

# CATCHLIGHT

## CROSSINGS

NEW MIXED-USE RETAIL OPPORTUNITY

DESTINATION PARKWAY | ORLANDO, FL 32819

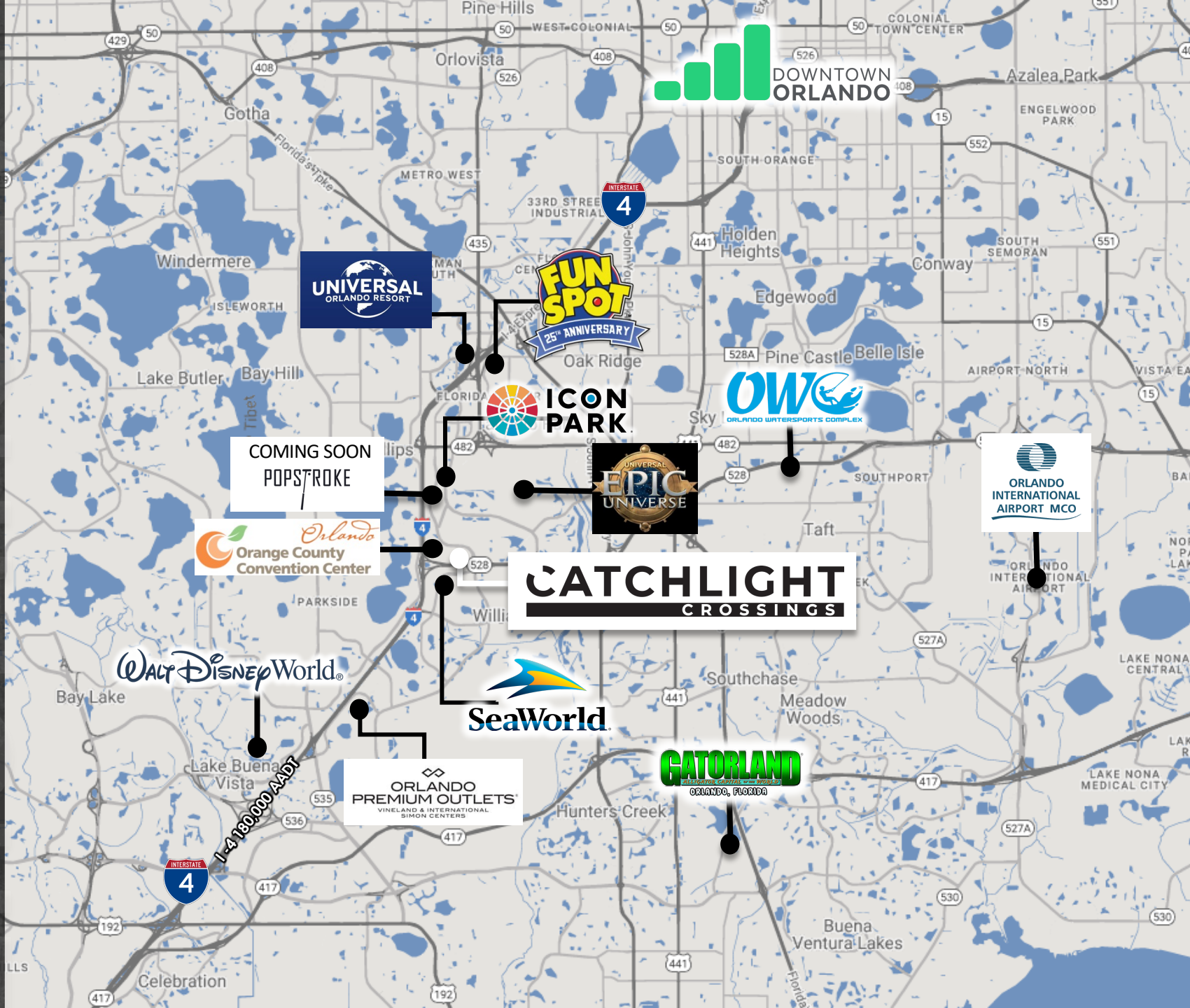
1,000 ON-SITE UNITS

**NOW LEASING**

CURATED RETAIL | Q4 2025 DELIVERY



# LOCATION



COMING SOON  
POPSTROKE



DOWNTOWN  
ORLANDO



# DEMOGRAPHICS



## POPULATION

1 MI- 3,019  
3 MI- 40,830  
5 MI- 178,660  
10 MIN- 34,211



## AVG HH INCOME

1 MI- \$75,938  
