

ORLANDO, FLORIDA
6427 Westwood Blvd, FL 32821

**I-DRIVE
DISTRICT**
—INTERNATIONAL DRIVE—
ORLANDO, FLORIDA

I-DRIVE DISTRICT

2ND FLOOR MULTI-USE SPACE FOR LEASE



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CrossMarc Services, LLC
Licensed Real Estate Broker

This information was obtained by sources deemed reliable, but we do not warrant or guarantee the accuracy or completeness thereof. Availability of this property is subject to prior sale or withdrawal of the property from the market at any time without notice.

HIGHLIGHTS

- **2,000 SF - 6,000 SF 2ND FLOOR | AVAILABLE NOW**
- **YEAR 1 | FREE TO DO TI**
- **YEAR 2 & 3 | Rent \$20/sft NNN + \$10 CAM**
- Space can be split from 2,000 - 6,000 SFT
- Existing tenants on 1st Floor: Medical Office
- Located Within Orlando's I-Drive District
- Less Than .5 Mile From The Proposed \$1.7B Orlando Dreamer Baseball Stadium Location
- Less Than One Mile From The Orange County Convention Center
- Immediate Access to International Drive, I-4 & SR-528
- Surrounded by Hotels, Attractions & Entertainment



** AI RENDERING

I-DRIVE DISTRICT PREMIER ORLANDO LOCATION

Located within Orlando's International Drive District, Westwood Center is positioned in one of the nation's premier tourism and entertainment destinations, benefiting from year-round visitation generated by nearby hotels, world-renowned attractions, the Orange County Convention Center, and a strong local workforce.

I-DRIVE DISTRICT
— INTERNATIONAL DRIVE —

KEY DEMAND DRIVERS



**140 +
HOTELS & RESORTS**

Millions of annual overnight visitors in the I-Drive District



**ORANGE COUNTY
CONVENTION CENTER**

3rd Largest Convention Center in the U.S with over 1.5 million annual visitors



**300 +
RESTAURANTS**

One of Florida's most diverse dining destinations



**600 +
RETAIL STORES**

Designer, outlet, and brand name stores located within minutes



**WORLD-CLASS
ATTRACTIONS**

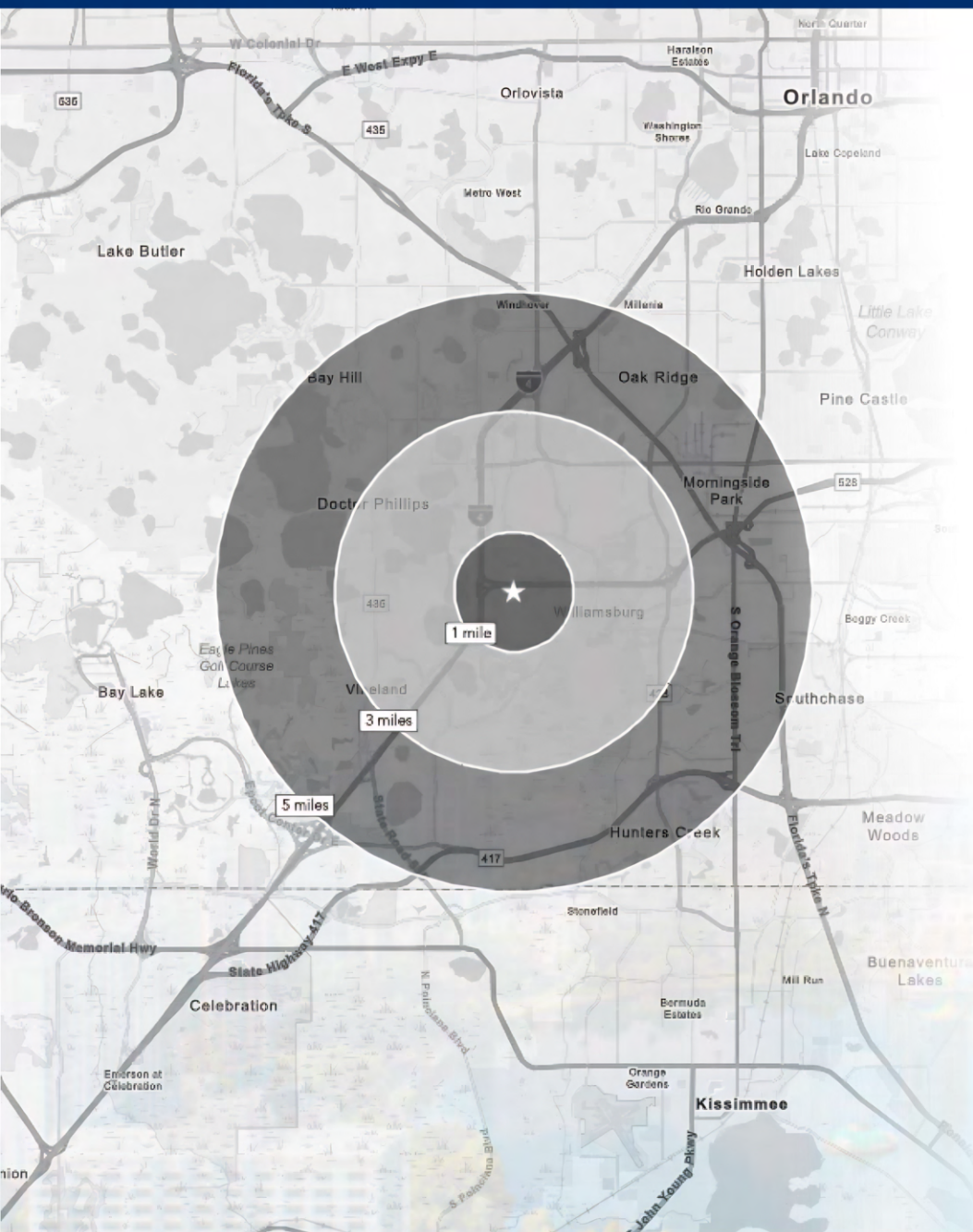
7 Major theme parks including Universal, Epic Universe, SeaWorld & Islands of Adventure



PRIME ACCESS

Immediate Access to International Drive, I-4 & SR-528



**1 MILE**

Avg. Household Income	\$154,838
Daytime Population	21,700
Population	5,794
Households	2,529

3 MILE

Avg. Household Income	\$145,930
Daytime Population	116,000
Population	59,359
Households	23,691

5 MILE

Avg. Household Income	\$136,455
Daytime Population	284,000
Population	167,754
Households	62,431

SOURCE: 

