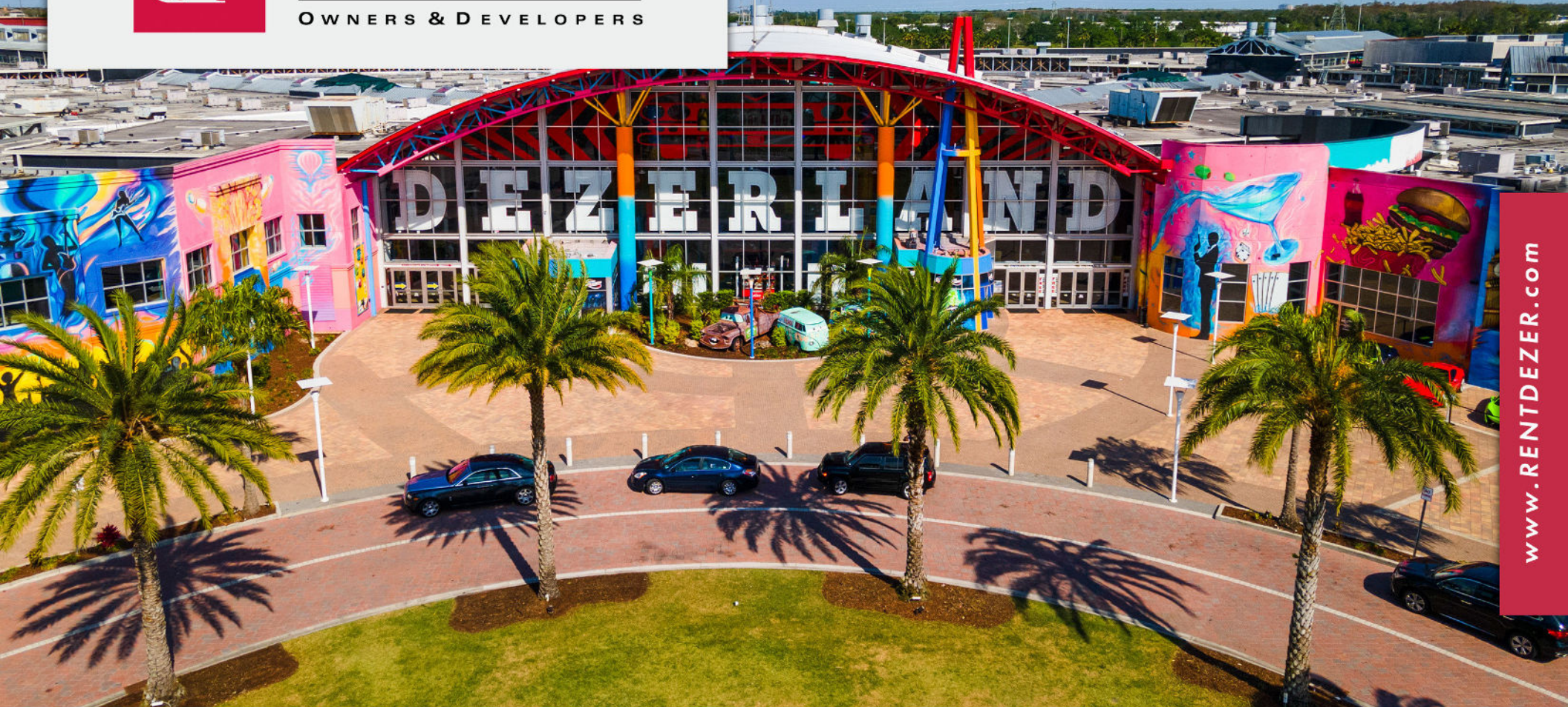




# DEZER

OWNERS & DEVELOPERS



www.RENTDEZER.com

# DEZERLAND PARK ORLANDO

5250 INTERNATIONAL DRIVE  
ORLANDO FL 32819



**CONTACT US TODAY!**

**Phone**

786.296.5864

**Email**

Dgabay@Dezer.com

# DEMOGRAPHICS



## Major Metropolitan Areas

**Orlando:** 10 Miles  
**Daytona Beach:** 65 Miles  
**Tampa:** 80 Miles



## Average HH Income

**1 Mile:** \$71,431  
**3 Miles:** \$89,427  
**5 Miles:** \$88,331



## Radius Population

**1 Mile:** 2,590  
**3 Miles:** 77,655  
**5 Miles:** 233,623



## Households

**1 Mile:** 824  
**3 Miles:** 30,276  
**5 Miles:** 86,727



## Businesses

**1 Mile:** 1,429  
**3 Miles:** 8,249  
**5 Miles:** 16,713



## Employees

**1 Mile:** 12,587  
**3 Miles:** 94,419  
**5 Miles:** 180,500



# MARKET OVERVIEW

The retail market in Orlando has been exceptionally active due to high consumer spending and a steadily increasing population, despite recent economic headwinds. Since the pandemic, Central Florida's tourism industry has witnessed substantial employment growth, thereby strengthening the hospitality sector.

As the most frequently visited city in the State of Florida, Orlando's retail market has exhibited significant expansion and is poised to remain one of the nation's strongest markets as tourist areas continue to develop.

In addition to the tourism industry, Orlando hosts more than 10 million business travelers annually who come to take advantage of the area's strong economic clientele. Orlando ranks second in the U.S. for overall population growth and first in Florida.



## PROPERTY OVERVIEW

The park was purchased approximately six years ago with the intention of transforming it into a vibrant family entertainment, residential, and tourist center. The park officially opened to the public in December 2020, boasting an impressive size of over 850,000 square feet, making it Florida's Largest Indoor Attraction.

