



Dellagio Town Center

7924-8075 Via Dellagio Way, Orlando, FL 32819

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Property Details



OVERVIEW

Under new ownership by Core Investment Management, Dellagio Town Center is set to undergo a transformation that will enhance its position as Orlando's premier destination for dining, retail, and entertainment. With a proven track record of revitalizing high-profile retail assets, Core is committed to enhancements that will elevate the customer experience, activate the property with new energy, and strengthen its role as a vibrant community hub. Plans will focus on a curated tenant mix, aesthetic improvements and overall engagement, ensuring Dellagio remains a best-in-class destination for both locals and visitors. Stay tuned for exciting updates.

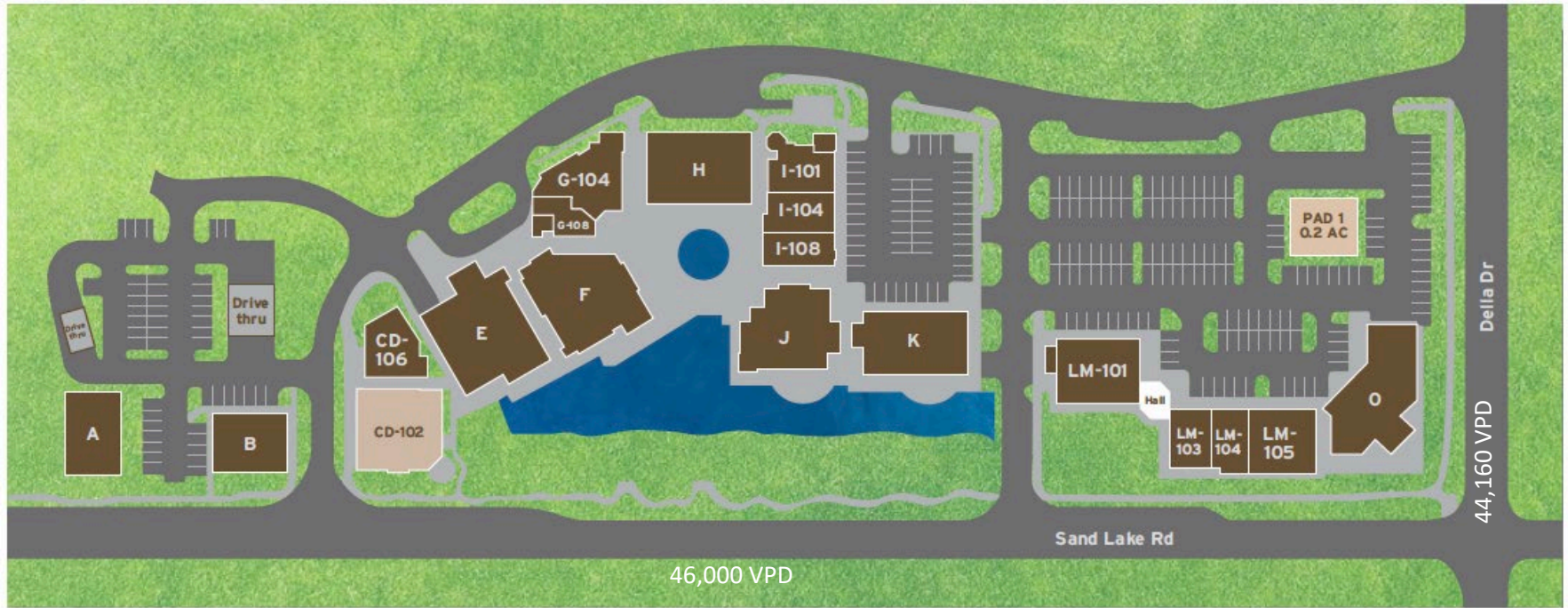
This upscale mixed-use center spans over 109,000 square feet and offers a blend of dining, entertainment, and office space. The development provides an elegant atmosphere complemented by on-site management, security, and an active event schedule. Conveniently located in the heart of Doctor Phillips' retail corridor on Orlando's renowned "Restaurant Row," the center is surrounded by some of the city's wealthiest neighborhoods. Visitors enjoy the convenience of free on-site parking, with both surface and underground options available. Just minutes from major attractions such as Disney World, Universal Studios, SeaWorld, and the Orlando Convention Center, the location benefits from high visibility and accessibility. Additionally, the surrounding area boasts average household incomes exceeding \$150,000, making it an ideal destination for premium retail and dining experiences.

- **Dense Surrounding Population:** The surrounding Dr. Phillips area is one of the most affluent (\$150k+ household income) and is a direct beneficiary of Orlando's continued expansion, including over \$25 billion of investment from Universal and Disney alone over the next decade in addition to future phases of the Orange County Convention Center.
- **Superior Sand Lake Road Frontage:** The Property boasts over 1,200 feet of frontage along Sand Lake Road's Restaurant Row. With more than 46,000 vehicles per day, the premier dining destination in Orlando.
- **Nearby Economic Drivers:** The property enjoys an unmatched location along I-4 just 2 miles from the Orange County Convention Center. It also lies within a 6-mile radius of world-renowned attractions including Walt Disney World, Epic Universe, Universal Studios, and SeaWorld.
- **Thriving Orlando MSA:** The population of the Orlando MSA has grown by 7.9%, with an additional 7.2% growth projected over the next five years.
- **#1 Tourism Hotspot:** In 2024, the number of visitors to Orlando reached 80 million, making it the largest city destination for travel and tourism in the United States according to the World Travel & Tourism Council.

