

**FOR LEASE**  
1,500 - 14,700 SF

# Orlando Gateway Center

5463 Gateway Village Circle  
Orlando, FL 32812



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**JBL**  
ASSET MANAGEMENT

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## AVAILABILITIES

- » 14,700 SF outparcel available
- » 5,000 SF end cape space with drive-thru available - Project delivery by Q3 2025
- » 1,500 SF in-line space available

## PROPERTY HIGHLIGHTS

- » 15-acre development located at the main entrance to the Orlando International Airport along Semoran Blvd and Beachline Expressway (528)
- » International Airport handles 60,000,000 passengers per year with a trade area of 65,960 employees and 2 million SF of office
- » The center is home to some of the top performing restaurants in the nation for national brands such as Bonefish Grill, Longhorn Steakhouse, Carrabba's and TGI Friday's
- » Brightline expansion to Orlando International Airport to be completed in 2022

## TRAFFIC COUNTS

- » 75,500 AADT on S Semoran Blvd
- » 10,800 AADT on N Frontage Rd

## DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population:	11,434	121,316	319,242
Households	4,717	40,791	106,553
Average HH Income	\$53,253	\$62,456	\$76,283
Daytime Population	20,209	140,139	355,063

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HYATT

HYATT HOTEL  
COMING SOON

N FRONTAGE RD 10,800 AADT



Proposed Retail/Restaurant  
14,700 SF

5475-101 AGAVE AZUL  
5475-102A Bon Chon Wings  
5475-102 Sugarmee  
5475-103 CARRABBA'S

5463-101 BONEFISH GRILL  
5463-102  
5463-103  
5463-104 IHOP  
5463-105

Proposed Restaurant  
2,000 SF

Proposed Retail  
3,000 SF



ORLANDO GATEWAY CENTER  
5475 Gateway Village Circle, Orlando, FL

Suite	Tenant	SF
Pad 2	Proposed Restaurant w/ Drive Thru	2,000
Pad 2	Proposed Retail	3,000
5463-105	IHOP	4,824
5463-104	Available	1,500
5463-103	Eagle Car Rental	1,620
5463-102	Quest Diagnostics	2,500
5463-101	Bonefish Grill	6,144
5475-103	Carrabba's	5,924
5475-102	Sugarmee	1,500
5475-102A	Bon Chon Wings	2,500
5475-101	Agave Azul Cocina Mexicana	5,000
Pad 5	Proposed Retail/Restaurant	14,700 SF

436 - SEMORAN BLVD 75,500 AADT



Not A Part Available

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