

Shops at Northbridge

North Bridge
 AT MILLENIA LAKE

RETAIL SPACE FOR LEASE

4902 Millenia Blvd, Orlando, FL 32839

Contact: Trey Gravenstein
 Vice President of Brokerage Services
 Contact: Michael Castrilli
 Vice President of Brokerage Services

E: Trey@FCPG.com
 P: 407.872.0177 ext. 119
 E: Michael@FCPG.com
 P: 407.872.0177 ext. 130

For Lease: \$25.00, SF / NNN

Suite 4978B: ± 1,286 SF

Available: 4/01/2025



34,390 (10 mins)
 Total Housing Units



19,500 AADT
 Millenia Blvd



444,591 (15 mins)
 Daytime Population

Mixed-use property with 603 upscale apartment units, condos, and townhomes with average household income over \$51,000

Less than 1 mile from the Mall at Millenia Orlando's luxury shopping and dining destination with more than 150 shops and restaurants

Centrally located by 7,226 apartment and condo units within 1 mile and directly across from the new Hilton Garden Inn a 132 room hotel

In the heart of the shopping corridor of Orlando, blocks away from the Premium Outlets, entertainment attractions, major resorts & vacation destinations

Over 500+ Ft of direct frontage on Millenia Blvd. with building façade & pylon signage available

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2025 First Capital Property Group, Licensed Real Estate Brokers & Managers.

LOCATION



THE MALL AT MILLENIA

0.9 MILES NORTH-EAST



1.8 MILES / 5 MINS

ORLANDO INTERNATIONAL
PREMIUM OUTLETS[®]
A SIMON CENTER

1.2 MILES SOUTH-WEST



2.3 MILES / 6 MINS






2 MILES / 7 MINS

1-Drive RESORT AREA

3.5 MILES / 11 MINS

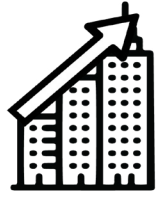
DEMOGRAPHICS

2024	 Total Population	 Total Households	 Average HH Income
5 Mins	18,882	7,131	\$65,786
10 Mins	93,963	34,390	\$70,123
15 Mins	258,421	102,676	\$93,359

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2025 First Capital Property Group, Licensed Real Estate Brokers & Managers.

ORLANDO, FL



**#4 FASTEST
GROWING
U.S. CITY**

Forbes, 2018



**LARGEST
INLAND CITY
IN FLORIDA**

Orlando EDC

**3rd
LARGEST MSA
IN FLORIDA**

Orlando EDC



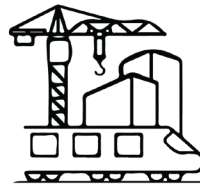
**72 MILLION
ANNUAL VISITORS**

Orlando EDC



**1,087 PEOPLE MOVE
TO ORLANDO PER WEEK**

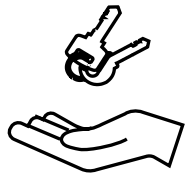
Orlando EDC



**\$15 BILLION IN
INFRASTRUCTURE
IMPROVEMENTS**

Orlando EDC

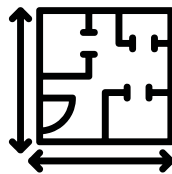
North Bridge
AT MILLENIA LAKE



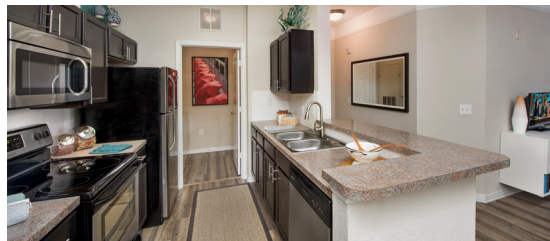
**OVER 98%
APARTMENT
OCCUPANCY RATE**



**\$1,408 - \$3,298
APARTMENT RENT /
MONTH RANGE**



**± 26,000 SF
RETAIL SPACE
ON SITE**



Walt Disney World

4 theme parks, 2 water parks, Disney Springs,
ESPN Wide World of Sports, expansive hotel network