3 MI- \$95,647  
5 MI- \$96,503  
10 MIN- \$86,699



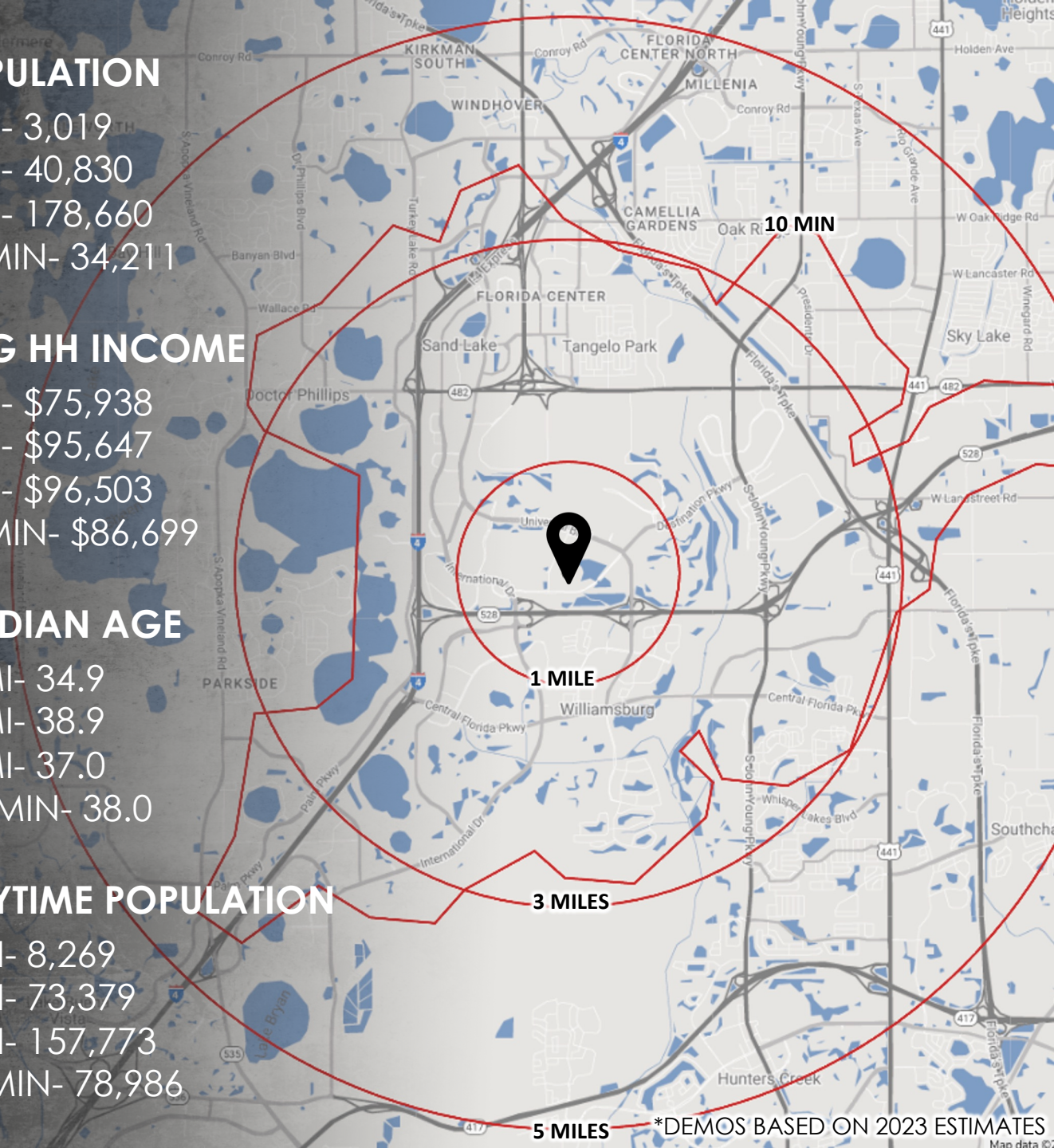
## MEDIAN AGE

1 MI- 34.9  
3 MI- 38.9  
5 MI- 37.0  
10 MIN- 38.0



## DAYTIME POPULATION

1 MI- 8,269  
3 MI- 73,379  
5 MI- 157,773  
10 MIN- 78,986



\*DEMOS BASED ON 2023 ESTIMATES

# SURROUNDING RETAIL







CATCHLIGHT  
CROSSINGS

# PROJECT PLAN





SITE ATTRIBUTES

7,235 SF

RETAIL GLA

\$95,647

AVG HH INCOME  
(3 MILES)

