

ORLANDO, FL

MILLENIA CROSSING - RETAIL FOR LEASE

4012-4060 EASTGATE DRIVE ORLANDO, FL 32839



PROPERTY HIGHLIGHTS

Millenia Crossing is a 100,385 SF class A retail center located at the corner of EastGate Drive and Conroy Road directly next-door to The Mall at Millenia. The Mall at Millenia is one the top five malls in the country with 1.2 million square feet, and offering 150 of the world's finest stores. The center is filled with many national co-tenants including Nordstrom Rack, Ulta Beauty, Party City, Destination XL and more.

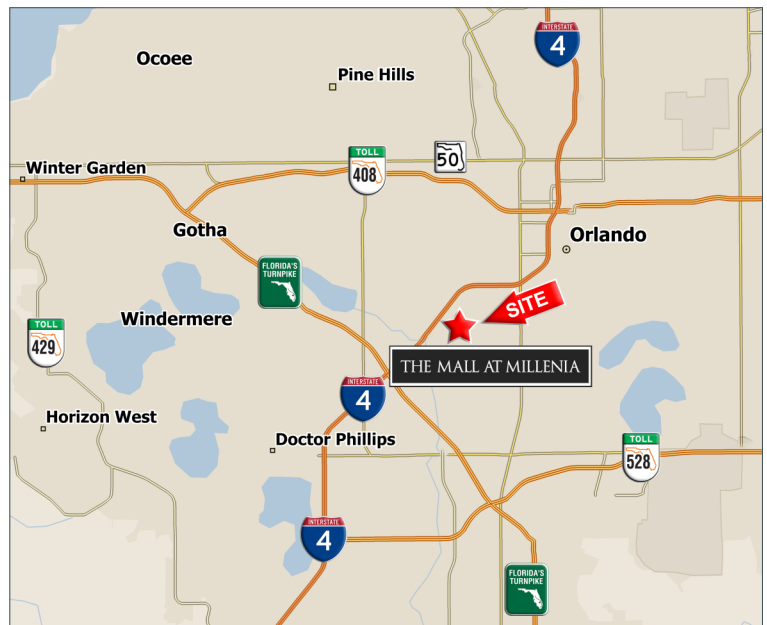
Traffic Counts

Conroy Rd: 42,000 AADT

1,600 SF 2nd Gen. Restaurant Available

6,000 SF & 3,930 SF that can be combined to 9,930 sf, in a free standing building.

| Demographics | 1-Mile | 3-Mile | 5-Mile |
|----------------|----------|----------|----------|
| Population | 24,779 | 114,781 | 250,143 |
| Avg. HH Income | \$52,140 | \$51,107 | \$65,698 |



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| # | Tenant | SQ FT |
|-----|--------------------------|--------|
| 100 | AVAILABLE | 6,000 |
| 110 | AVAILABLE | 3,930 |
| 200 | Nails Lounge at Millenia | 3,200 |
| 210 | AVAILABLE | 1,490 |
| 230 | Ulta Beauty | 9,794 |
| 300 | Nordstrom Rack | 35,518 |
| 400 | Z Gallerie | 8,754 |
| 450 | Party City | 13,769 |
| 500 | Destination XL | 7,630 |
| 510 | Relax The Back | 2,800 |
| 520 | AVAILABLE | 2,400 |
| 530 | AVAILABLE | 1,600 |
| 540 | The Vitamin Shoppe | 3,500 |



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