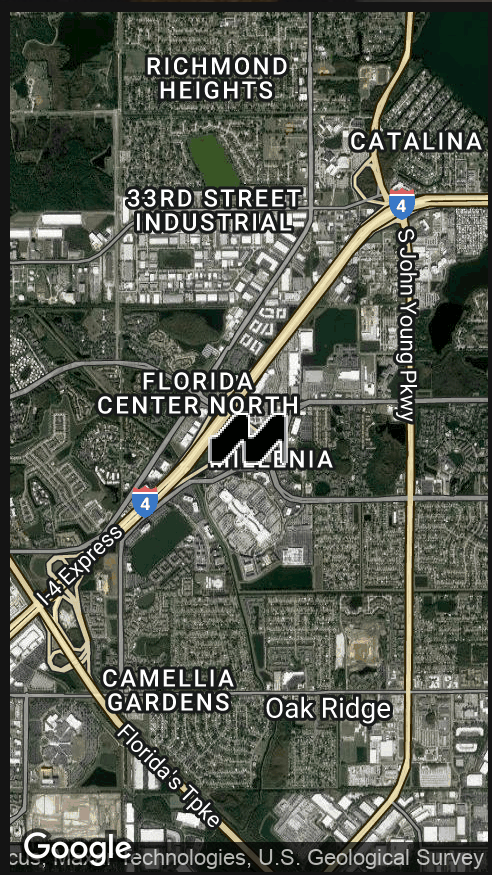




The Millenia Gallery

4190 MILLENIA BLVD , ORLANDO, FL 32839



Location Overview

Beautiful freestanding building located at the main entrance to the Mall at Millenia, one of the top 10 U.S. malls with the highest sales per SF. Close proximity to Orlando's most prestigious neighborhoods: Dr. Phillips, Windermere, Bay Hill & Isleworth.

Easily accessible from I-4 and Florida's Turnpike which is central to every major attraction in Orlando, including Walt Disney World, Universal Orlando, SeaWorld, Downtown Orlando, and the Orlando International Airport. Submarket of the #1 tourist destination in the world.

FOR MORE INFORMATION | MILLENIA-PARTNERS.COM

PRESENTED BY

BRIAN GRANDSTAFF

407.370.3211

briang@millenia-partners.com

MICHAEL CURTIS

407.952.0089

mcurtis@millenia-partners.com



EXECUTIVE SUMMARY

4190 MILLENIA BLVD , ORLANDO, FL 32839

The Millenia Gallery



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	12,107 SF
Available SF:	5,354 - 10,709 SF
Lot Size:	0.82 Acres
Submarket:	Millenia

PROPERTY OVERVIEW

One of a kind executive office/retail building available for lease conveniently located in the highly sought-after Millenia area.

PROPERTY HIGHLIGHTS

- Tremendous visibility & frontage on a hard corner at lighted intersection
- Freestanding building
- Perfect for a high-end retailer or executive office suite
- 36,000+ Cars Per Day on Conroy Rd
- 22,000+ Cars per Day on Millenia Blvd
- Very Convenient Full Access
- Millenia Address