1,000

MULTI-FAMILY,  
WORKFORCE UNITS

ON-SITE | LARGEST WORKFORCE HOUSING  
PROJECT IN THE USA

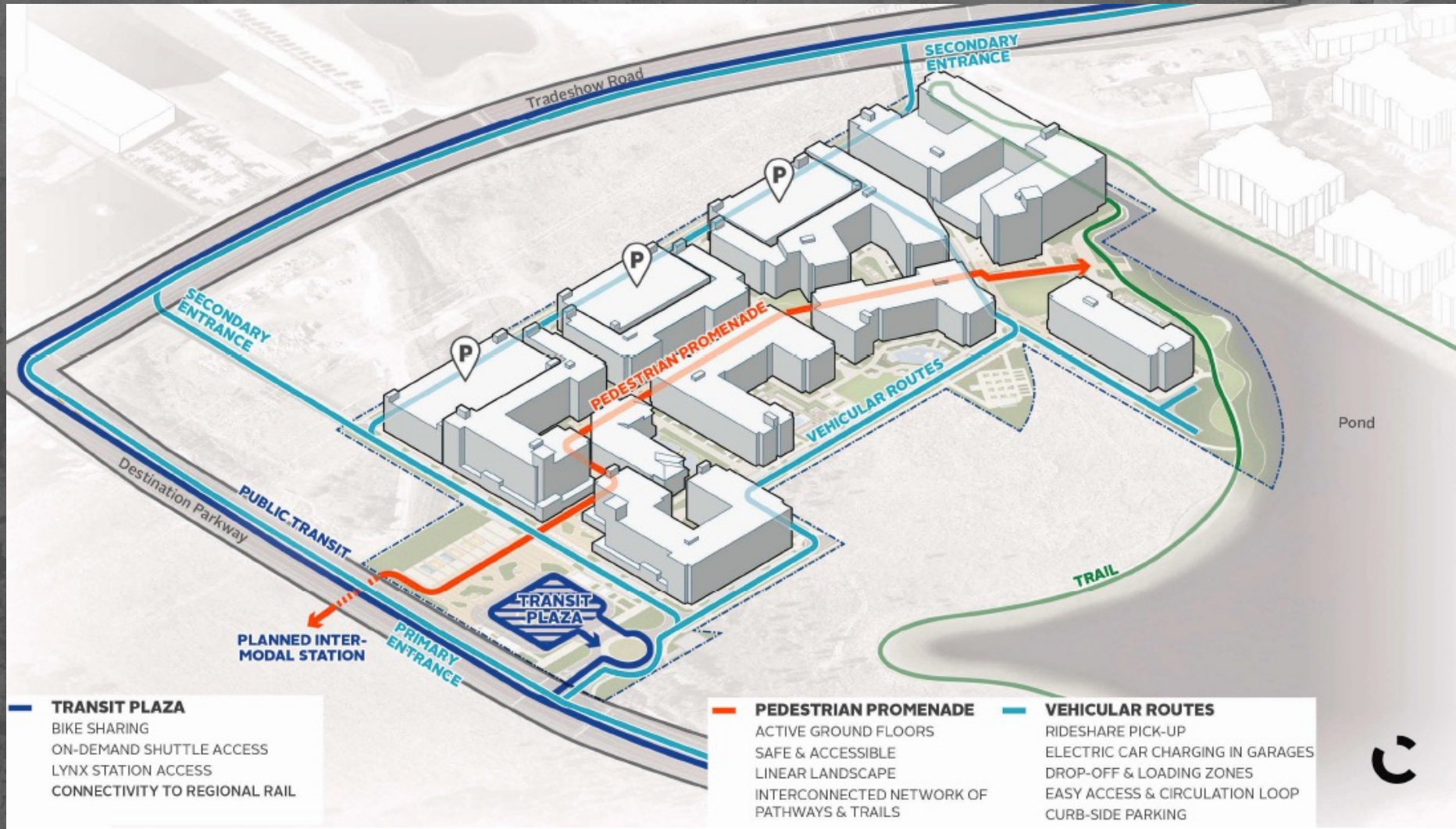
ON-SITE

BEZOS ACADEMY PRE-SCHOOL,  
UCF CLASSROOM,  
11,500 SF COMMUNITY HEALTH CENTER

CROSSINGS

