

Emerald Grove
468 MF Units

Hilton
HOTELS & RESORTS
814 Rooms

WYNDHAM
Lake Buena Vista
Disney Springs® Resort Area
232 Rooms

Holiday Inn
323 Rooms

RENAISSANCE
HOTELS
394 Rooms

HYATT
REGENCY
779 Rooms

SITE

Proposed
National
Coffee User

Florida Gifts
.com

214,000 VPD

Wendy's

50,366 VPD

AVAILABLE

Freestanding Former Restaurant

13448 State Road 535 | Orlando, FL



Freestanding Former Restaurant

13448 State Road 535 | Orlando, FL 32821



AVAILABLE

2,830 SF

Available

1.01 AC

Lot Size

Contact
Broker

Rate

ABOUT THE PROPERTY

- **High-Traffic Retail Corridor** – Located on SR 535, a major thoroughfare with exceptional daily traffic counts and strong retail demand.
- **Booming Trade Area** – Surrounded by rapidly growing residential communities, hotels, and entertainment hubs, driving consistent consumer foot traffic.
- **Minutes from Orlando's Top Attractions** – Just a short drive from Walt Disney World, Universal Orlando, and other major tourist destinations, ensuring a steady flow of visitors year-round.
- **Strong Demographics & Spending Power** – Dense population and high household incomes support a thriving retail environment.
- **Ideal for National & Local Tenants** – A strategic location for restaurants, service-based businesses, and experiential retail concepts looking to capitalize on Orlando's booming economy.

