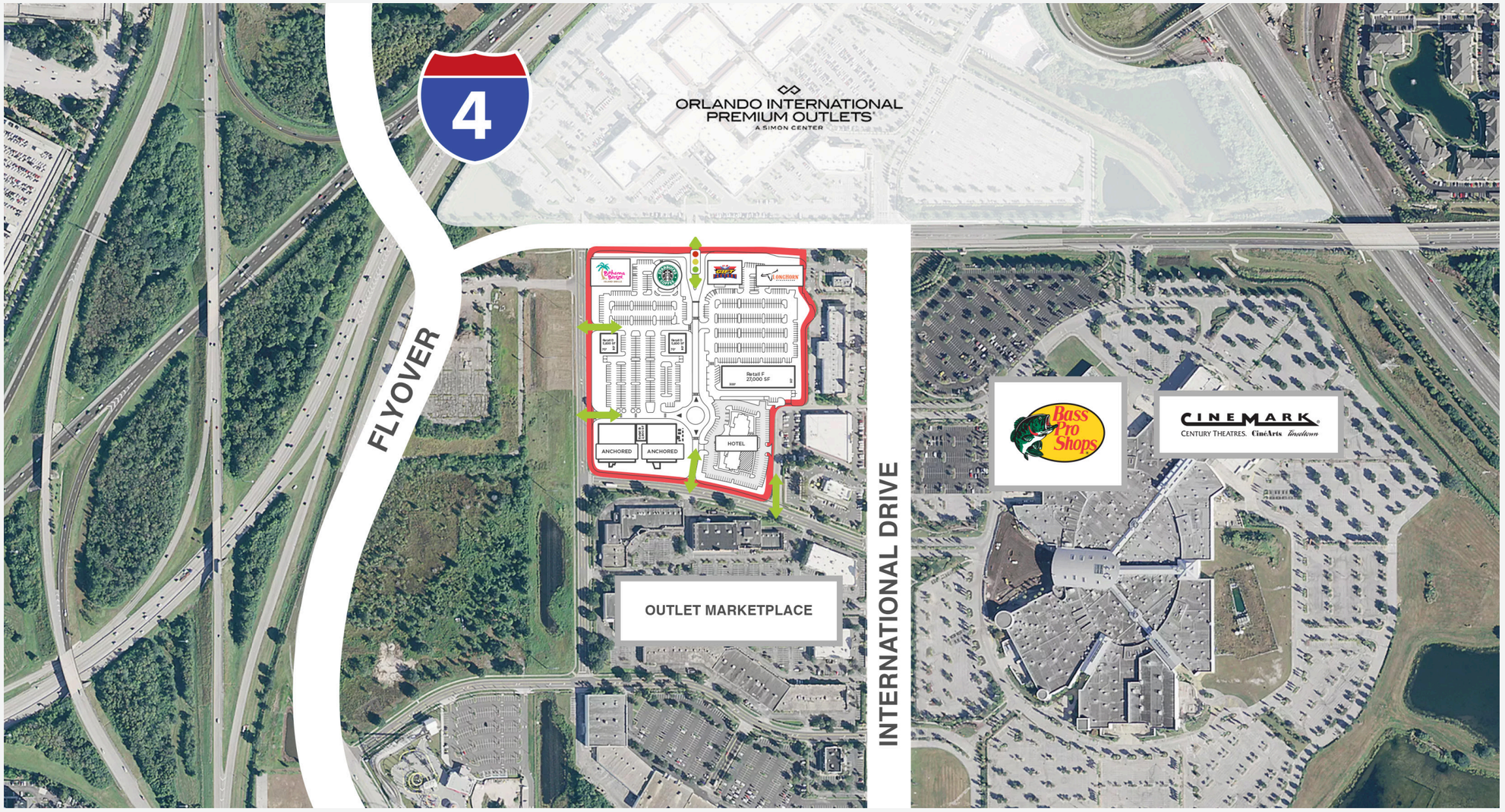
