

FOR LEASE

# Strong Tourist Corridor Space Available

8216 World Center Drive | Orlando, FL

**OPERATING TENANT - DO NOT DISTURB**

## Overview

AVAILABLE SF 3,006 SF

LEASE RATE \$25.00 SF



## Description

- Great built-out suite that can be used for a variety of uses: retail, restaurant or limited medical (dentistry, eye, chiropractic, etc)
- Located in highly-traveled tourist trade area
- Monument Signage placement on World Center & SR 535
- Current Urgent Care suite will be relocating April 2021

## Nearby Retailers



## Demographics

	1 MILE	3 MILES	5 MILES
Total Population	5,016	40,551	117,346
2025 Growth	1.12%	3.18%	3.46%
Median HH Income	\$48,973	\$51,530	\$56,750
Daytime Population	8,605	64,217	154,206

Year: 2020 | Source: ESRI

## Contact

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## Traffic Counts

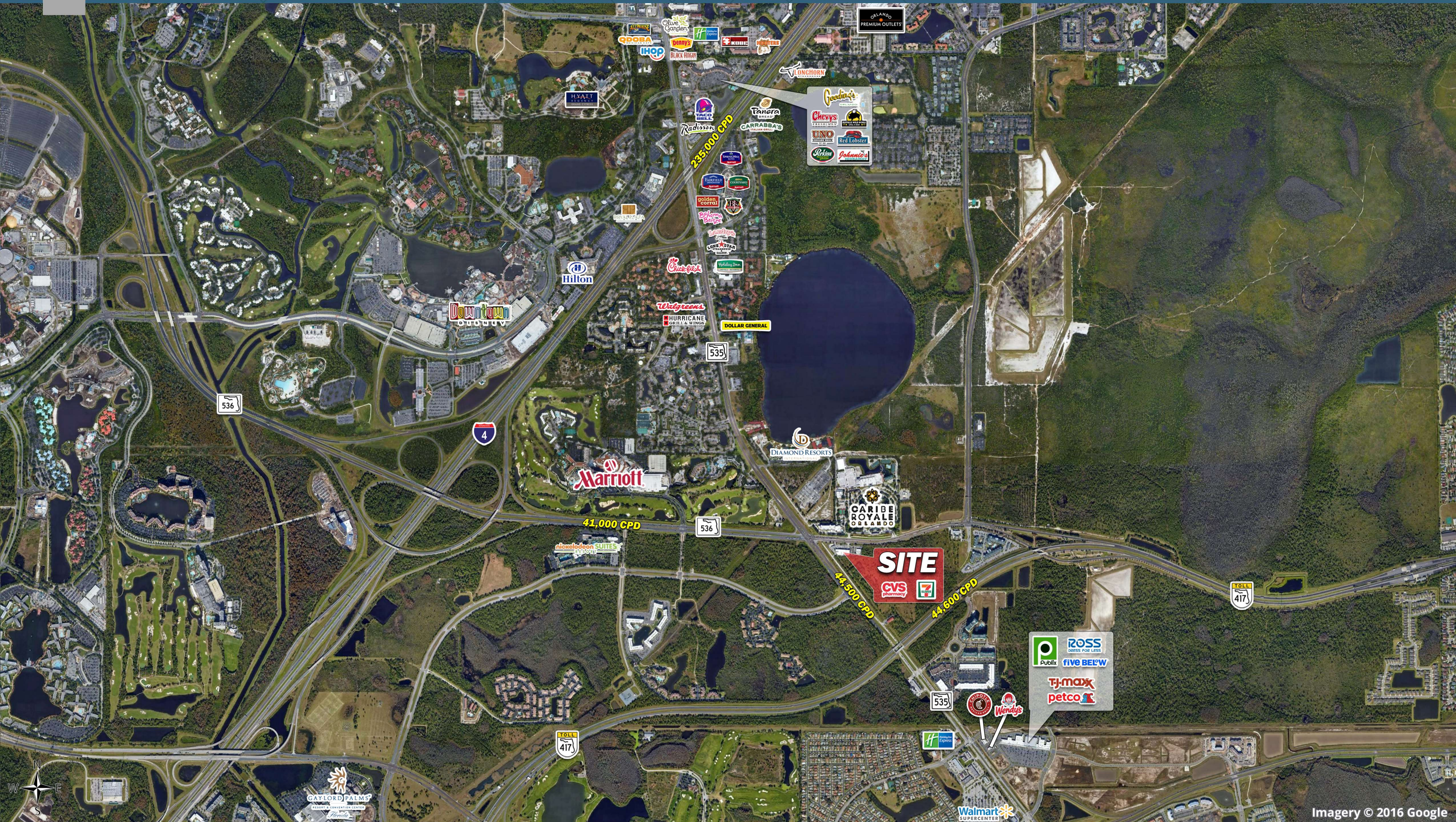
SR 417	44,600 VPD
SR 535	44,500 VPD
World Center Dr	22,000 VPD

