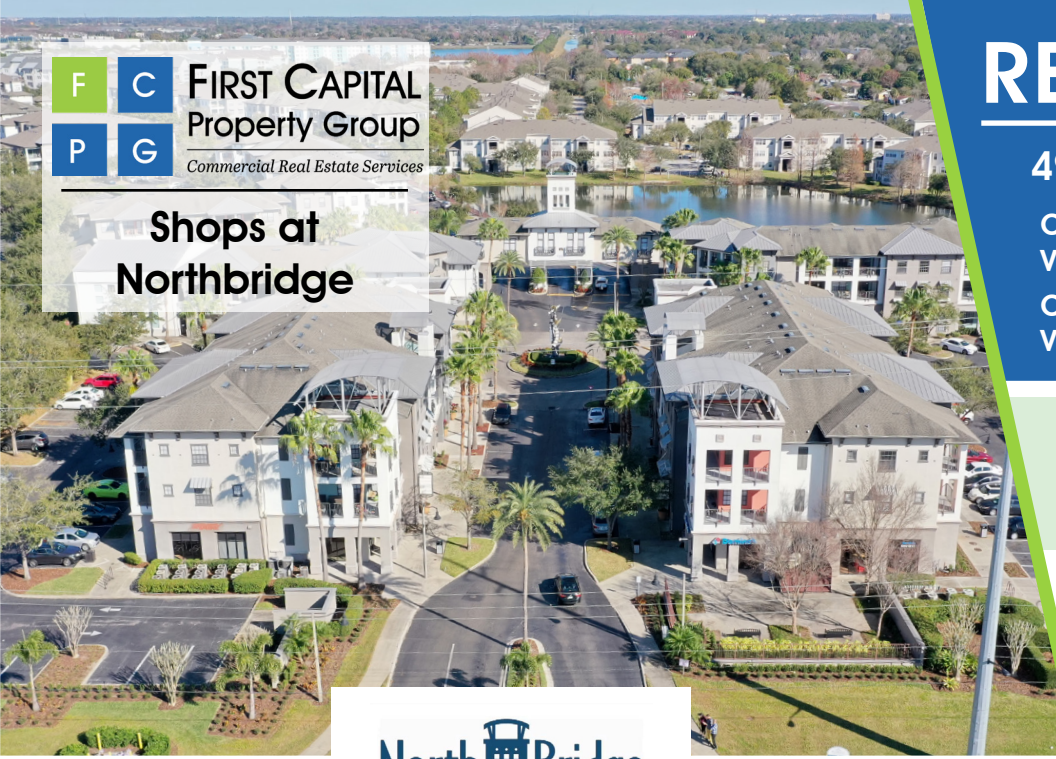




**Shops at  
Northbridge**



# 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](mailto:Trey@FCPG.com)  
P: 407.872.0177 ext. 119  
E: [Michael@FCPG.com](mailto:Michael@FCPG.com)  
P: 407.872.0177 ext. 130

**For Lease: \$25.00, SF / NNN**

Suite 4900C: ± 2,473 SF

Available: 5/01/2026



**34,549 (10 mins)**  
Total Housing Units



**19,100 AADT**  
Millenia Blvd



**451,058 (15 mins)**  
Daytime Population

Mixed-use property with 603 upscale apartment units, condos, and townhomes with average household income over \$71,000

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](http://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. ©2026 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<sup>SM</sup>  
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

| 2025    |  Total Population |  Total Households |  Average HH Income |
|---------|---|---|--|
| 5 Mins  | 21,298  | 7,912   | \$71,456   |
| 10 Mins | 95,556  | 34,549  | \$72,361   |
| 15 Mins | 258,114   | 102,932   | \$96,035   |

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# ORLANDO, FL



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

U.S. Census Bureau, 2025



**LARGEST INLAND CITY IN FLORIDA**

Orlando EDC

**3rd LARGEST MSA IN FLORIDA**

Orlando EDC



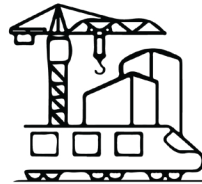
**72 MILLION ANNUAL VISITORS**

Orlando EDC



**1,500 PEOPLE MOVE TO ORLANDO PER WEEK**

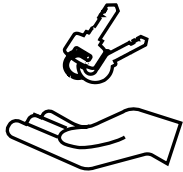
Orlando EDC



**\$15 BILLION IN INFRASTRUCTURE IMPROVEMENTS**

Orlando EDC

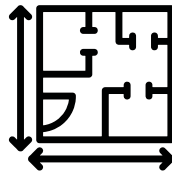
**North Bridge**  
AT MILLENIA LAKE



**OVER 92% APARTMENT OCCUPANCY RATE**



**\$1,430 - \$2,371 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



# UNIVERSAL ORLANDO RESORT

3 theme parks, water park, City Walk



*Orlando*

# Orange County Convention Center

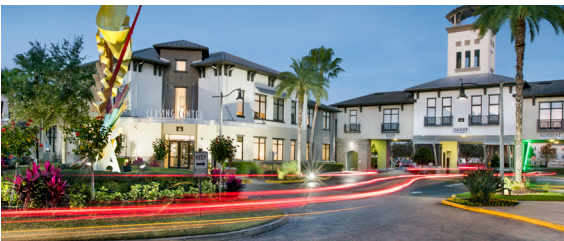
7 million square feet  
2nd largest convention center in the United States