NEARBY RETAILERS



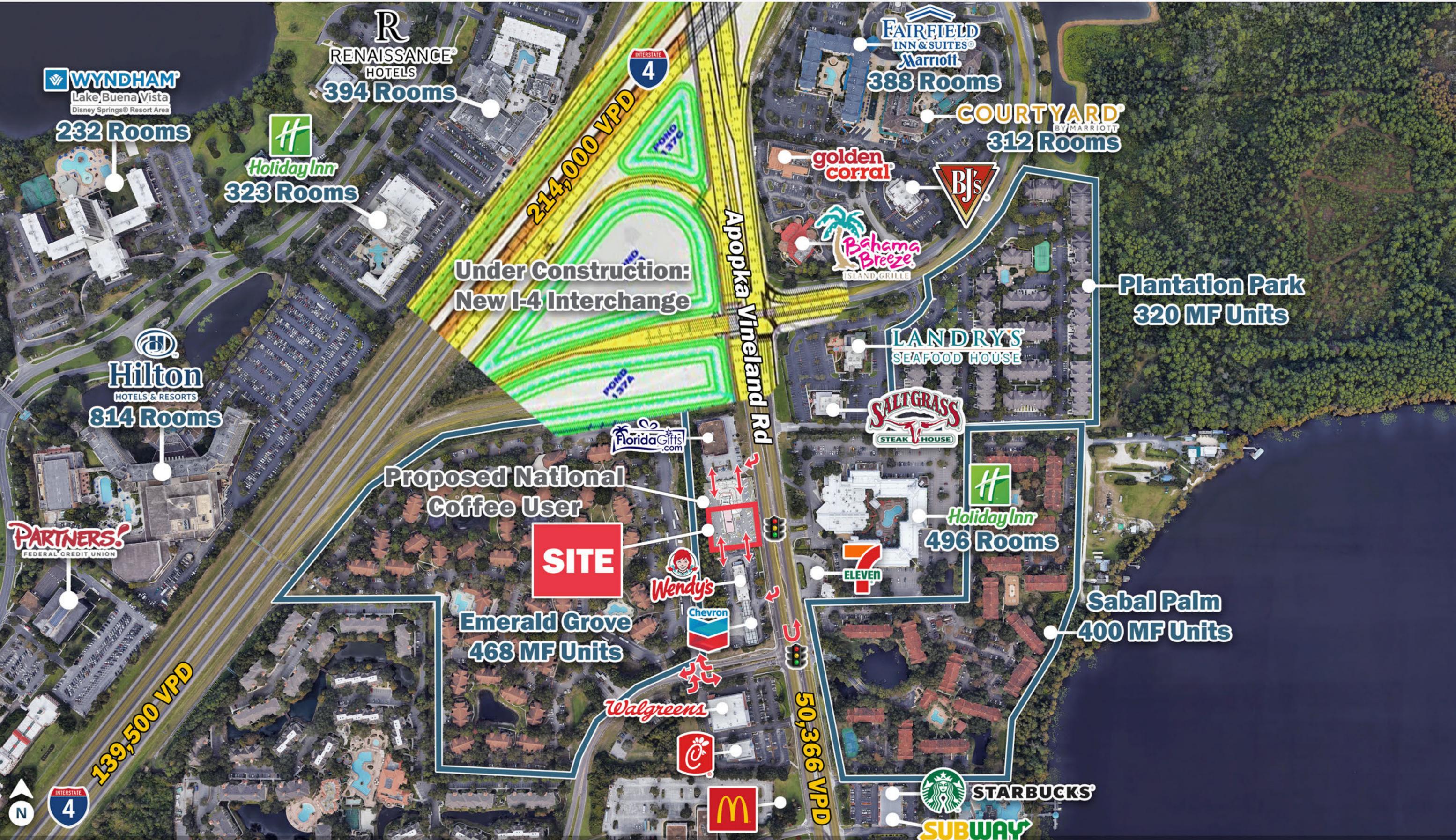
Walgreens

TRAFFIC COUNTS

Apopka Vineland Rd
I-4

Year: 2024 | Source: FDOT

50,366 VPD
214,000 VPD





Proposed National Coffee User

SITE

Wendy's

Chevron

Holiday Inn
496 Rooms

7
ELEVEN

Emerald Grove
468 MF Units

Sabal Palm
400 MF Units

50,366 VPD

Apopka Vineland Rd



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Disney Springs
34.2M Visitors/Yr