Year: 2019 | Source: FDOT

SRS REAL ESTATE PARTNERS | 200 S Orange Avenue, Suite 1300 | Orlando, FL 32801 | 407.455.5030

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

**SRSRE.COM**





**SITE**

22,000 CPD

44,500 CPD

535

BUENA VISTA SUITES  
ORLANDO

CARIBE  
ROYALE  
ORLANDO

7-ELEVEN

CVS  
pharmacy

World Center Dr



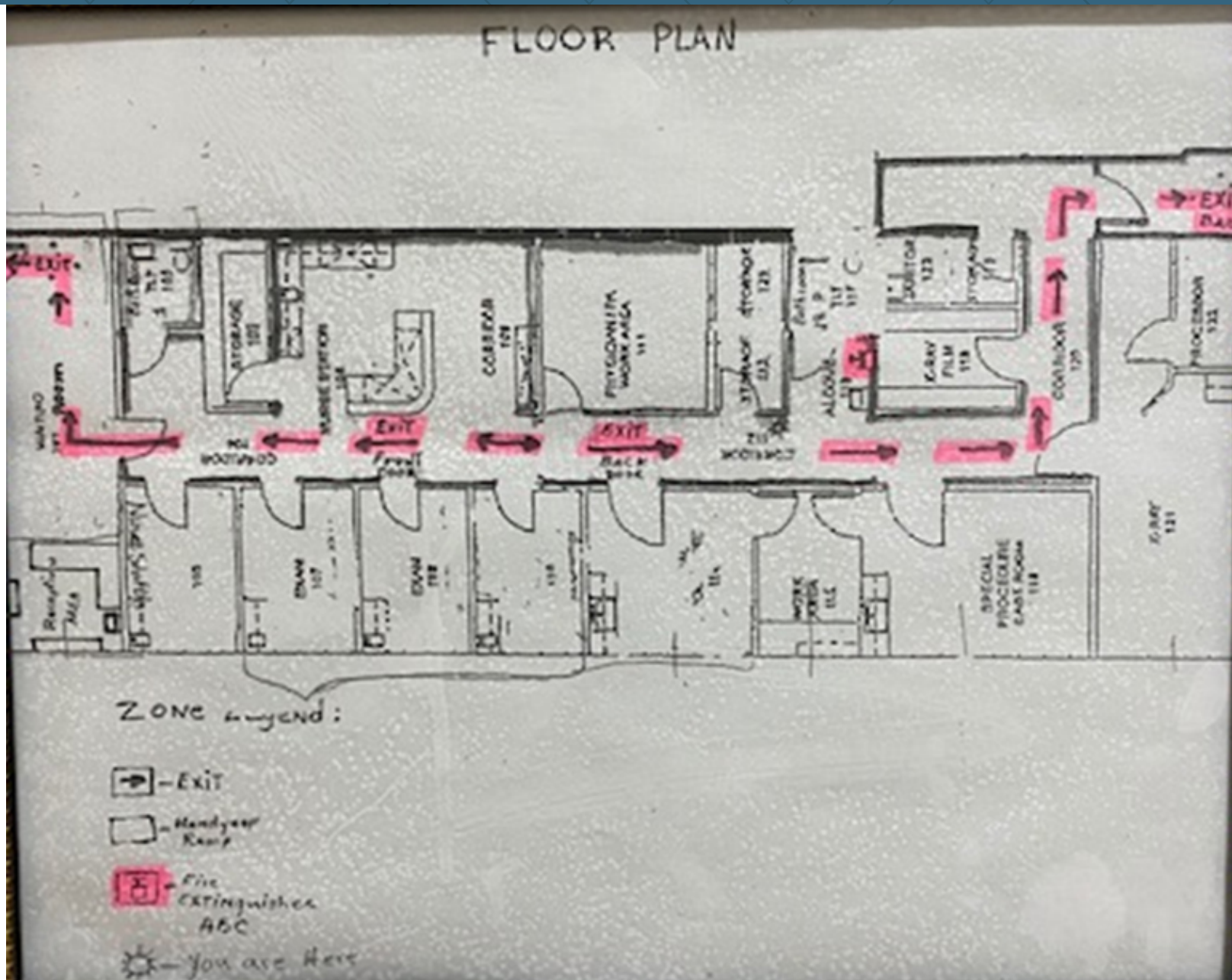
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# Executive Summary

