

**Available Retail Space & 7 Acre Out Parcel
INTERNATIONAL FESTIVAL SHOPPING CENTER
International Drive at Kirkman**

Available for rent: 6855 S. Kirkman Road : 29,581 Square Feet

7 acres outparcel: Build to suit or for sale

The Property

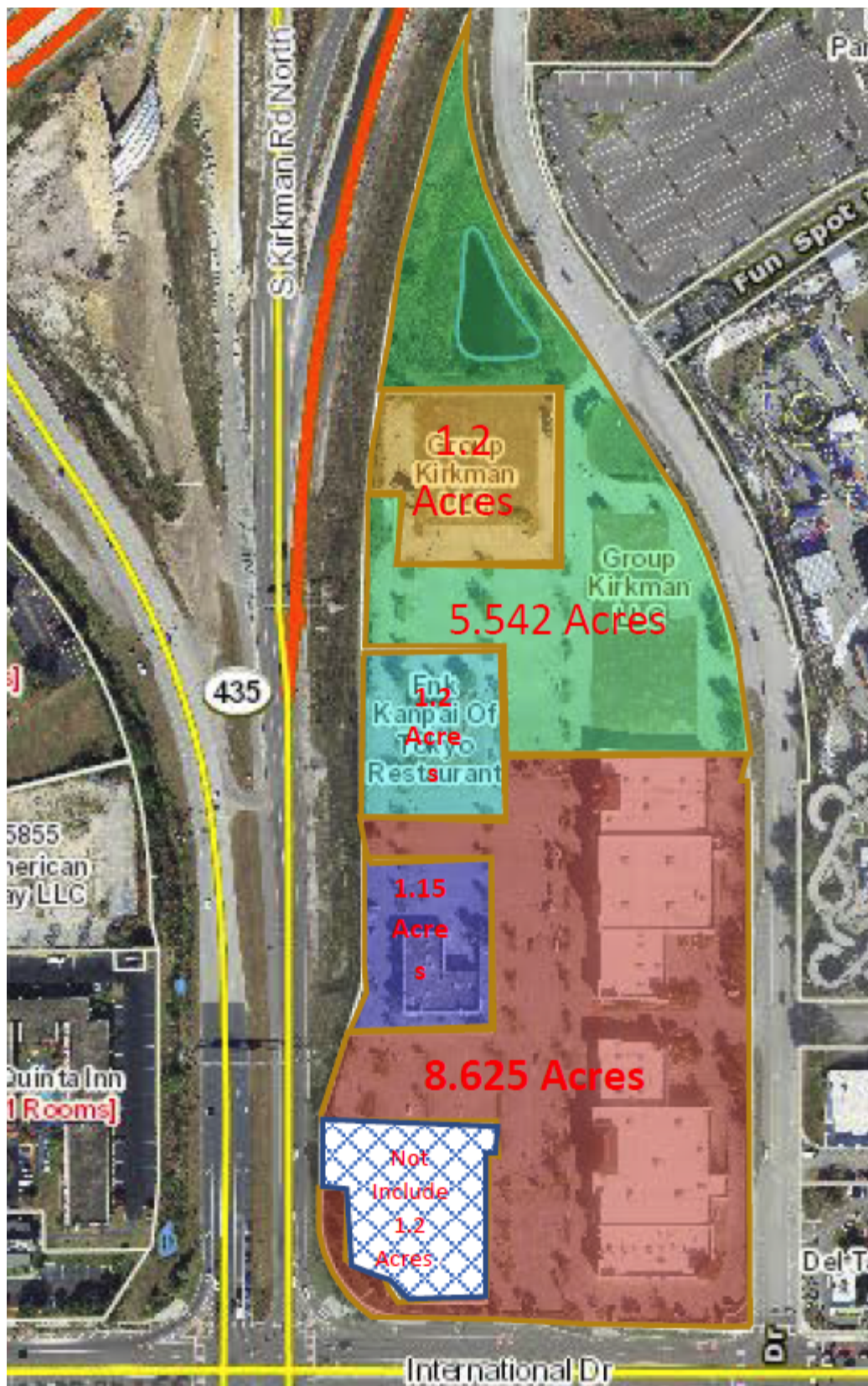
The Property is centrally located in the Orlando MSA within the International Drive tourist corridor. This area is between downtown Orlando, Walt Disney World and Orlando International Airport and is accessible via interchanges from Interstate 4, the Florida Turnpike and the Bee Line Expressway.