Hilton
HOTELS & RESORTS
814 Rooms

WYNDHAM
Lake Buena Vista
Disney Springs® Resort Area
232 Rooms

Holiday Inn
323 Rooms

RENAISSANCE
HOTELS
394 Rooms

DRURY
HOTELS
602 Rooms

HYATT
REGENCY
779 Rooms

DOUBLETREE
HOTEL
236 Rooms

SITE

Proposed
National
Coffee User



214,000 VPD

Under
Construction:
New I-4 Interchange



50,366 VPD

Apopka Vineland Rd



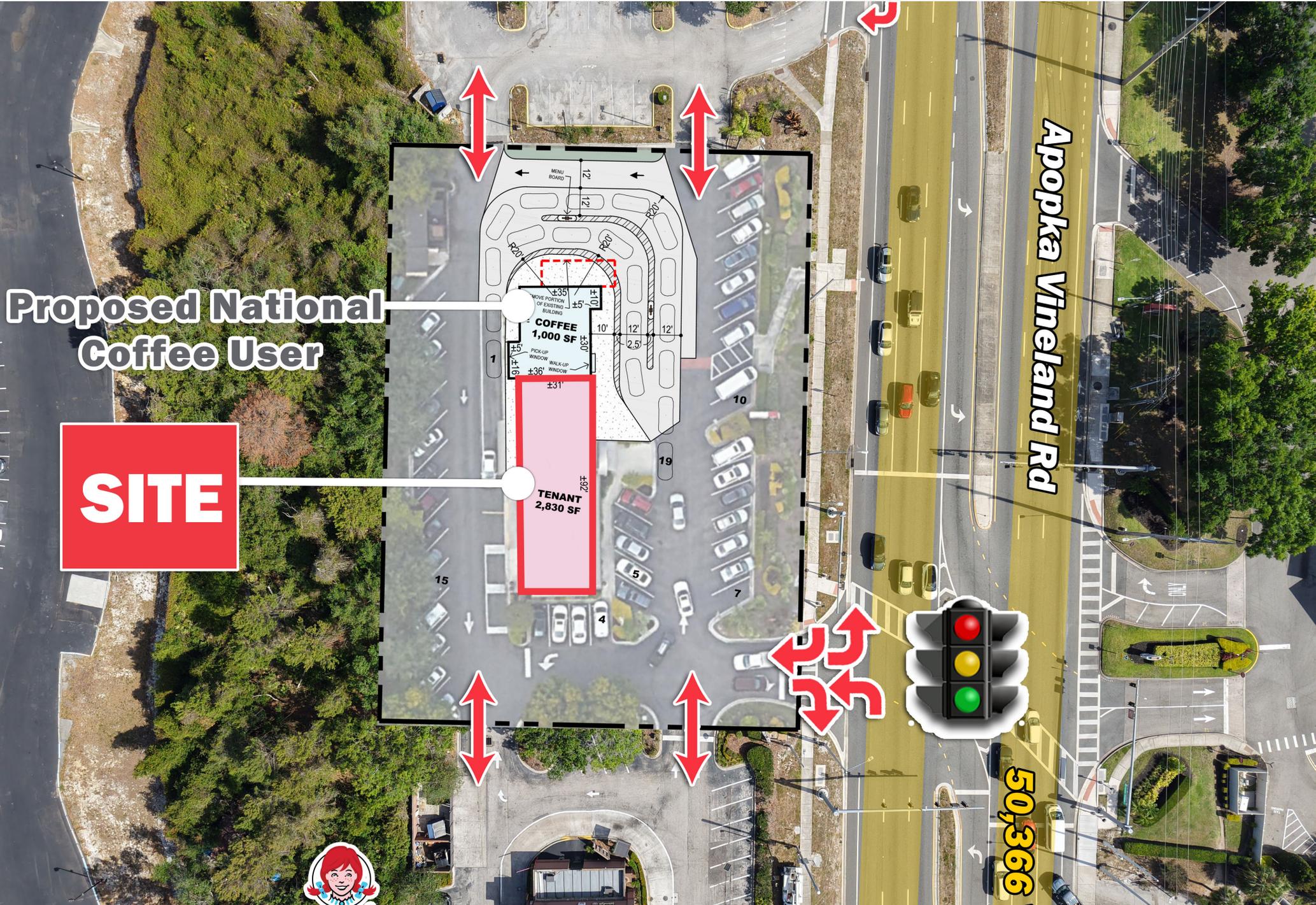
Holiday Inn
496 Rooms



Sabal Palm
400 MF Units

Freestanding Former Restaurant

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Proposed National Coffee User

