

FOR GROUND LEASE OR BUILD-TO-SUIT

SULLIVAN PROPERTIES INC.

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 Narcoosee Road
- Multiple direct points of ingress and egress from Narcoosee 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

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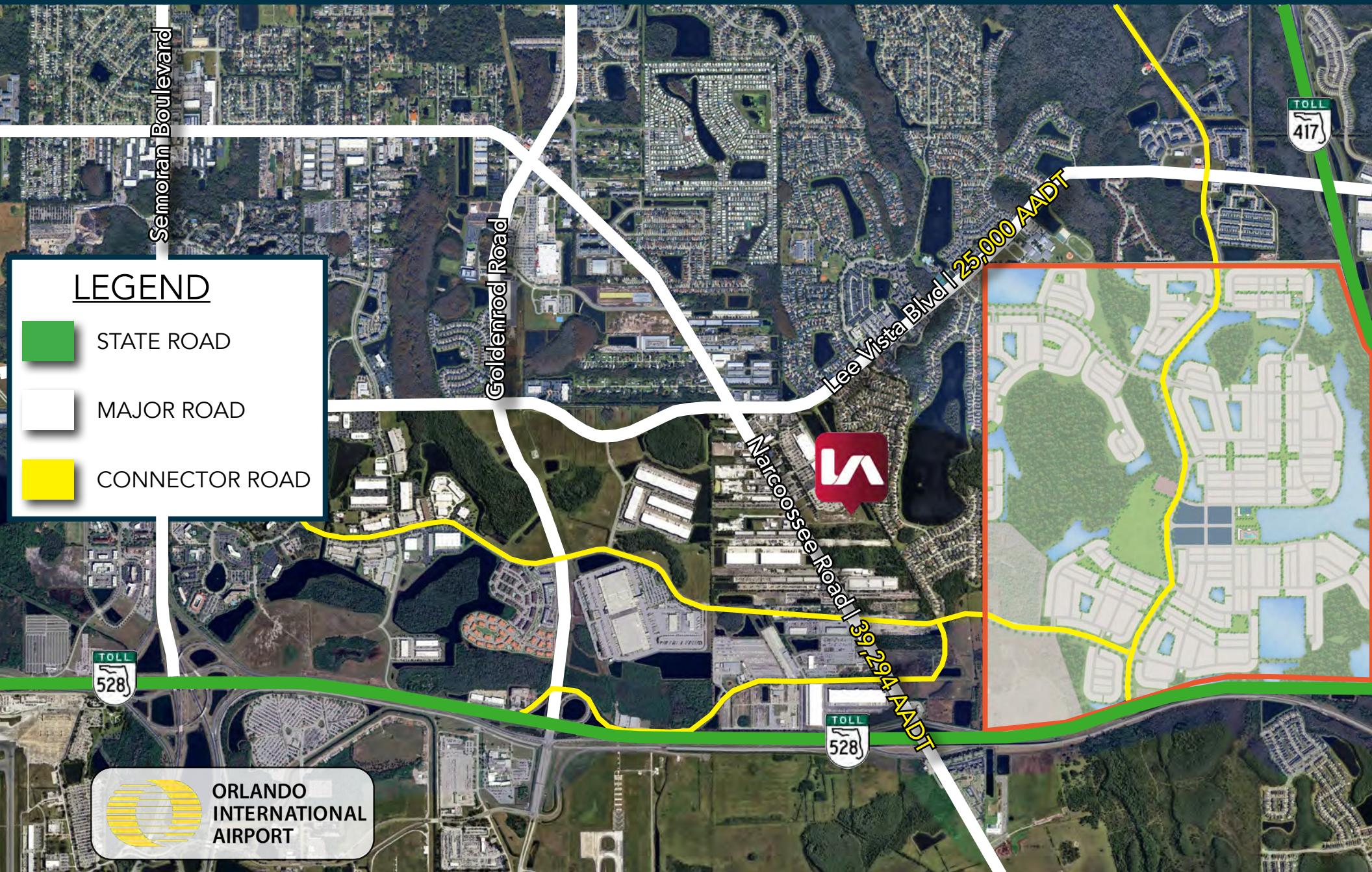


