

Orlando Gateway



Orlando Gateway is zoned AC-3 mixed use. Master Plan-approved with all concurrency items satisfied for immediate development of multi-family, hotel, retail, restaurant & office, infrastructure and retention are in place for all remaining sites.

Retail space is now available between Bonefish Grill and the NY Diner in Building 3. Both Building 2 with space leased to SEGAFREDO and Building 4 with space leased to SEITO SUSHI will be under construction soon. Retail/restaurant/office pads, office pads, and multi-family pads are available. Sixt Car Rental will be opening soon on North Frontage Road.

Orlando Gateway is just north of the Orlando International Airport which services 35 million travelers per year.

Within walking distance of the site are an estimated 67,000 employees, 3,000 hotel rooms, 2,000,000 sq.ft. of office, and over 2,500 apartment units.



Dunphy Properties
 Jim Dunphy, CCIM
 Jim@DunphyDevelopment.com
 Office: 813.283.2558 Cell: 813.340.1776

Orlando Gateway

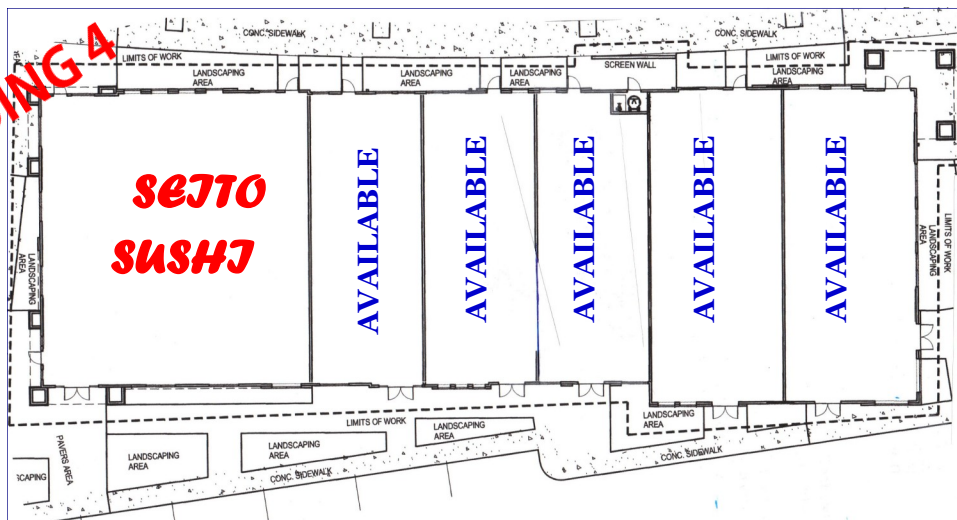
BUILDING 2



BUILDING 3



BUILDING 4



Orlando Gateway



UNDER CONSTRUCTION



UNDER CONSTRUCTION

DEMOGRAPHICS

3 mile Stats

Population: 36,622
Avg HH Income: \$61,445

5 Mile Stats

Population: 147,314
Avg HH Income: 59,673

Daytime Pop.

within 1 mi.: 2,757
within 2 mi.: 14,006
within 3 mi.: 22,686

TRAFFIC COUNTS: 2010 FDOT Traffic Counts on Semoran Blvd. at the site were **49,500 AADT**.

Counts on the B-Line just east of Semoran were **63,050**, while just west the counts were **84,500**.



Dunphy Properties
Jim Dunphy, CCIM
Jim@DunphyDevelopment.com
Office: 813.283.2558 Cell: 813.340.1776