

FOR GROUND LEASE OR BUILD-TO-SUIT

SULLIVANPROPERTIESINC.

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Up to ± 7 Acres Available

Located in high-demand residential growth market

SEQ OF NARCOOSSEE ROAD & LEE VISTA BLVD, ORLANDO, FL 32822

POSITIONED TO SERVICE THE LAKE NONA AND SOUTHEAST ORLANDO SUBMARKETS



PROPERTY HIGHLIGHTS

- Up to ± 7 AC Available for Ground Lease/BTS
- Thousands of single and multi-family dwellings under construction within 3 miles
- Adjacent to Vista Palms Shopping Center, featuring national retailers serving Lake Nona, Lee Vista and the rest of Southeast Orlando.
- Master Pylon & Wayfinding Signage Available fronting Narcoossee Road
- Multiple direct points of ingress and egress from Narcoossee Road and cross access from Vista Palms Way
- | | |
|-----------------------------------|-----------|
| AdventHealth Lake Nona Hospital | 4.4 Miles |
| Orlando Health Lake Nona Hospital | 2.4 Miles |
| Nemours Childrens Hospital | 8.3 Miles |
| VA Hospital Lake Nona | 9 Miles |
| HCA UCF Lake Nona Hospital | 9 Miles |



1 Mile Radius

4,363

Total Population

37

Median Age

\$144,390

Average Household Income

3 Mile Radius

62,316

Total Population

37.6

Median Age

\$110,621

Average Household Income

5 Mile Radius

166,567

Total Population

38

Median Age

\$111,458

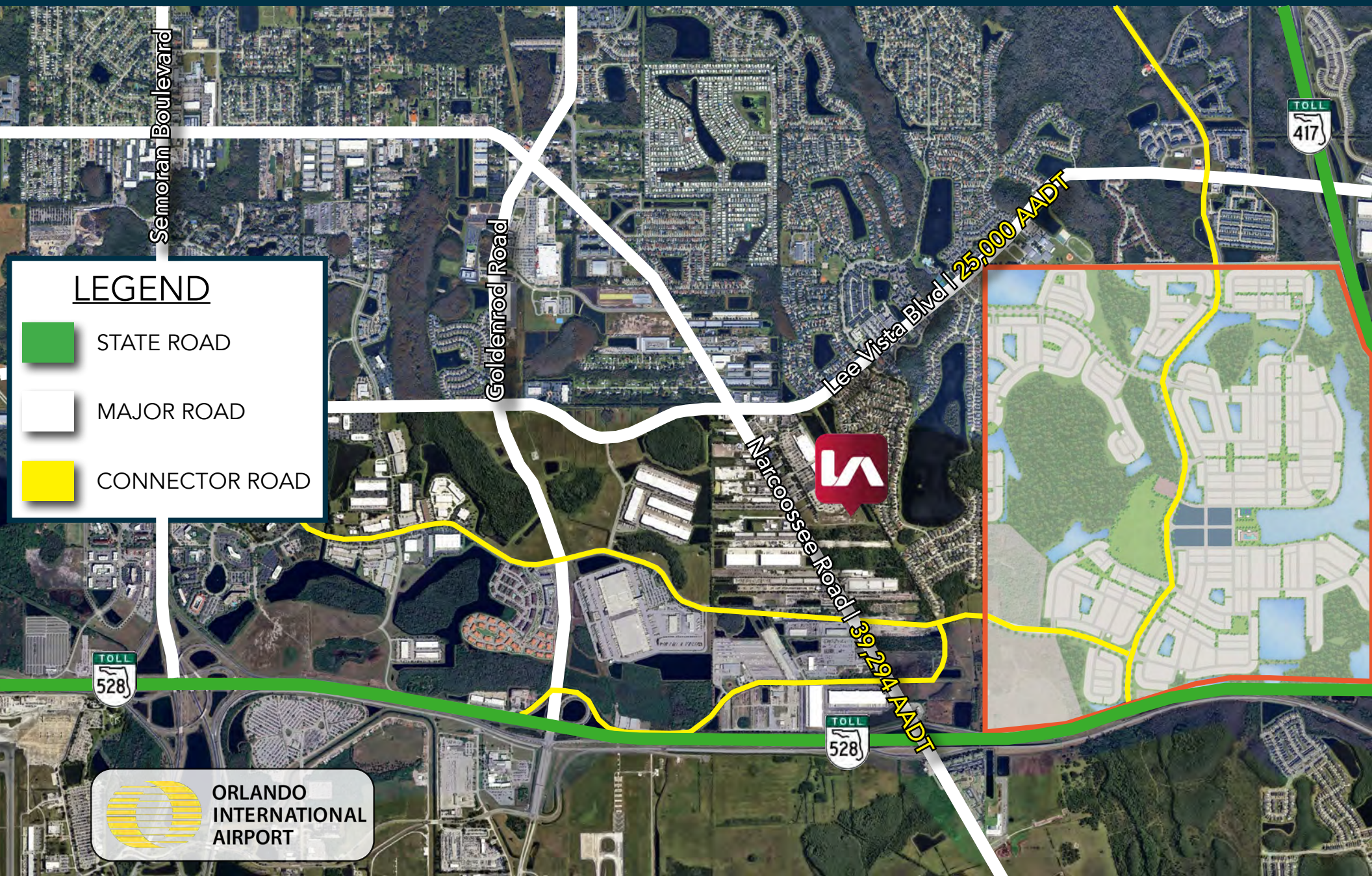
Average Household Income

SITE PLAN



Vista Palms Shopping Center sits on 30.6 Acres and is a power center style retail complex which is anchored by major names like Home Depot, Kohl's, Staples, ALDI, Walgreens, and more, and offers a mix of national and local services, dining, and specialty shops. It is strategically located near the Greenway SR 417 and Beachline SR 528. Vista Palms is positioned within a rapidly growing trade zone with strong residential development in the surrounding area.