Vista Palms Shopping Center sits on 30.6 Acres and is a power center style retail complex which is anchored by major names like Home Depot, Kohl's, Staples, ALDI, Walgreens, and more, and offers a mix of national and local services, dining, and specialty shops. It is strategically located near the Greenway 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

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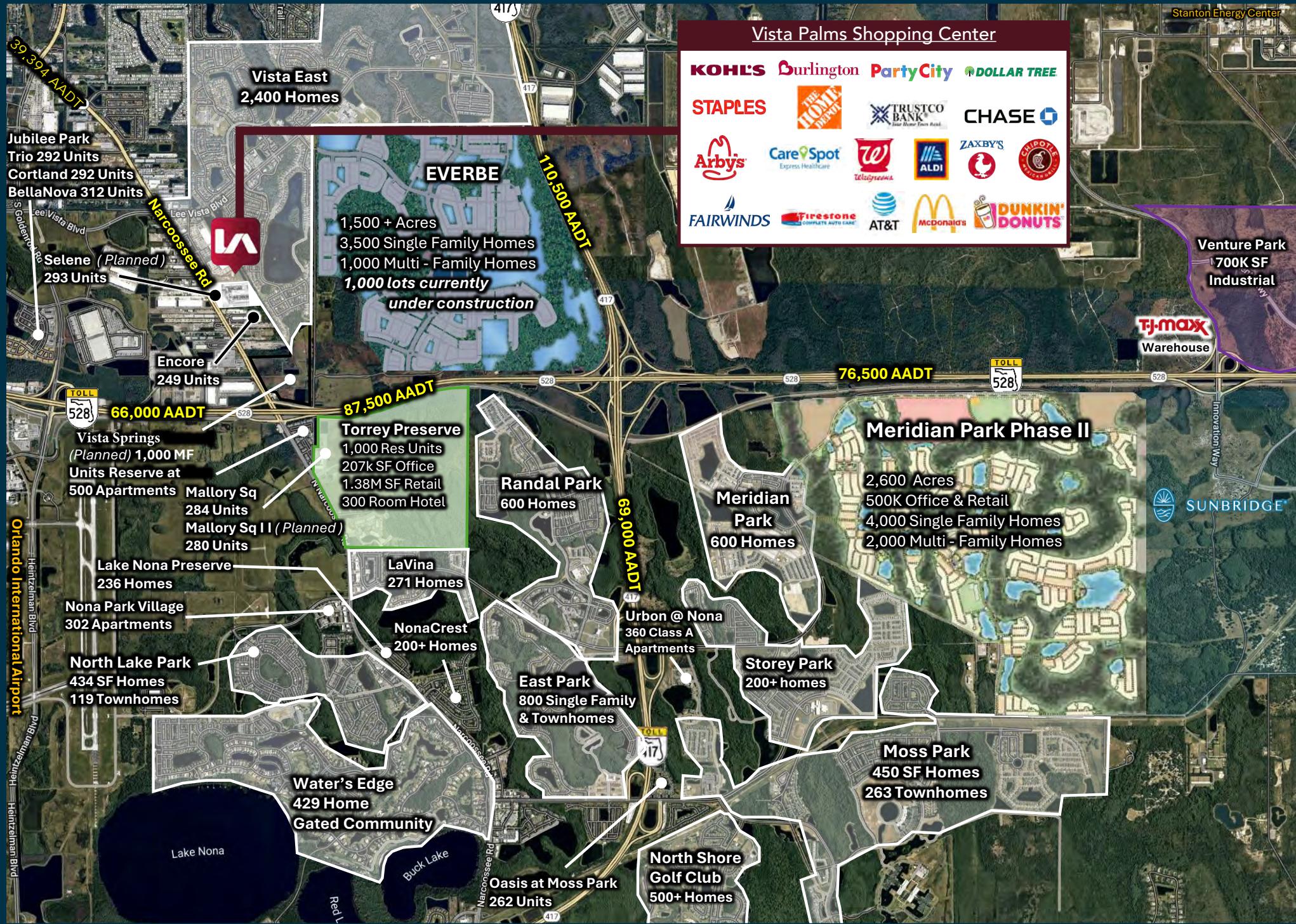
RAPIDLY GROWING MARKET



RESIDENTIAL MAP

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