

September 3, 2018

Orlando Business Journal



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## Restaurants line up for Unicorp's \$1B O-Town project near Disney (PHOTOS)

High-end restaurants, some new to the Sunshine State, are in talks for one of Central Florida's most prominent retail developments.

Unicorp National Developments Inc. has engaged in "initial conversations" with these tenants for its Boardwalk at O-Town West, but none of these tenants are confirmed to go into the development, Alexie Fonseca, director of leasing at Unicorp, told *Orlando Business Journal*. Boardwalk at O-Town West is part of the Orlando-based developer's planned \$1 billion O-Town West project near Walt Disney World (NYSE: DIS) at Interstate 4 and Daryl Carter Parkway. Click through the slideshow below to see the list of 28 potential tenants.



UNICORP NATIONAL DEVELOPMENTS INC

The tenants could be located in a combined 157,000 square feet of retail space at Boardwalk. Renderings show the center will be multilevel and built around a large central water feature. Buildings have a modern tropical feel with high-tech displays, a structure with a mirror-like exterior and even a short dock that lets guests get closer to the central fountain, which includes water spouts that jump around.



Among the tenants rumored to be in conversation with Unicorp is Mastro's, a high-end concept from Houston-based restaurant group Landry's Inc., which is owned by billionaire Tilman Fertitta. The concept, which opened its first Florida location in Fort Lauderdale in July, is known for attracting celebrities to its locations in Beverly Hills and Las Vegas. However, a spokeswoman with Mastro's said the restaurant is not going into the development.

O-Town is Unicorp President Chuck Whittall's biggest project in the works in Central Florida, where the company currently has a combined \$1.9 billion in planned development. The O-Town project, as first reported by *OBJ*, will include a 400,000-square-foot, grocery-anchored retail center called The Boardwalk at O-Town West — a tourist-centric complex with a mix of restaurants, shops and a 600-space parking garage. The project also will have 1,500 upscale apartments in multiple towers, a potential hotel and 150 homes in an area called Village at O-Town.

O-Town's development team includes project engineer Raleigh, N.C.-based Kimley-Horn & Associates Inc. and Miami-based Zyscovich Architects' Winter Park office, with the apartments being built by Roger B. Kennedy Inc.

The potential retail lineup shows that Unicorp is sticking with its plans to attract tenants that locals aren't familiar with. It also shows that Orlando's \$70 billion tourism industry — which drew a record 72 million visitors in 2017 — is enticing retailers to consider Orlando as a contender for new concepts, said Terrence Hart, senior director with Franklin Street in Orlando, who is not involved in the project.

Certainly, Orlando isn't a restaurant market among elite cities such as Chicago or New York, but "it's getting there," Hart said.

The Sand Lake/tourist submarket is one of the most sought after areas for retailers in Central Florida due to its proximity to Disney World and other theme parks. The submarket featured a 2.7 percent retail vacancy in second-quarter 2018, Colliers International Central Florida reported.



New construction is an important economic driver, generating jobs and bringing new homes into the market to support a growing population. It also serves existing residents and businesses with new space for shops, offices and warehouses.

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*Orlando Business Journal*