CATCHLIGHT

# ACCESS & CIRCULATION



# COMMUNITY AMENITIES

## COMMUNITY ANCHORS

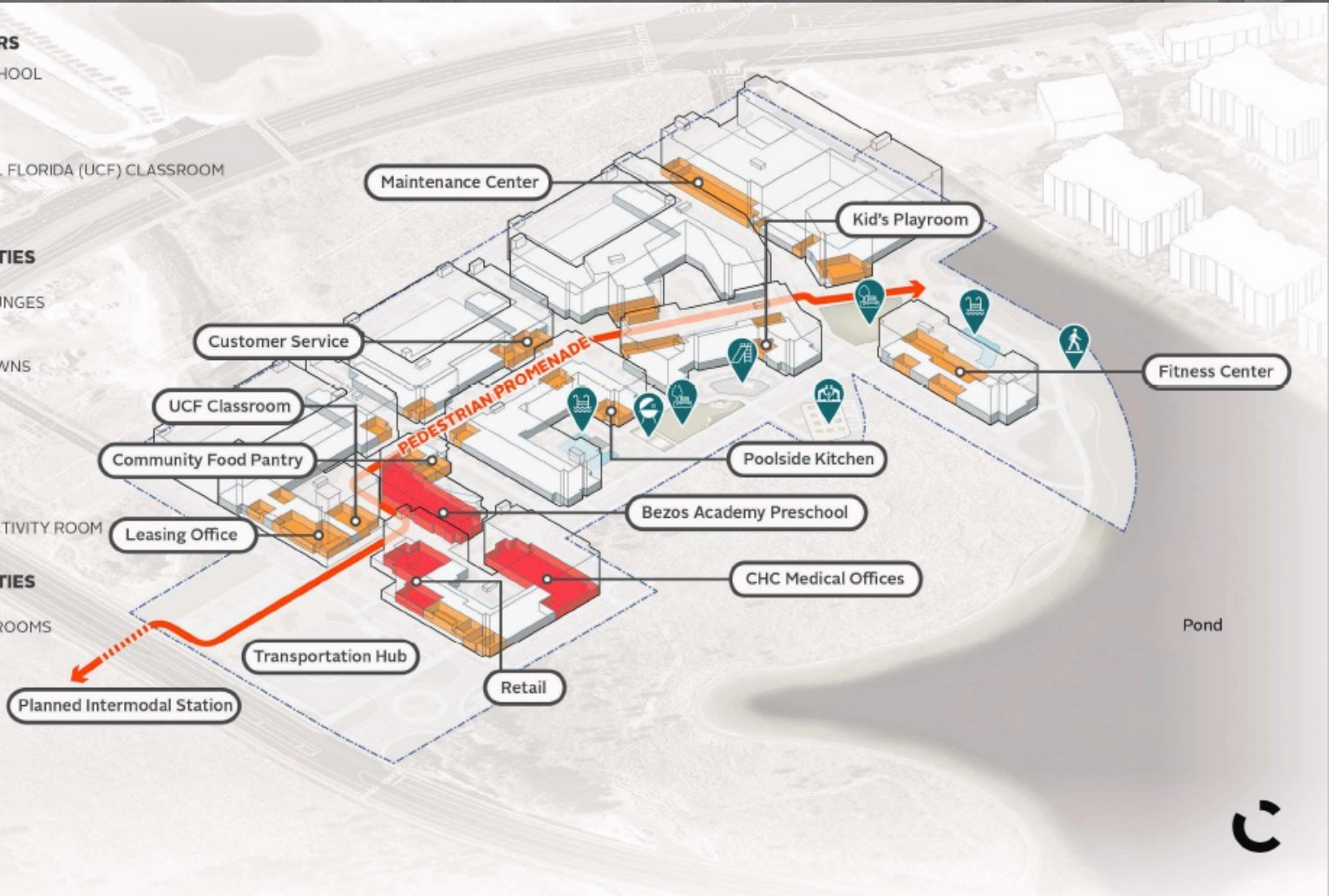
- BEZOS ACADEMY PRESCHOOL
- RETAIL
- TRANSPORTATION HUB
- UNIVERSITY OF CENTRAL FLORIDA (UCF) CLASSROOM
- CHC MEDICAL OFFICES