Property Address	7924-8075 Via Dellagio Way Orlando, FL 32819	
Property Type	Retail Life-Style Center	
Site	±16 Acres	
Net Rentable	109,489 SF	
Year Built	2009	
Occupancy	77%	
Available SF (Suite #)	CD-102: 6,000 SF G201A: 2,020 SF K-1: 6,000 SF K-300: 1,470 SF	I-201: 2,106 SF I-202 & 203: 4,325 SF LM-104: 2,000 SF CD-206: 1,580 SF
Parking Ratio	±4.57/1,000 SF	
Asking Rent	Call For Details	



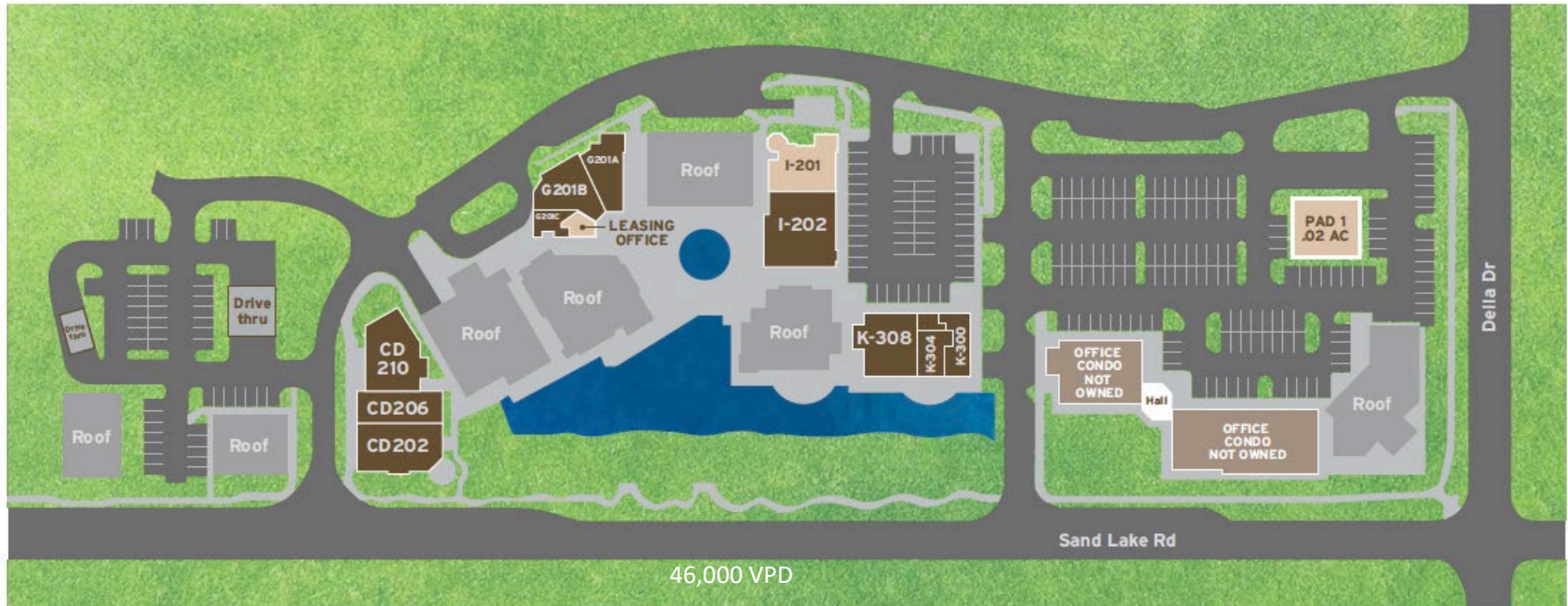
Site Plan – Lower Level



UNIT	TENANT	SF
A	Fifth Third Bank	4,200 SF
B	Regions Bank	3,820 SF
CD-102	Vacant	6,000 SF
CD-106	Anqor Lounge Orlando	3,000 SF
E	Big Fin Seafood Kitchen	7,875 SF
F	Fleming's Prime Steakhouse	8,000 SF
G-104	Aspire Rejuvenation & Vitality	3,473 SF
G-108	Premier Hair Enhancements	1,633 SF
H	London House	7,000 SF
I-101	London House	2,637 SF

UNIT	TENANT	SF
I-104	Food Four Boys	3,051 SF
I-108	Peperoncino	1,280 SF
J	Dragonfly Sushi	6,238 SF
K	Vacant (2nd Gen Restaurant)	6,000 SF
LM-101	AdventHealth	4,946 SF
LM-103	Paddywagon Irish Pub	2,500 SF
LM-104	Vacant	2,000 SF
LM-105	Compass Florida	3,673 SF
O	Norman's	7,500 SF
Pad 1	Vacant	0.2 AC

Site Plan – Upper Level



UNIT	TENANT	SF
CD-202	Dellagio Dentist	4,382 SF
CD-206	Vacant	1,580 SF
CD-210	Fred Astaire Dance	3,095 SF
G-200	Norman's Orlando	143 SF
G-201A	Vacant	2,020 SF
G-201B	PhysioFix	1,071 SF

UNIT	TENANT	SF
G-201C	London House Members Office	933 SF
I-201	Vacant	2,106 SF
I-202 & 203	Vacant	4,325 SF
K-300	Vacant	1,470 SF
K-304	Hansar Capital	1,405 SF
K-308	Tag Live	2,151 SF



Photos

Dellagio



Area Overview



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