- ◆ International Festival is located at the intersection of Kirkman Road and International Drive. The average daily traffic counts on these roads near the Property were [45,633 and [37,418, respectively.
- ◆ The Property is on the main route to Belz Factory Outlet World (the largest non-anchored outlet center in the country), Festival Bay (over 1 million SF) and several significant retail centers located in the northern part of the International Drive tourist corridor.
- ◆ International Festival is immediately south of and conveniently accessible from Interstate 4 and is approximately 1/4th of a mile south of the entrance to Universal Studios.

The International Drive Tourist Corridor

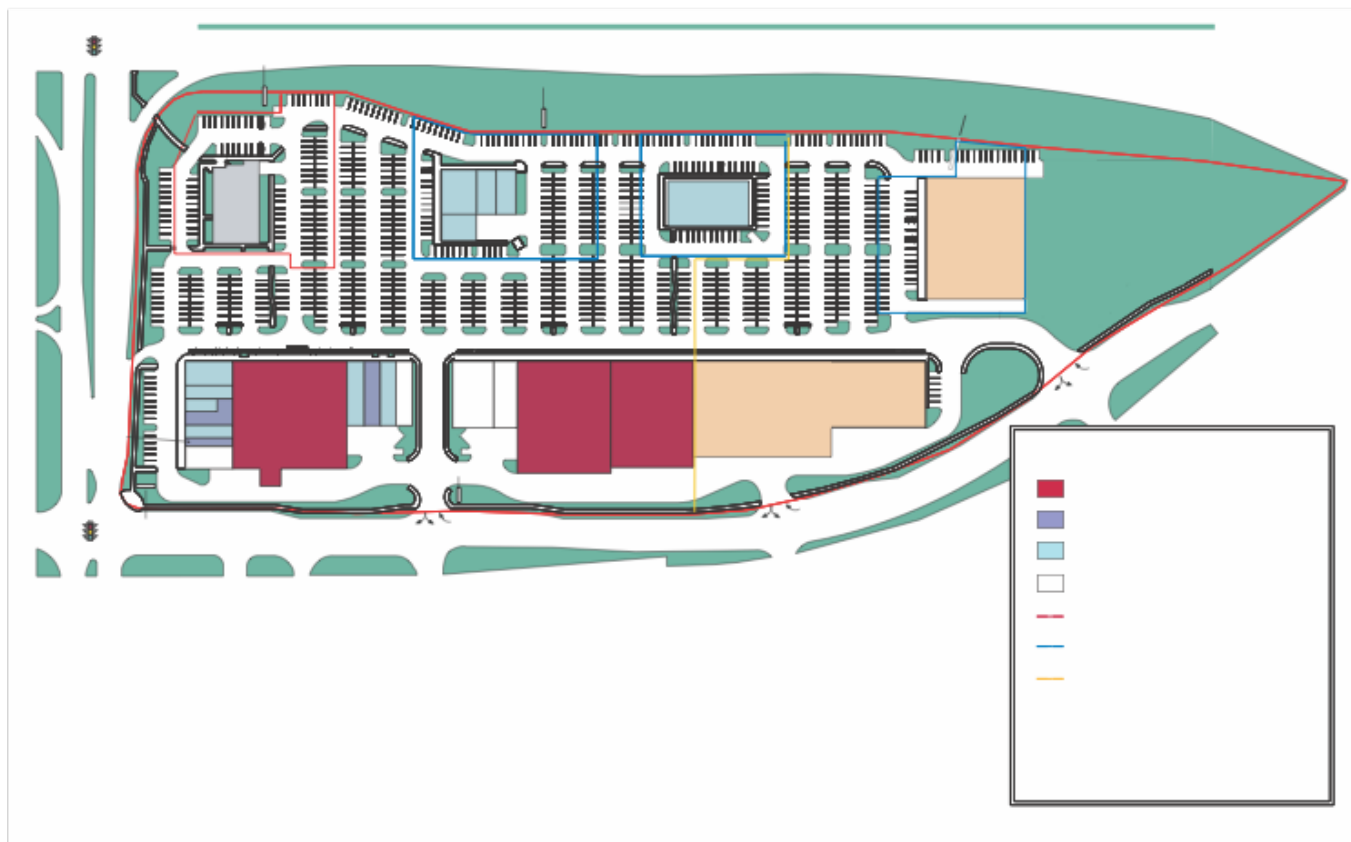
- ◆ The International Drive tourist corridor is home to over 100 hotels, five theme parks, the recently expanded Orange County Convention center (nation's second largest), over 150 restaurants, outlet malls, shopping centers and movie theaters
- ◆ The area has nearly 35,000 hotel rooms which generated approximately 9 million occupied room nights in 2004
- ◆ Universal Studios and Sea World, (located 1/4th of a mile and 3 miles from the Property, respectively) has over 18 million visitors and ranked 2nd statewide in tourist traffic.