PRESENTED BY

BRIAN GRANDSTAFF

407.370.3211

briang@millenia-partners.com

MICHAEL CURTIS

407.952.0089

mcurtis@millenia-partners.com

RETAIL PROPERTY

For Lease

ADDITIONAL PHOTOS

4190 MILLENIA BLVD , ORLANDO, FL 32839

The Millenia Gallery



PRESENTED BY

BRIAN GRANDSTAFF

407.370.3211

briang@millenia-partners.com

MICHAEL CURTIS

407.952.0089

mcurtis@millenia-partners.com

RETAIL PROPERTY

For Lease

LOCATION MAPS

4190 MILLENIA BLVD , ORLANDO, FL 32839

The Millenia Gallery



PRESENTED BY

BRIAN GRANDSTAFF

407.370.3211

briang@millenia-partners.com

MICHAEL CURTIS

407.952.0089

mcurtis@millenia-partners.com

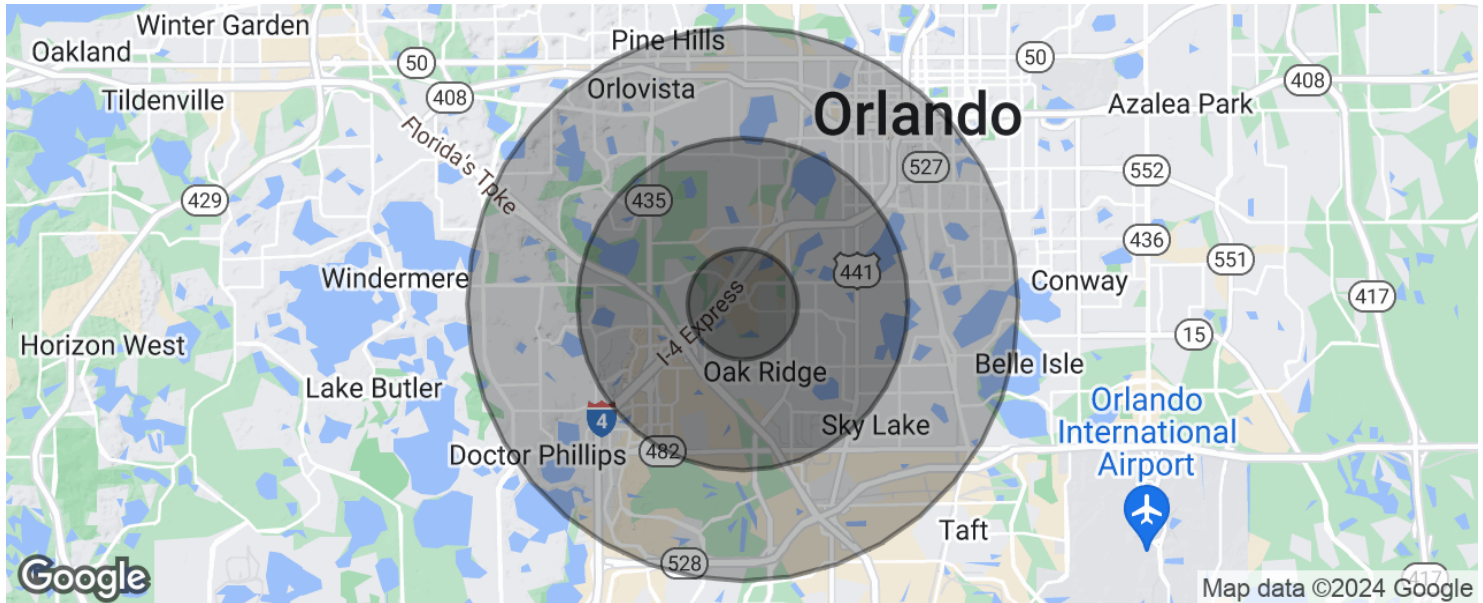
RETAIL PROPERTY

For Lease

DEMOGRAPHICS MAP & REPORT

4190 MILLENIA BLVD , ORLANDO, FL 32839

The Millenia Gallery



POPULATION	1 MILE	3 MILES	5 MILES
Total population	14,787	99,378	223,762
Median age	29.5	31.4	33.2
Median age (Male)	29.8	30.5	31.9
Median age (Female)	28.8	33.0	34.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,683	37,225	82,113
# of persons per HH	2.6	2.7	2.7
Average HH income	\$48,894	\$45,451	\$54,565
Average house value	\$153,165	\$185,996	\$284,026

* Demographic data derived from 2020 ACS - US Census

PRESENTED BY

BRIAN GRANDSTAFF

407.370.3211

briang@millenia-partners.com

MICHAEL CURTIS

407.952.0089

mcurtis@millenia-partners.com

RETAIL PROPERTY

For Lease