

# Lake Nona Retail Site

11733 Narcoossee Road, Orlando, FL 32832



EQUITY  
INVESTMENT  
SERVICES

## PROPERTY SUMMARY



2 NORTH ELEVATION  
Scale: 1/32" = 1'-0"



3 SOUTH ELEVATION  
Scale: 1/32" = 1'-0"

### PROPERTY HIGHLIGHTS

- Now Leasing New Retail Development, Ground Lease or Build to Suit
- 1.03 Acre Site with 110 Feet of Frontage
- Located Just South of SR 417 in Booming Lake Nona
- National Retailers in the Immediate Area Include Walmart Supercenter, Sam's Club, Lowe's, PetSmart, Ace Hardware
- Surrounding Residential Area has Household Incomes of \$100,000+
- Traffic Count on Narcoossee Road 35,000+ Vehicle Per Day

### OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,250 - 15,275 SF
Lot Size:	+/- 1.03 Acres
Building Size:	15,275 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	105	1,009	6,329
Total Population	321	3,047	18,714
Average HH Income	\$104,106	\$103,561	\$79,146

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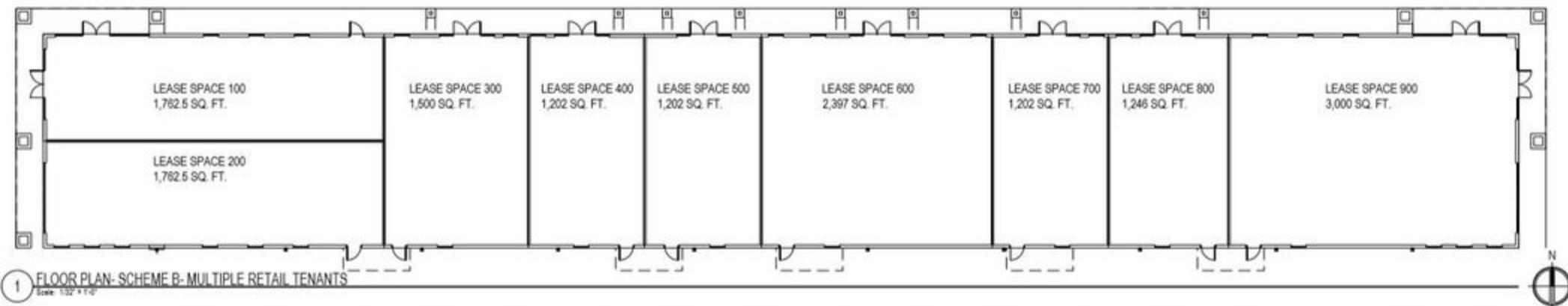
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## FLOOR PLAN/RENDERINGS



4 WESTS ELEVATION  
Scale: 1/8" = 1'-0"

5 EAST ELEVATION  
Scale: 1/8" = 1'-0"



1 FLOOR PLAN- SCHEME B- MULTIPLE RETAIL TENANTS  
Scale: 1/32" = 1'-0"

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## SITE PLAN



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## RETAILER MAP



Map data ©2020 Imagery ©2020, Lake County, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey

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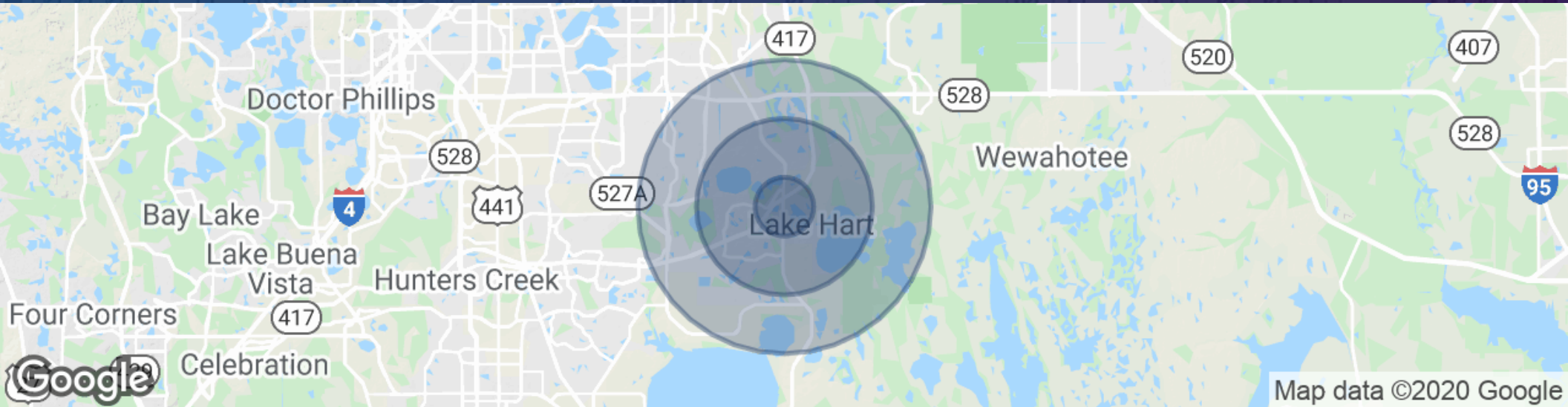
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	321	3,047	18,714
Median age	34.3	34.4	33.5
Median age (Male)	35.1	35.1	33.4
Median age (Female)	33.4	33.5	33.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	105	1,009	6,329
# of persons per HH	3.1	3.0	3.0
Average HH income	\$104,106	\$103,561	\$79,146
Average house value	\$370,411	\$370,442	\$322,702

\* Demographic data derived from 2010 US Census

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