2 theme parks, water park, City Walk



Orlando
**Orange County
Convention Center**

7 million square feet
2nd largest convention center in the United States



SeaWorld
ADVENTURE PARKS

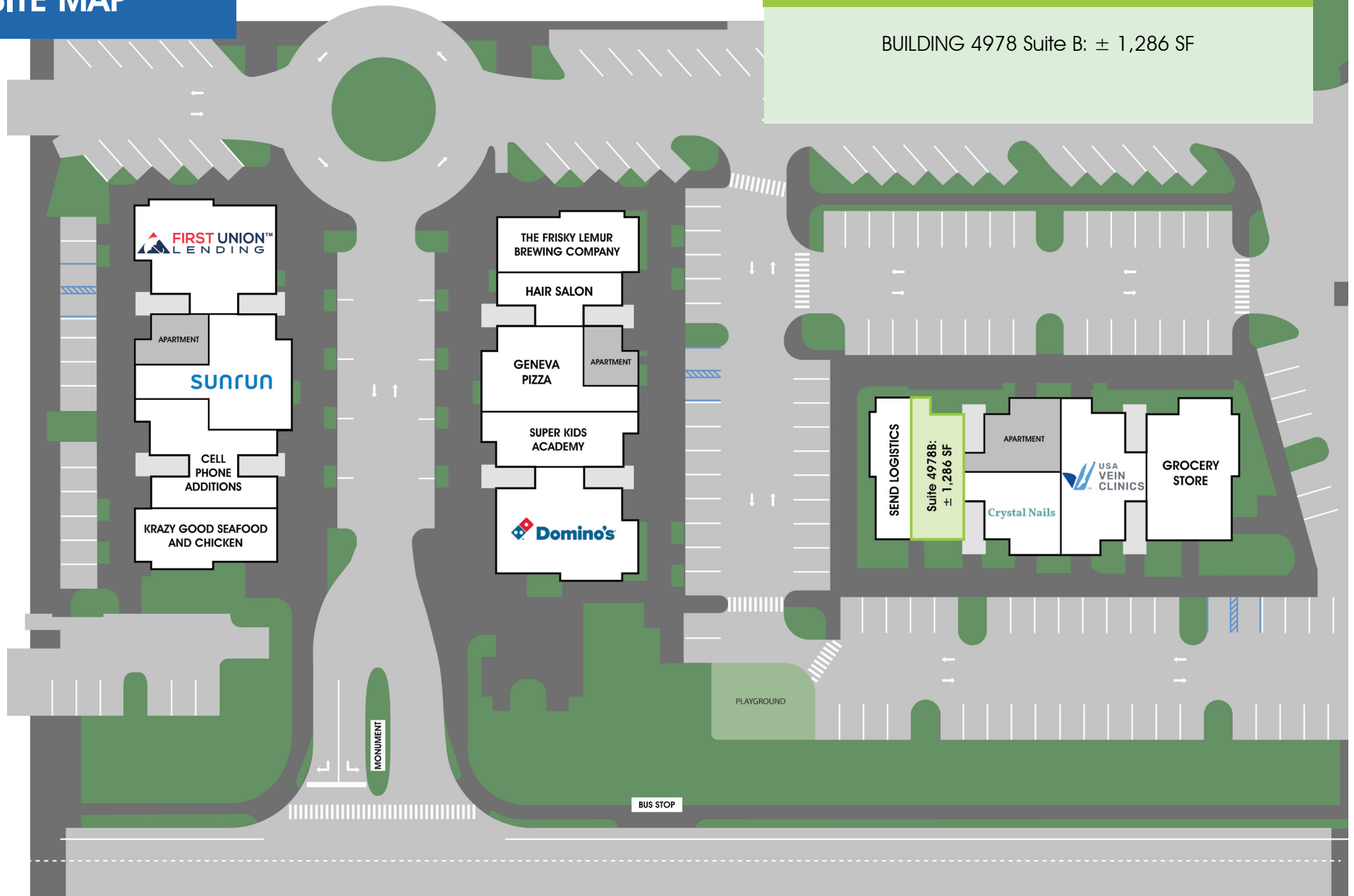
2 theme parks and water park



SITE MAP

AVAILABILITY

BUILDING 4978 Suite B: \pm 1,286 SF



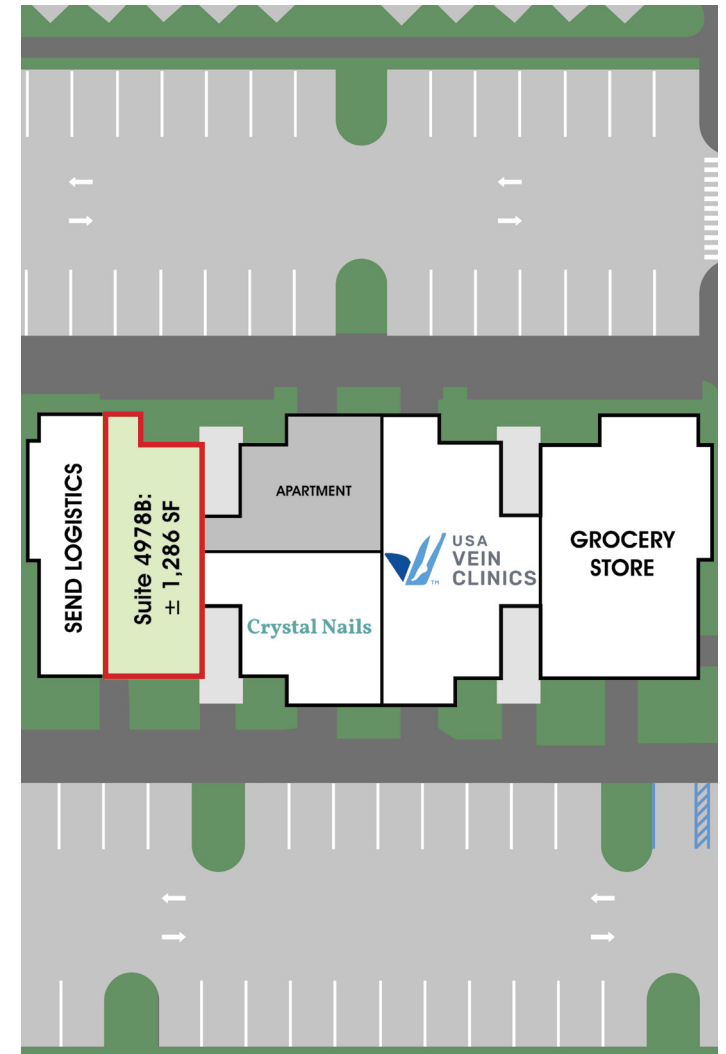
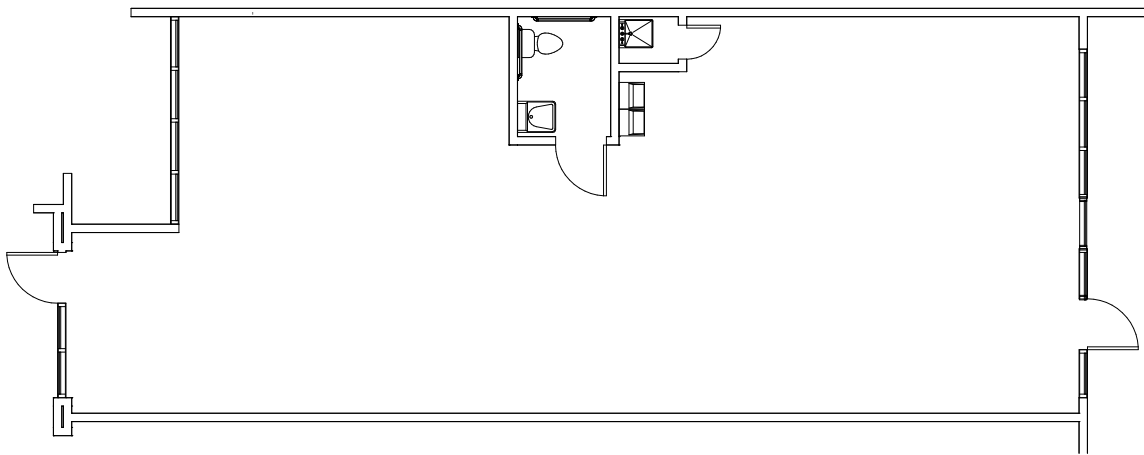
■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ www.FCPG.com ■

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2025 First Capital Property Group, Licensed Real Estate Brokers & Managers.

SUITE 4978B

AVAILABILITY

BUILDING 4978 Suite B: \pm 1,286 SF



■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ www.FCPG.com ■

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2025 First Capital Property Group, Licensed Real Estate Brokers & Managers.