



Retail For Lease

# Lake Nona Development: Anchored by AdventHealth

Narcoossee Rd. & SR-417 | Orlando, FL

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## Property Highlights

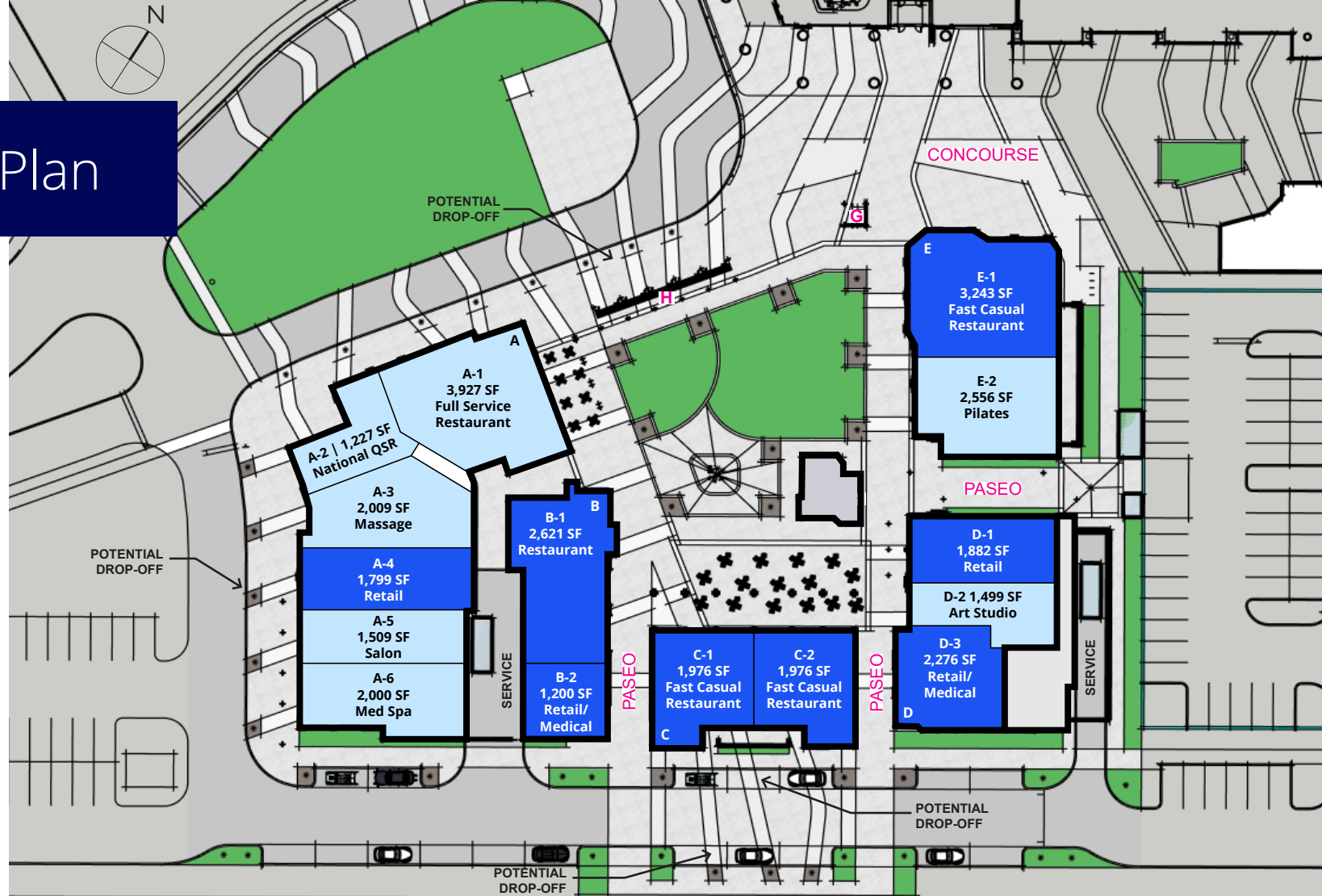
- Approximately 32,265 SF new retail development at the NEC of Narcoossee Rd. & SR-417
- Anchored by AdventHealth "Hospital of the Future" Lake Nona
- Convenient access to SR-417, Lake Nona communities and one exit away from Orlando International Airport
- Population of 2.6M people within a 30-mile radius
- Lake Nona is one of the top-selling communities in the USA
- Top tier retail trade area with little to no vacancy