SITE

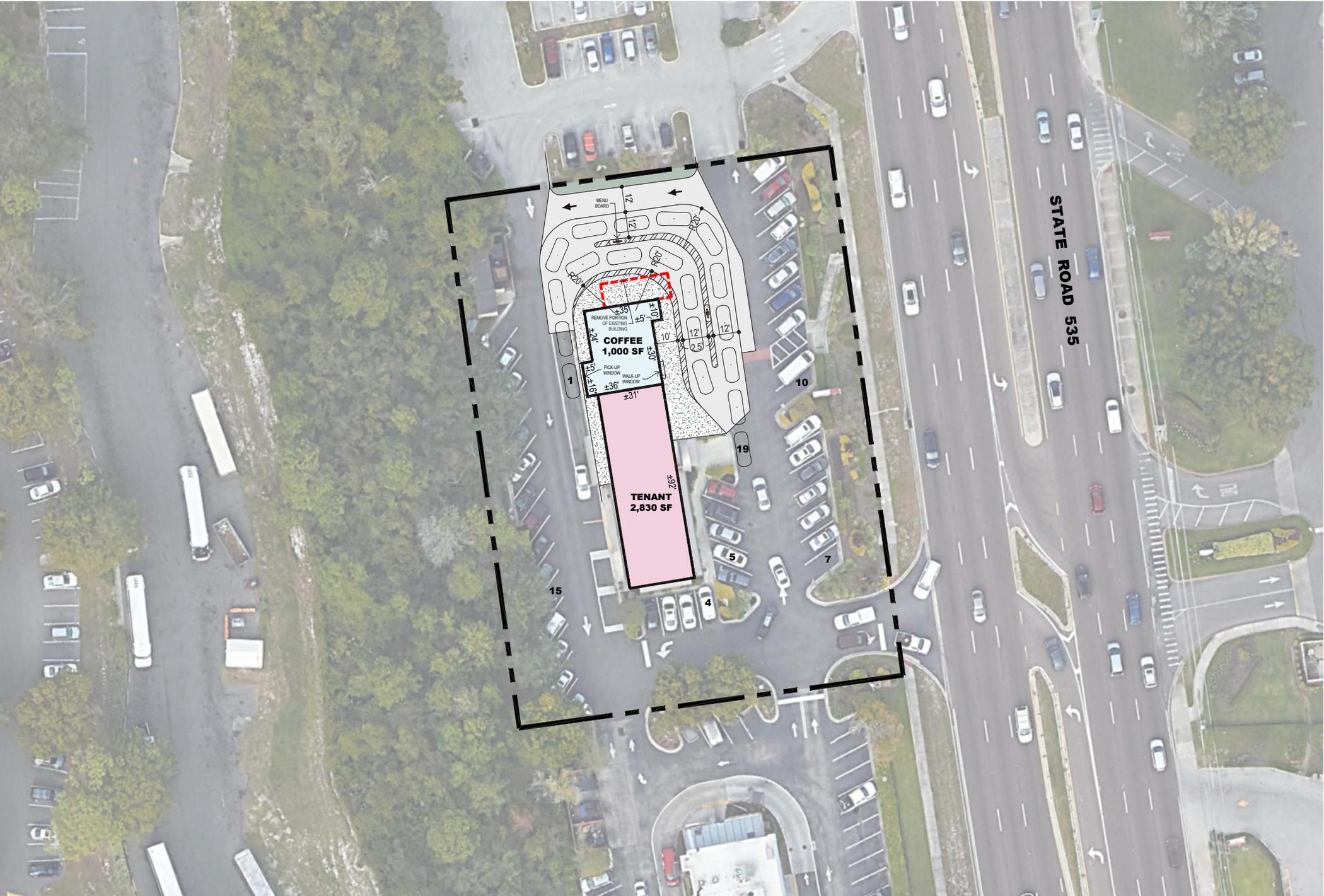
Apopka Vineland Rd

50,366



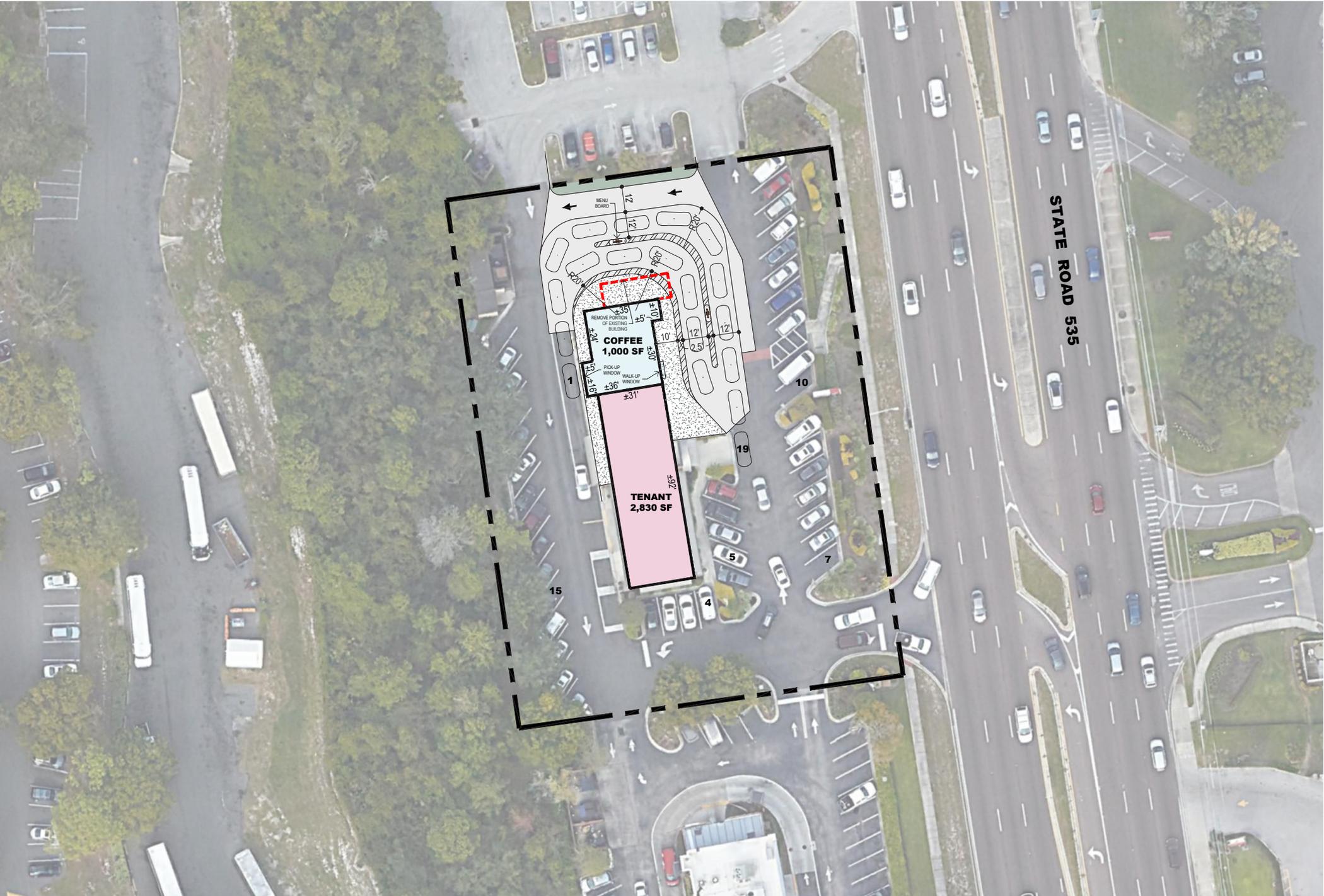
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DEMOGRAPHIC HIGHLIGHTS