## RESIDENTIAL AMENITIES (OUTDOOR)

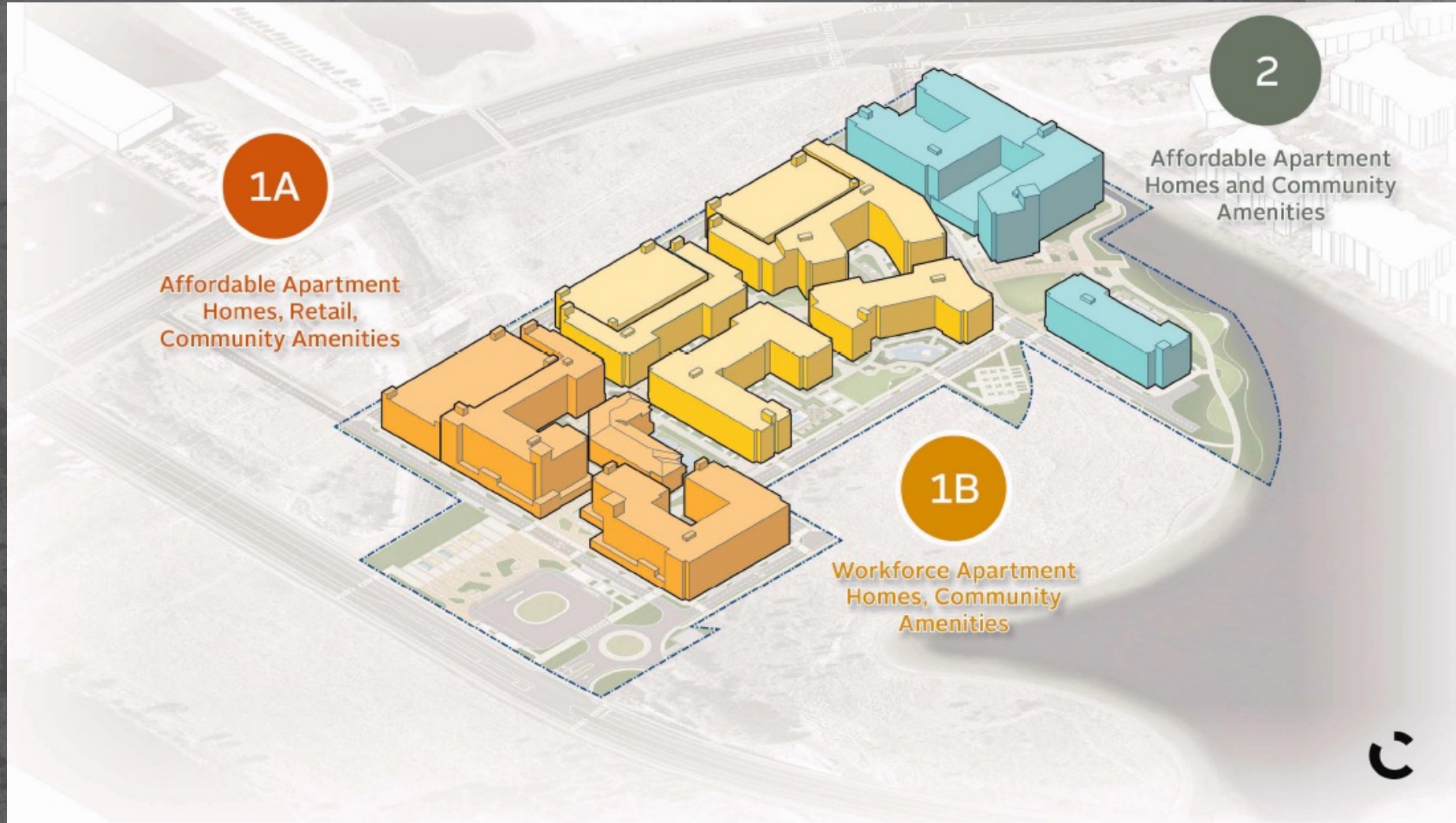
- SWIMMING POOLS & LOUNGES
- PLAYGROUND
- EVENT & GATHERING LAWNS
- PICNIC & BBQ AREA
- COMMUNITY GARDEN
- WATERFRONT TRAIL
- KID'S PLAYROOM
- POOLSIDE KITCHEN & ACTIVITY ROOM

## RESIDENTIAL AMENITIES (INDOOR)

- ACTIVITY & GATHERING ROOMS
- LEASING CENTER
- FITNESS CENTER
- MAKERS SPACE
- GAME ROOM
- BUSINESS CENTERS
- COMMUNITY KITCHEN