Dezerland Park Orlando offers a diverse range of activities and events to cater to various interests. With free parking and entry, it aims to be an accessible and enjoyable destination for locals and tourists alike. Visitors can escape the Florida heat, rain, and traffic while enjoying a wide array of options, including parties, team-building activities, date nights, car shows, festivals, and family fun.

Helping create a dynamic mixed-use community, Deseo Grande, a \$78 million, luxury Class A apartment community

is directly adjacent to Dezerland Park Orlando. Deseo Grande is a 365-unit residential development featuring high-end rental residences which complement the attractions and retail at the indoor venue.

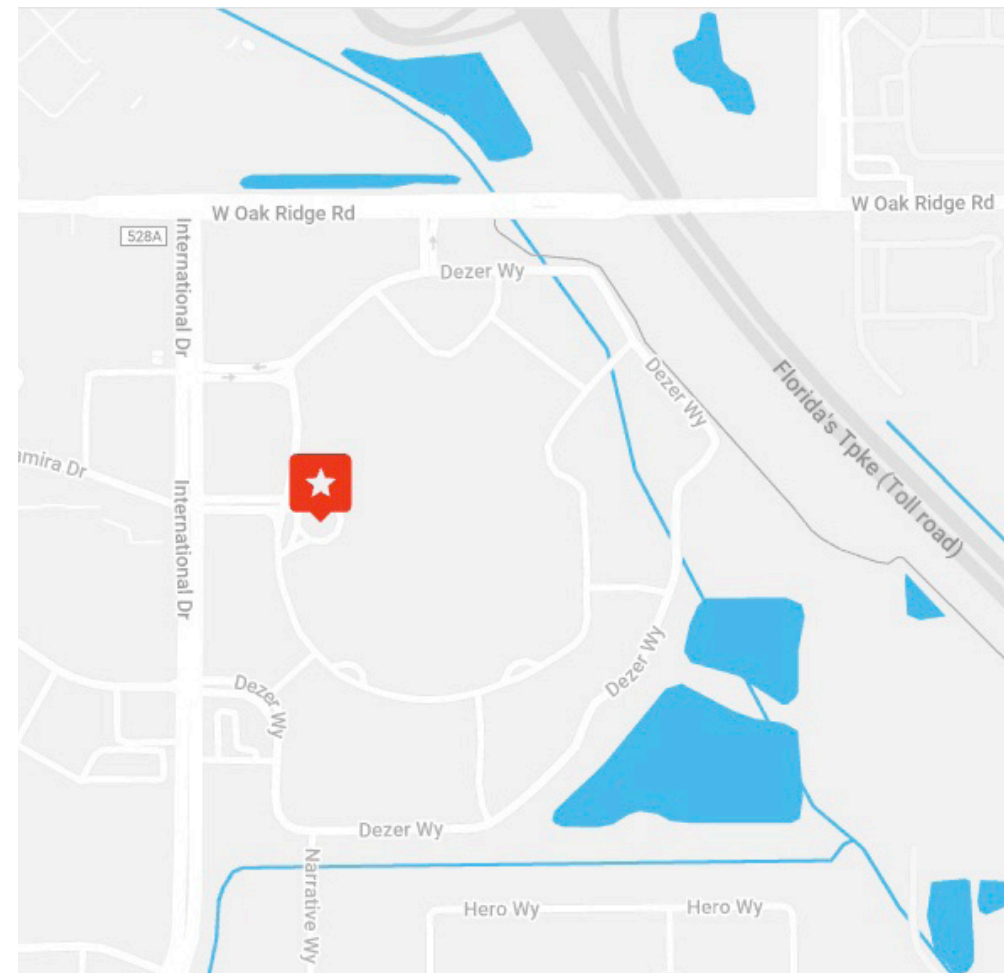
Dezerland Park is the proud Lodging Partner of Villatel Orlando, a luxury vacation rental company that just completed Phase I of their sprawling resort located precisely behind Dezerland Park. Partnering with Villatel provides Dezerland's tenants with numerous cross marketing & sales opportunities.

Upon completion, Villatel Orlando will feature 526 units with 2,050 total bedrooms. The unit mix is from two-to-nine-bedroom villas, catering to travelers of all kinds, from families to couples to friends.



# LOCATION

- Located on International Drive, Orlando's ultra-strong tourist corridor with over 72 million visitors a year
- Just a few miles from Universal Studios, Disney, Seaworld and the Orange County Convention Center
- Surrounded by 52,463 hotel rooms
- Close proximity to the I-4 and the Florida Turnpike
- Great Visibility on International Drive with over 27,000 AADT



# ATTRACTIONS & TENANTS

5250 International Drive Orlando, FL 32819

The Orlando Auto Museum, a \$200 Million Auto Museum Collection in 18 Themed Rooms packed with movie, celebrity, military & historical vehicles

The World's Largest James Bond collection of screen used vehicles, planes & memorabilia  
Florida's Largest Pinball Collection, Museum & Arcade

Florida's Longest Indoor Karting Track  
Bumper Cars

Boutique Bowling Lanes

Axcelsior Axe Throwing

30,000 sf Trampoline Park

Glow-In-The-Dark Mini Golf

Cinemark Theater

Bass Pro Shops



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Dror Gabay

EMAIL: [dgabay@dezer.com](mailto:dgabay@dezer.com)

PHONE: 786.296.5864



# SPACE AVAILABILITY

**UNIT D01-A | 3,632 SF**

D01-A  
AVAILABLE  
3632

**UNIT B02 | 45,421 SF**

B02  
AVAILABLE  
45421

**UNIT D12 | 8,395 SF**

D12  
8395

**UNIT D14 | 1,280 SF**

D14  
1280



# SPACE AVAILABILITY

UNIT B06 | 45,928 SF



UNIT G14 | 1,000 SF



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