orlando Resort)
2	Alvante Grand National	349 units
3	Orlando Outlet MP	Nike, Adidas, Under Armour, PUMA, Texas de Brazil, New Balance, GUESS, Skechers, Levi's
4	I-Drive Value Center	Ulta Beauty, Ross Dress for Less, dd's Discounts, Hibbett, Five Below
5	Fun Spot America	Theme park with family-friendly rides, roller coasters, games and more
6	Orlando Crossings	Gods & Monsters, Vault 5421, sem nome Japanese, Ski & Sports, Sonic Drive-In
7	5221 I-Drive	Seabra Foods, Air Force Fun Helicopter Tours, Del Taco, Ichiban Buffet, Rum Jungle
8	I-Drive VR Escape Room	VR escape rooms at 6852 Grand National Dr in International Festival
9	International Festival	Eskina Brazilian, Kosher Grill, Volcano Hot Pot, First Watch, Chipotle, TJ Maxx, Rack Room Shoes
10	Congo River Golf	Mini-golf course at 5901 International Dr
11	Universal Endless Summer Resort - Dockside	2,050 rooms
12	Hotel development	Proposed; 1,782 rooms
13	5540 I-Drive	Tennis Plaza, Golf Outlet, Famous Footwear, Wingstop, Bruster's, Amor em Pedaços
14	5490 I-Drive	Camila's Brazilian, Gostoso Bakery, Samba Poke, Supermercado Brasileiro
15	The Bureau Escape Rooms	Award-winning escape rooms at 5400 International Dr
16	K1 Speed	Indoor go-kart racing at 5228 Vanguard St
17	Kirkman Point Apartments	314 units
18	Triton Cay	346 units
19	Bainbridge Sand Lake	367 units
20	Sand Lake West Offices	Expansion; 860K SF to be completed in 2027



THE I-DRIVE DISTRICT

ENDLESS OPPORTUNITY MEETS THE 'WOW' FACTOR

International Drive is Orlando's most-recognized entertainment district, drawing in a projected 16 million visitors annually. **I-Drive 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.



I-Drive

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