ARTERIAL ROADWAY MAP



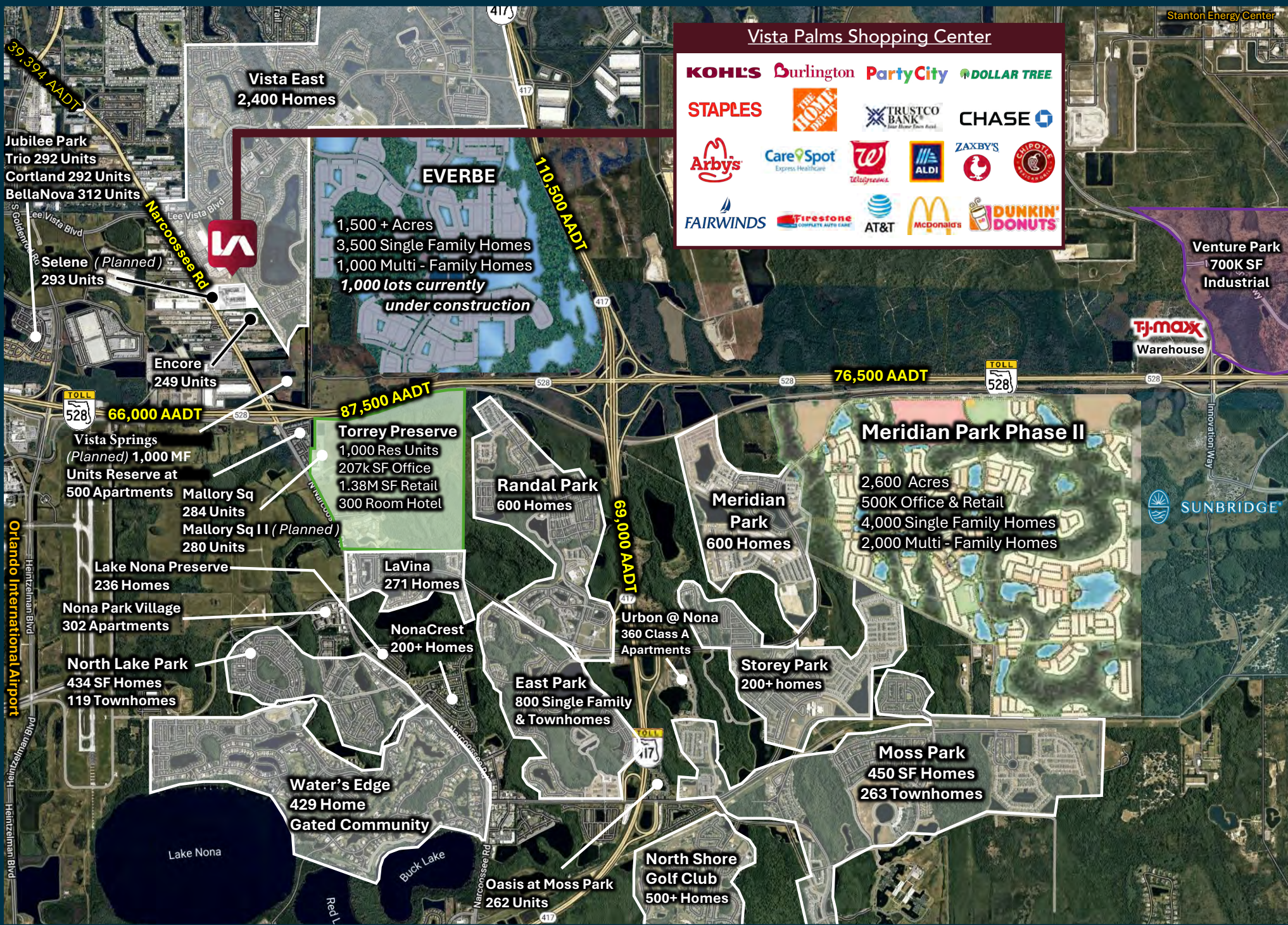
RAPIDLY GROWING MARKET

LAKE NONA®

- Among the top-selling U.S. master-planned communities (RCLCO 2022)
- 17 square miles, 11,000 acres
- Millions of square feet in residential and commercial construction for the next five years.
- Most-visited city in the U.S. with more than 74 million visitors in 2022 and is the #1 US-Travel Destination
- Lake Nona Wave Hotel is the most technologically advanced hotel in the world.
- Home to businesses big and small including Johnson & Johnson, KPMG, University of Central Florida, U.S. Tennis Association, Verizon and a burgeoning community of entrepreneurs
- Lake Nona's culture of collaboration provides learning experiences from pre-K to PhD/MD.
- 500,000+ college students enrolled within a 100- mile radius.



RESIDENTIAL MAP





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