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	1 mile	3 miles	5 miles
<b>Population</b>			
2020 Population	5,016	40,551	117,346
2000 Population	1,521	11,282	50,535
2010 Population	4,017	25,211	81,241
2025 Population	5,304	47,422	139,106
2000-2010 Annual Rate	10.20%	8.37%	4.86%
2010-2020 Population: Annual Growth Rate	2.19%	4.75%	3.65%
2020-2025 Population: Annual Growth Rate	1.12%	3.18%	3.46%
2020 Median Age	25.9	30.3	34.0
<b>Households</b>			
2000 Households	529	4,502	19,330
2010 Households	762	7,135	28,160
2020 Total Households	1,075	12,296	40,713
2025 Total Households	1,156	14,443	48,035
2000-2010 Annual Rate	3.72%	4.71%	3.83%
2010-2020 Households: Annual Growth Rate	3.41%	5.45%	3.66%
2020-2025 Households: Annual Growth Rate	1.46%	3.27%	3.36%
2020 Average Household Size	2.92	2.74	2.71
<b>Housing Units</b>			
2020 Total Housing Units	1,500	23,089	60,829
2020 Owner Occupied Housing Units	231	4,849	19,113
2020 Renter Occupied Housing Units	844	7,447	21,600
2020 Vacant Housing Units	425	10,793	20,116
<b>Race and Ethnicity</b>			
2020 White Alone	59.4%	64.1%	66.2%
2020 Black Alone	8.3%	7.4%	8.3%
2020 American Indian/Alaska Native Alone	0.4%	0.5%	0.5%
2020 Asian Alone	21.9%	14.4%	10.0%
2020 Pacific Islander Alone	0.0%	0.1%	0.2%
2020 Hispanic Origin (Any Race)	30.0%	41.3%	46.0%
<b>Income</b>			
2020 Median Household Income	\$48,973	\$51,530	\$56,750
2020 Average Household Income	\$67,329	\$74,230	\$84,083
2020 Per Capita Income	\$30,654	\$28,319	\$31,308
<b>2020 Population 25+ by Educational Attainment</b>			
Total	2,630	25,032	78,427
High School Graduate	15.8%	18.1%	19.1%
GED/Alternative Credential	3.0%	2.6%	2.4%
Some College, No Degree	18.5%	16.9%	19.3%
Associate Degree	9.9%	11.6%	11.3%
Bachelor's Degree	36.7%	30.8%	26.3%
Graduate/Professional Degree	8.6%	11.4%	12.9%
<b>Data for all businesses in area</b>			
Total Businesses:	95	2,214	5,393
Total Employees:	3,863	52,820	98,342
Total Residential Population:	5,016	40,551	117,346
Employee/Residential Population Ratio:	1:1	1:1	1:1
2020 Total Daytime Population	8,605	64,217	154,206
Workers	6,869	47,130	97,522
Residents	1,736	17,087	56,684

Source: Esri, Esri and Infogroup, U.S. Census