

Orlando Gateway



Located at the NWC of the intersection of the Beachline Expressway & Semoran Boulevard, Orlando Gateway is adjacent to the Orlando International Airport which services thirty-five million travelers per year. OIA is the 13th largest airport in the U.S. and the 23rd largest in the world.

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

Orlando Gateway is located within the city limits of Orlando and is zoned AC-3 mixed use. The project is Master Plan-approved with all concurrency items satisfied for immediate development to include multi-family, hotel, restaurant, retail & office. Infrastructure and retention are in place for all remaining sites. Retail space is now available between Bonefish Grill and the NY Diner & Deli. The second retail building is in planning now. Retail/restaurant/office pads, office pads, and multi-family pads are available (see page 2).

DEMOGRAPHICS

3 mile Stats

Population: 36,622

Avg HH Income: \$61,445

5 Mile Stats

Population: 147,314

Avg HH Income: 59,673

Daytime Population

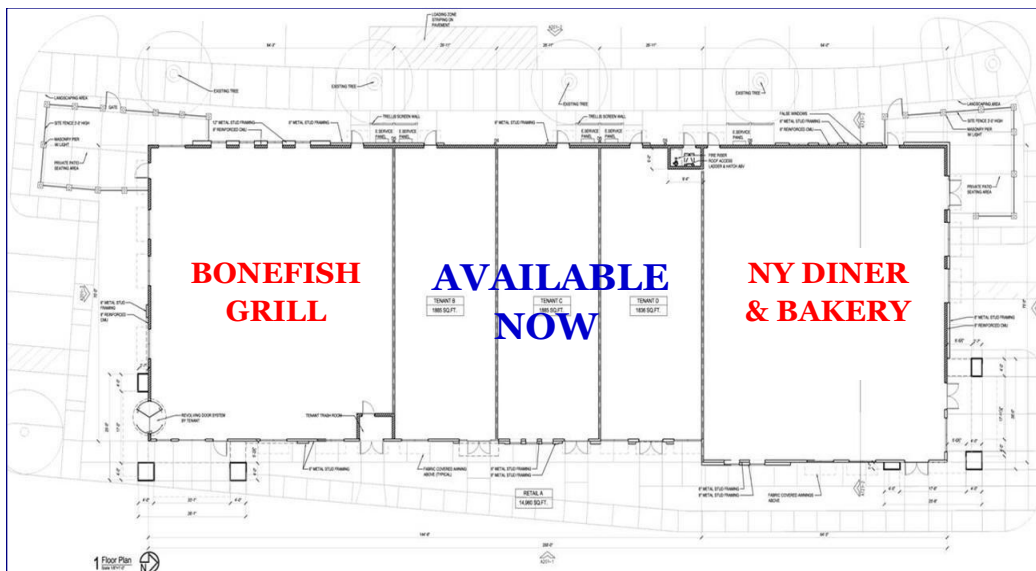
within 1 mile: 2,757

within 2 miles: 14,006

within 3 miles: 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**.



ORLANDO GATEWAY



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