# DEVELOPMENT PHASING



1A

Affordable Apartment Homes, Retail, Community Amenities

1B

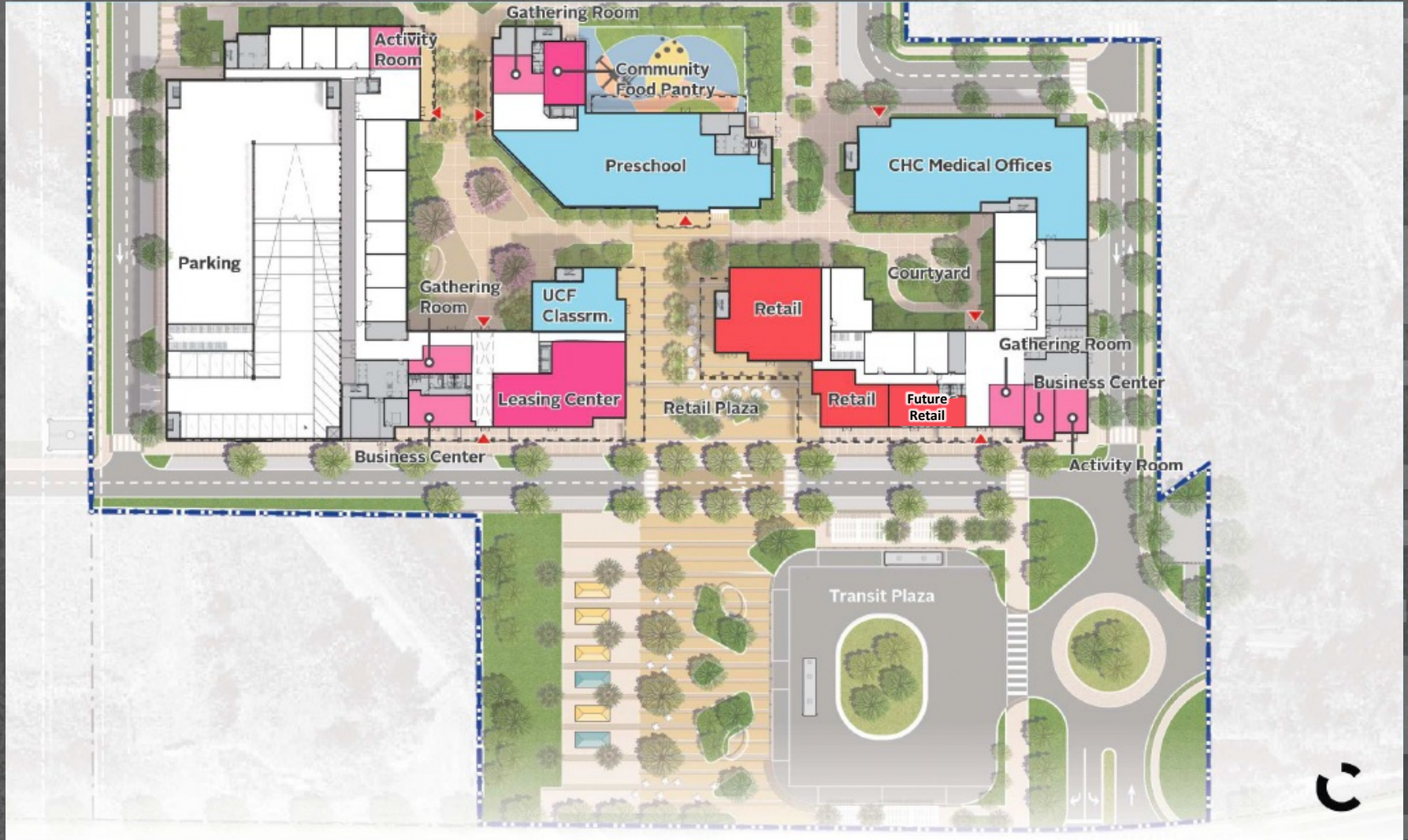
Workforce Apartment Homes, Community Amenities

2

Affordable Apartment Homes and Community Amenities



# GROUND FLOOR AMENITIES PHASE 1





# RETAIL MIX VISION

ATTRACT A DIVERSE TENANT LINE-UP THAT ADDS VALUE TO THE AFFORDABLE HOUSING COMPONENT & ALSO CATERS TO THE SURROUNDING COMMUNITY



TARGET USERS:

- SMALL GROCERY
- QSR
- ENTERTAINMENT
- SERVICE/WELLNESS



# CATCHLIGHT

## CROSSINGS



Lic. Real Estate Broker

JAMIE EADS  
Associate  
jamie@acrefl.com  
(407) 690-0796

SANDI BARGFREDE  
Managing Partner  
sandi@acrefl.com  
(407) 491-8149

SERVING RETAIL MARKETS THROUGHOUT FLORIDA

---

This presentation is provided for informational purposes only and does not constitute legal, financial, or investment advice. It is intended solely to provide general information about the properties and services offered by ACRE Commercial, its affiliates, partners, and subsidiaries. All information contained herein is obtained from sources deemed reliable; however, we make no representations or warranties, express or implied, regarding the accuracy, completeness, or reliability of any information provided. Prospective buyers, sellers, landlords, tenants, investors, or other parties should conduct their own due diligence and consult with appropriate professionals (including legal, financial, and real estate advisors) before making any decisions or entering into any agreements. ©2024. All rights reserved.