**For more information, contact Jim Shapiro:
561-241-9688**



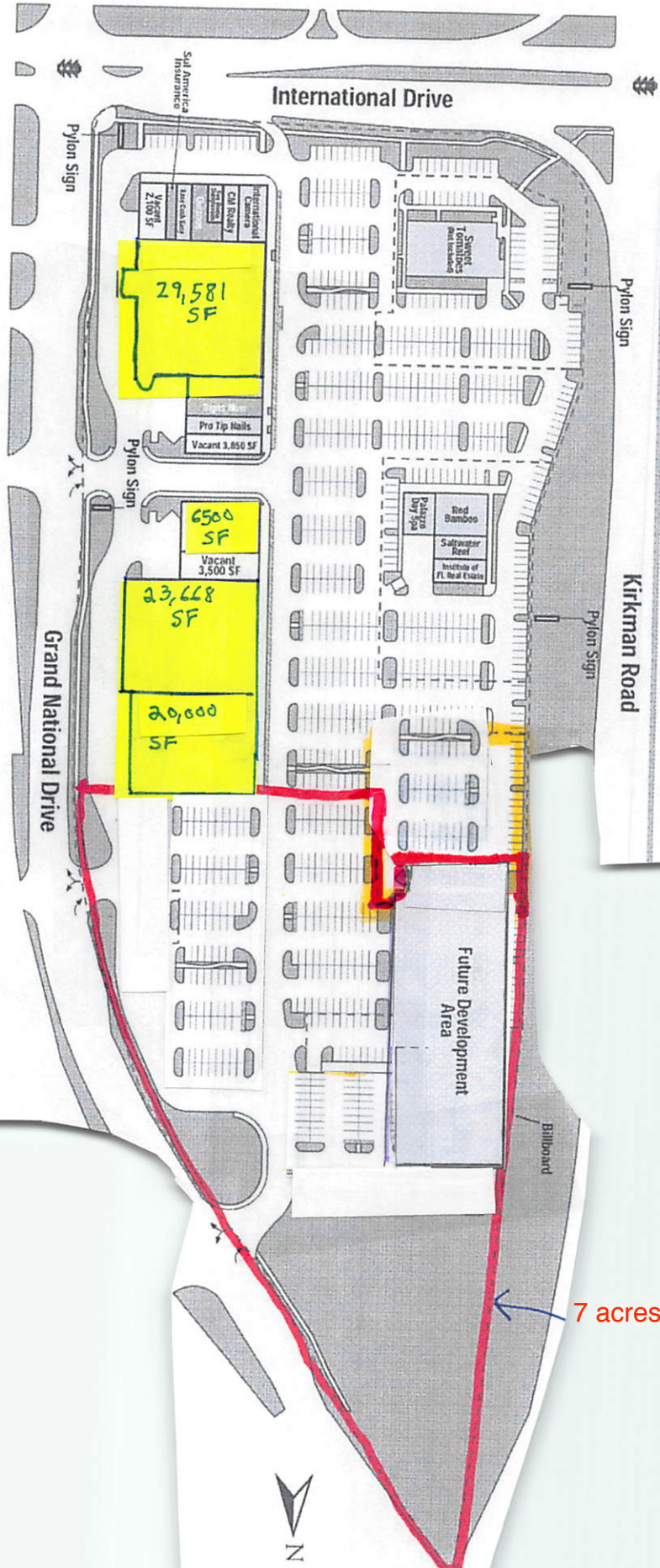
INTERNATIONAL FESTIVAL SHOPPING CENTER ORLANDO, FLORIDA

SITE PLAN



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INTERNATIONAL FESTIVAL SHOPPING CENTER
ORLANDO, FLORIDA



LEASING INFORMATION

Available:

7 Acres: Build to suit or for sale

6855 S. Kirkman Road : 29,581 Square Feet Available for rent

Site Description:

Leasable Area & Tenancy:

Approximate Total Area	18.02 acres
Estimated Frontage on Kirkman Road	1,791 linear feet
Estimated Frontage on International Drive	579 linear feet
Parking Spaces on Site (including 19 handicapped) *	822 spaces
Parking Ratio for Site (per/1,000 SF)	6.25 / 1,000 SF

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GRAND NATIONAL DRIVE OVERPASS