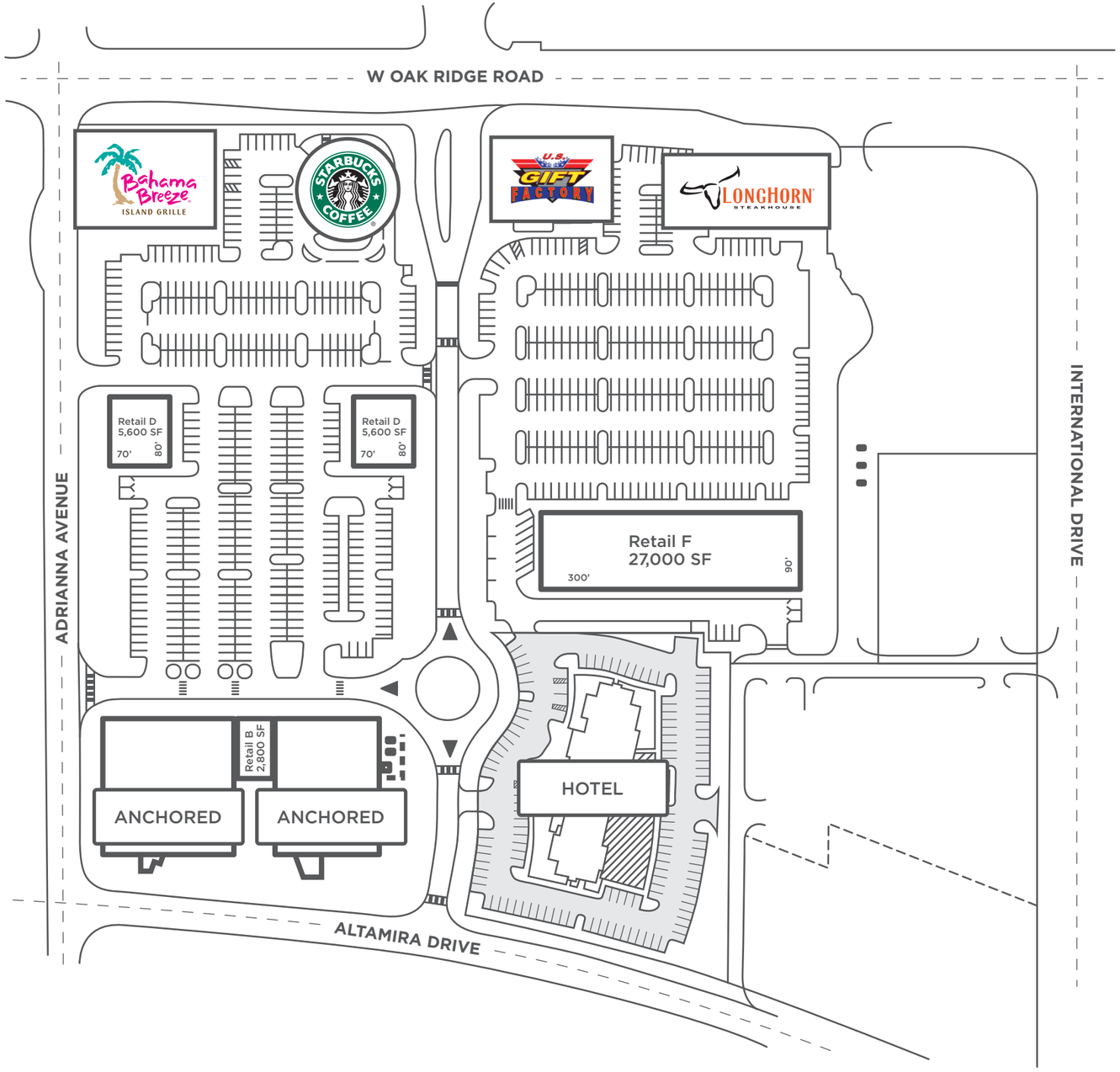
MIXED-USE DEVELOPMENT | ORLANDO, FL