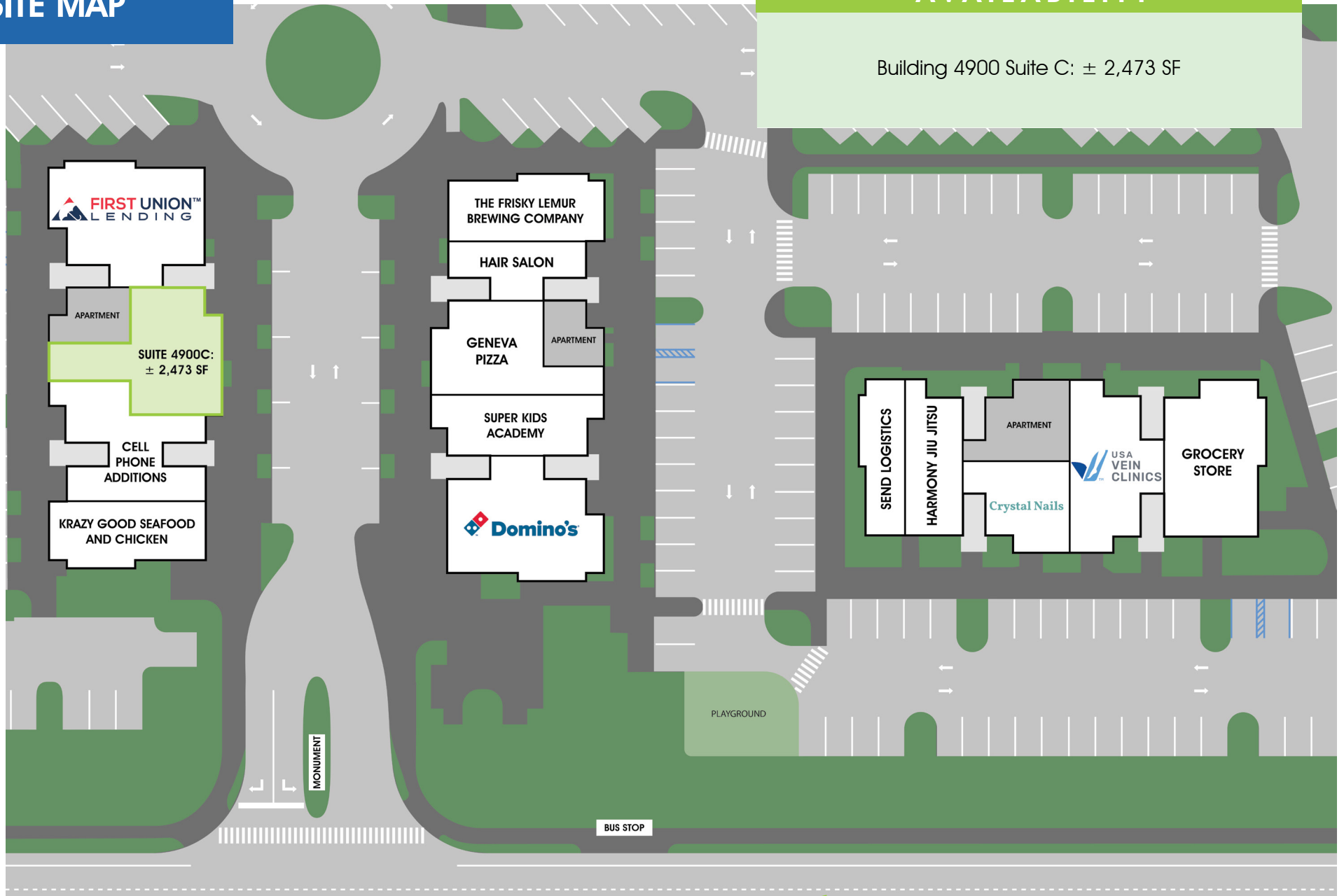
# SeaWorld

ADVENTURE PARKS

2 theme parks and water park



# SITE MAP



## AVAILABILITY

Building 4900 Suite C: ± 2,473 SF

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