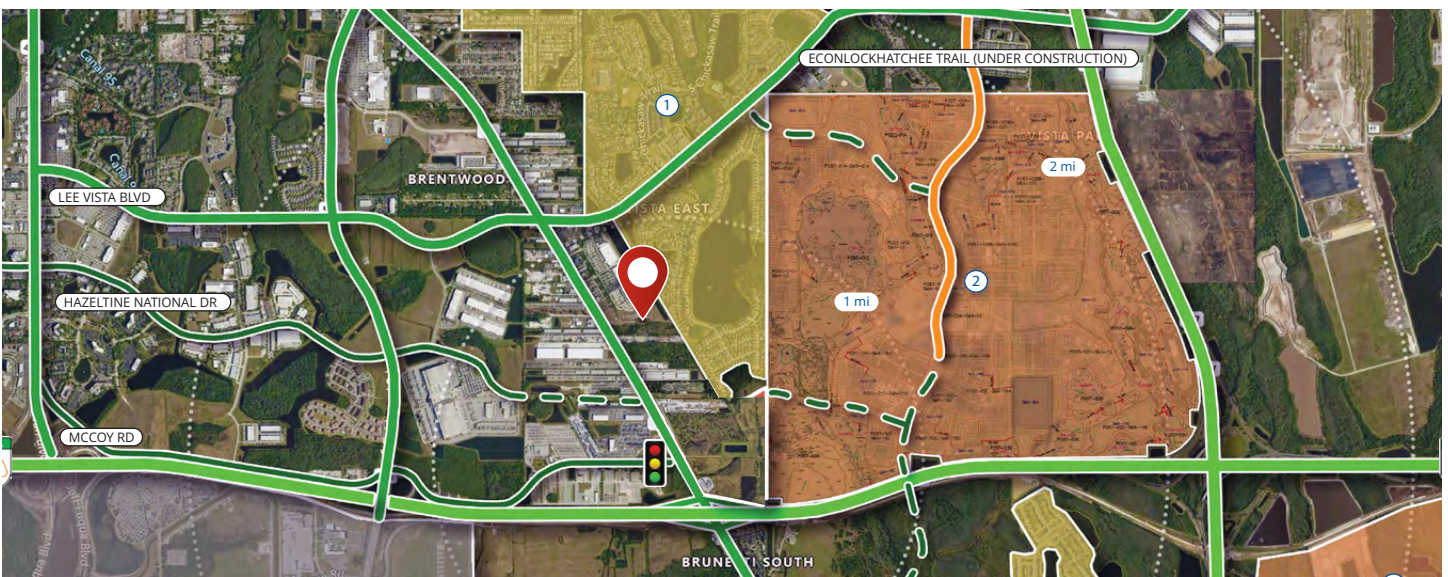


# VISTA PALMS MEDICAL CENTER

SEC OF NARCOOSSEE ROAD & LEE VISTA BOULEVARD  
ORLANDO, FL



Pad ready build-to-suit opportunities 5,000 SF - 150,000 SF



## DEMOGRAPHICS



### POPULATION

1 MILE	1,952
3 MILES	45,061
5 MILES	129,920



### AVE HH INCOME

1 MILE	\$147,517
3 MILES	\$117,281
5 MILES	\$100,142



### EMPLOYEES

1 MILE	1,517
3 MILES	35,250
5 MILES	120,881

# MARKET OVERVIEW

## ORLANDO, FLORIDA

The Vista Springs PD, located at the geographical center of the Southeast Orlando submarket, is expected to establish a vibrant, mixed-use community with a distinct competitive edge over surrounding developments. Its prime location at a signalized intersection and a regional interchange, offering multi-directional connectivity to the southeast arterial roadway network, is designed to attract residents from multiple employment hubs due to superior and convenient access. Additionally, Orlando is one of the fastest-growing cities in the U.S., further amplifying the Project's potential as a central attraction in this dynamic region.