# Conceptual Plan

Available

LOI



# Elevations

**Building A**



Narcoossee Rd. Frontage



Narcoossee Rd. Frontage



**Building D**  
Courtyard Frontage



**Building E**  
Courtyard Frontage



# Site Overview





# Area Demographics



## Population

1-Mile: 5,125  
3-Mile: 51,520  
5-Mile: 76,118



## Daytime Population

1-Mile: 4,448  
3-Mile: 40,623  
5-Mile: 64,642



## Average HH Income

1-Mile: \$107,179  
3-Mile: \$152,841  
5-Mile: \$150,517



## Households

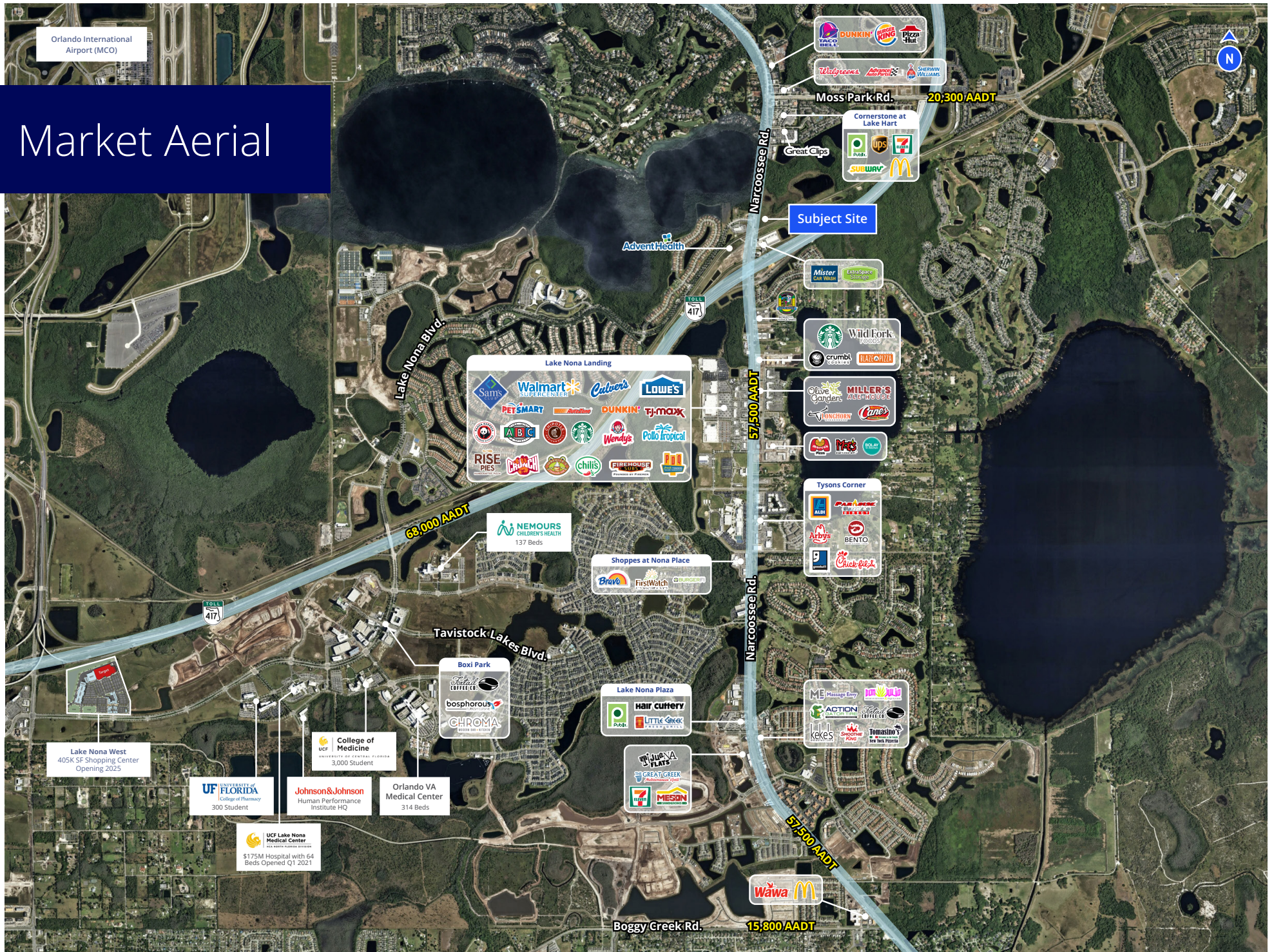
1-Mile: 1,634  
3-Mile: 17,502  
5-Mile: 25,635





Orlando International  
Airport (MCO)

# Market Aerial





# AdventHealth

## "Hospital of the Future"

AdventHealth has begun work on a **10-story hospital** located at 10999 Narcoossee Road. To date, thousands of tons of soil have been removed from the site, and more than 1,000 concrete piles have been placed underground to serve as the hospital's foundation. The hospital is planned to open with **80 beds, with room to expand to 320.**

Services at the new hospital will include men's health, bariatrics, neurology, cardiology, orthopedics and more. The hospital will also feature an incisionless surgical suite, with a focus on focused-energy treatments. These leading-edge techniques include using ultrasound to destroy tumors and to stop tremors in patients with Parkinson's disease.

"As the fastest-growing community in Central Florida, we are eager to ensure our residents have access to the most innovative treatments available.

We are pleased to have AdventHealth expand its presence in Lake Nona."

**Craig Collin**

President and COO of Tavistock Development Group

With a lake promenade, event lawn, amphitheater and tie-in to the Lake Nona Trail, the **25-acre campus** will align with Lake Nona's focus on fostering wellness and community.

[www.adventhealth.com](http://www.adventhealth.com) | 05/22/2024





# Contact Us

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Developed by



We are a leading Southeastern development and investment firm with an innovative approach, collaborative process, and an unwavering commitment to growing community. Our vision is to build the most trusted, talented real estate company in the Southeast by earnestly listening to all stakeholders, honoring our commitments, and believing that our work matters to the quality of life in our communities.

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