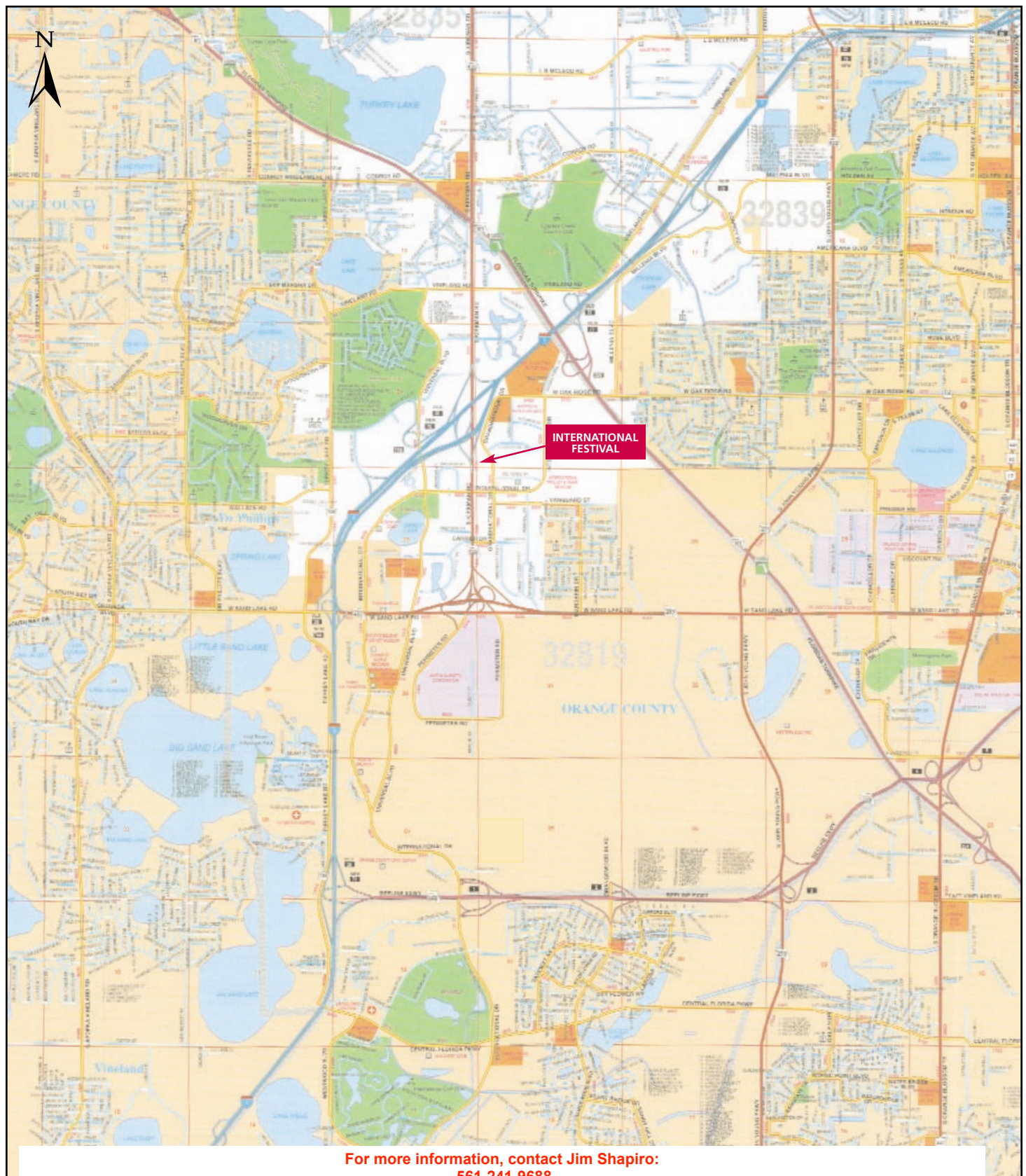


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INTERNATIONAL FESTIVAL SHOPPING CENTER ORLANDO, FLORIDA

LOCAL AREA MAP



DETAILS

International Festival is situated at the northeast corner of the intersection of International Drive and Kirkman Road in Orlando, Florida. The Property is located immediately south of Interstate 4, one mile southwest of the Florida Turnpike, eight miles west of the Orlando International Airport and eight miles south of downtown Orlando.

The Property is located in the northern portion of the International Drive tourist corridor which is bounded by Interstate 4 and The Florida Turnpike and is densely developed with a variety of theme parks, attractions, hotels, resorts, restaurants, outlet malls, shopping centers and movie theatres. The Orange County Convention Center (nation's second largest) is located in this area and several of the nation's most popular theme parks including, Walt Disney World and Universal Studios Orlando are nearby.

ROADWAYS

Existing roadways serving the Property include:

Kirkman Road – This six-lane signalized thoroughfare is a primary north / south roadway in Metropolitan Orlando that runs between State Road 50 and Sand Lake Road. Kirkman Road has interchanges with Interstate 4 (immediately north of the Property) and the East-West Expressway and is a primary means of access for Universal Studios Orlando (located one mile north of the Property)

International Drive – This six-lane roadway begins at an intersection with State Road 536 (the main entrance to Walt Disney World) and runs north and east parallel to the east side of Interstate 4, terminating at an intersection with West Oak Ridge Road approximately 3/4th of a mile north of the Property. International Drive is the primary roadway in the International Drive Tourist Corridor and is also the primary means of access to the Property and to the numerous shopping centers located immediately to the north.

Grand National Drive — This four-lane roadway runs between International Drive and West Oak Ridge Road and serves as the eastern boundary of and primary means of access to International Festival Shopping Center. In addition, Grand National Drive serves as a means of access between the numerous shopping centers immediately northeast of the Property including: Belz Factory Outlet World, Belz Designer Outlet, International Drive Value Center and Festival Bay. The county is widening Grand National Blvd and creating an overpass over I-4. As such, there will be increased traffic on Grand National Drive.

Interstate 4 – This east/west highway runs diagonally across Florida from Tampa, through Orlando to Daytona Beach and is the principal highway serving Greater Orlando. In the vicinity of the Property, Interstate 4 is accessed via an interchanges at Universal Boulevard (ingress for northbound traffic / egress for southbound traffic) and Kirkman Road (ingress for southbound traffic and egress for northbound traffic).