UNIVERSAL
ORLANDO RESORT
4
ORLANDO INTERNATIONAL
PREMIUM OUTLETS
A SIMON CENTER
FLYOVER
GRAND
NATIONAL
INTERNATIONAL DRIVE
Bass Pro Shops
CINEMARK
CENTURY THEATRES. CineArts Tinseltown


4
ORLANDO INTERNATIONAL
PREMIUM OUTLETS
A SIMON CENTER
FLYOVER
INTERNATIONAL DRIVE
ANCHORED
ANCHORED
HOTEL
Retail F
27,000 SF
OUTLET MARKETPLACE
Bass Pro Shops
CINEMARK
CENTURY THEATRES. CinéArts Tinseltown



VISION

- Mixed-use plan including hotel, restaurants and retail
- Buildings on the road with parking behind
- Roundabout with art features
- Connected and walkable
  - Trolley stops inside and in front of project
  - Sidewalk connections throughout project
  - Traffic light for traffic control as well as pedestrian crossing
  - Connection to Orlando International Premium Outlets

BUILDING DATA

Tenant	Sq. Ftg.		
Retail A	25,000 S.F.	**Retail D**	5,600 S.F.
Retail B	2,800 S.F.	**Retail E**	5,600 S.F.
Retail C	20,000 S.F.	**TOTAL**	59,000 S.F.

UNIVERSAL STUDIOS
4
FLYOVER
ORLANDOINTERNATIONAL
PREMIUM OUTLETS
DOWNTOWN ORLANDO
GRAND
NATIONAL
ORLANDO OUTLET
MARKETPLACE

MAJOR ATTRACTIONS
Universal Orlando Resort
Sea World Parks
Walt Disney World
LEGOLAND
Gatorland, and I-Drive 360

LOCATION

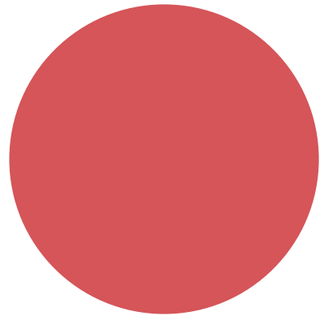
- Directly across the street from Orlando International Premium Outlets
  (12 million visitors a year, sales per square foot exceeding $1,000.00)
- New Grand National I-4 Flyover connecting the site to Kirkman Road and Universal Studios is open
- Convenient I-4 exit is planned
- Open visibility corridor directly to I-4 expected to carry over 200,000 CPD when expanded
- Grand National Flyover will open area to Universal Studios (24 million visitors a year) and have direct access to/from I-4 via express lanes
- 225,000 people within a 5 mile radius of the site
- The Mall at Millenia, located less than two miles from Grand National, boasts $1,350 in sales PSF

TOURISM

- Orlando sees 68 million visitors a year, which is more than triple the population of Florida
- Population of Florida: 20 million
- The average length of stay for visitors is 4.5 nights in Orlando
- Hotel occupancy has increased by 4.5% from 2016 – which is the highest percentage in last six years
- 42 million passengers flew through Orlando International Airport in 2016, and that number increases each year
- Universal Studios welcomed 9.9 million visitors in 2016, exhibiting a 4.1% increase since 2015
- Grand National is located along the Orlando Tourism Corridor, which has plans for nearly $2 billion in high-profile development through 2021
- Universal Studios plans to build a 4,000-room resort on the site previously occupied by Wet ‘n Wild – located one mile south of Grand National on International Drive

AVERAGE SHOPPER BASE

INTERNATIONAL DRIVE



68%
INTERNATIONAL

Top 5 International Shoppers in Orlando

- Brazil
- UK
- Argentina
- Mexico
- Canada

7%
NATIONAL

5%
IN-STATE

11%
LOCAL
(Cities within 20-mile radius)

RADIUS POPULATION

- 15 miles: 1,355,726
- 30 miles: 2,339,229
- 45 miles: 3,286,192

AVERAGE HOUSEHOLD INCOME

- 30 miles: $68,395

MAJOR METROPOLITAN AREAS

- Orlando: 10 miles
- Daytona Beach: 65 miles
- Tampa: 80 miles

GRAND NATIONAL RENDERINGS

NORTH
AMERICAN
PROPERTIES

ESTD 1954