1 MILE

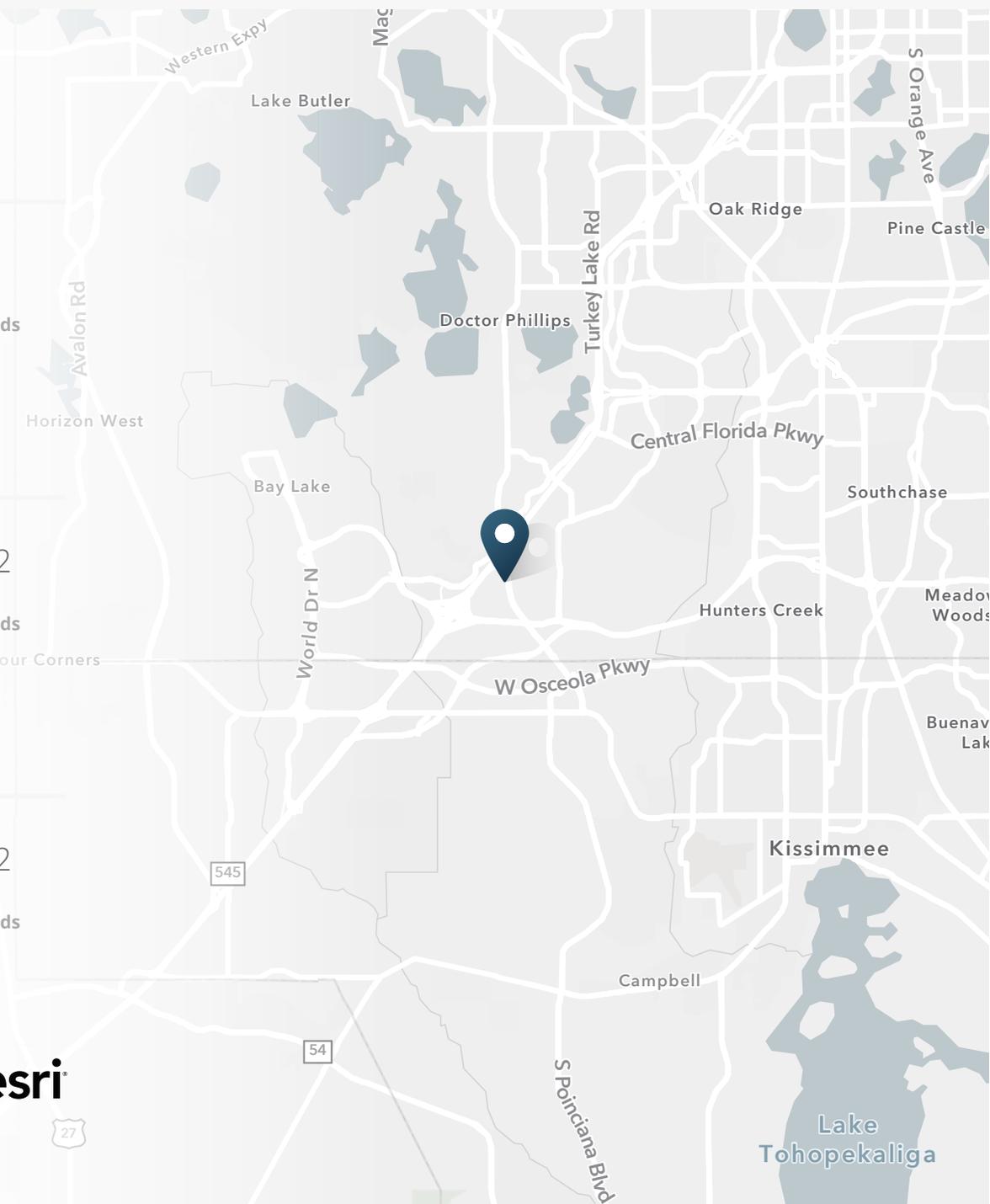
1,484 Population	18,107 Total Daytime Population	\$127,773 Average Household Income	485 Total Households
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3 MILES

37,437 Population	106,503 Total Daytime Population	\$102,815 Average Household Income	14,702 Total Households
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5 MILES

107,520 Population	204,584 Total Daytime Population	\$110,500 Average Household Income	39,782 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





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