Orlando remains a key growth area in Florida, with projections indicating that it will continue to be one of the state's fastest-growing employment centers over the next decade. (OEP, 2024)



Orlando is projected to add more than 1,500 people to the region every week for the next 11 years, eventually reaching a population of 5.2 million people. (Fleming, 2024)



Approximately 1 in 5 jobs created in the state over the next 10 years are forecasted to be in the Orlando region. (OEP, 2024)



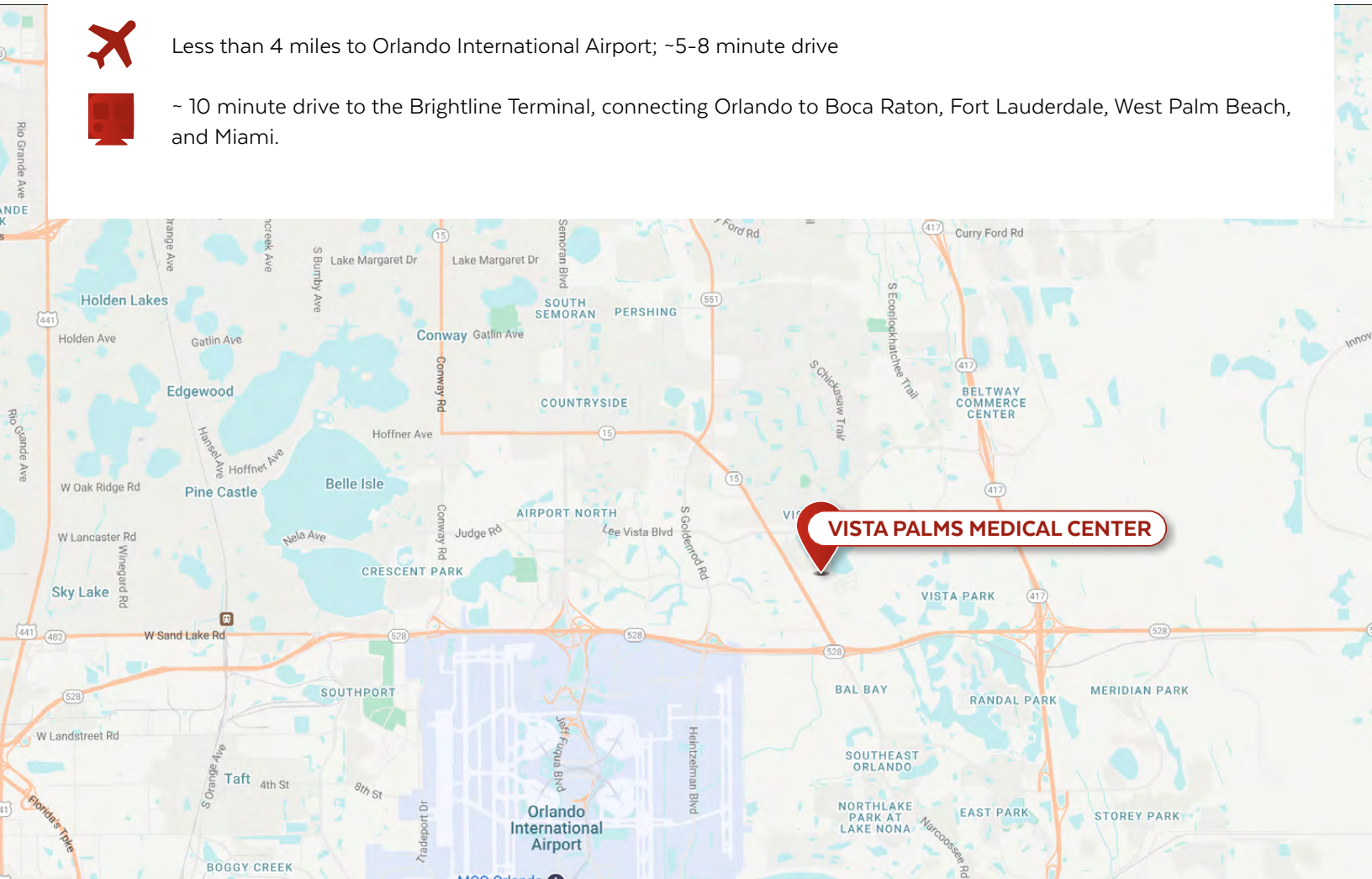
The Property provides convenient access to the Lake Nona office market (<5 miles; ~10-minute drive; contains 2.2M SF of Class-A office space) and Downtown Orlando office market (~10 miles; ~15-minute drive; contains 11.3M SF of existing office space)

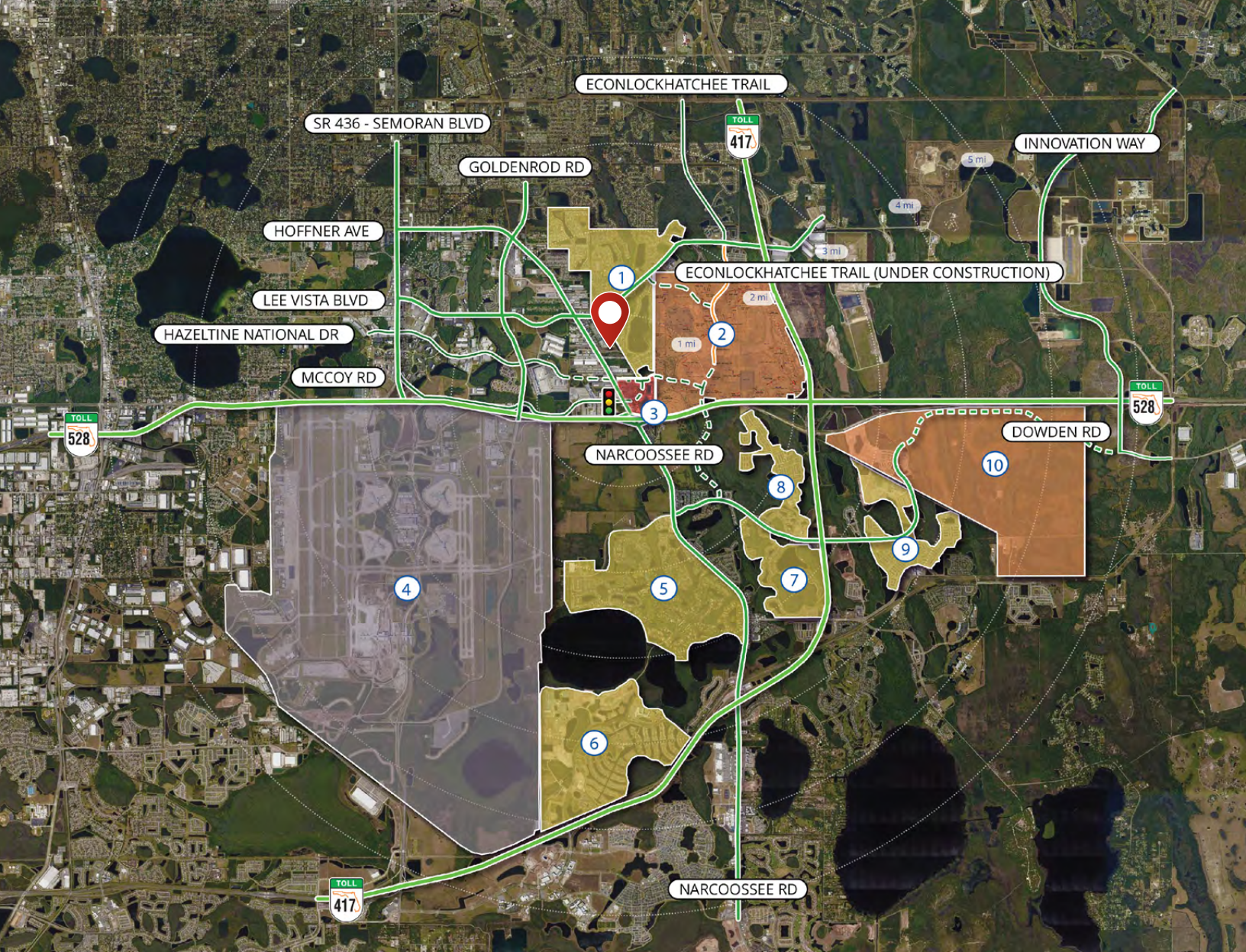


Less than 4 miles to Orlando International Airport; ~5-8 minute drive

















~ 10 minute drive to the Brightline Terminal, connecting Orlando to Boca Raton, Fort Lauderdale, West Palm Beach, and Miami.





## Legend

-  Subject Property Location
-  Subject Property
-  Commenced Major Rd
-  Completed Major Rd
-  1 Vista Lakes
-  2 Everbe by Pulte (3,800+ Dwelling Units)
-  3 Eagle Lake PD
-  4 Airport
-  5 Lake Nona Estates
-  6 Lurette Park
-  7 East Lake Park
-  8 Randal Park
-  9 Storey Park
-  10 Starwood Property (6,400 Dwelling Units)