

ORLANDO, FL

NONA COVE - RETAIL FOR LEASE

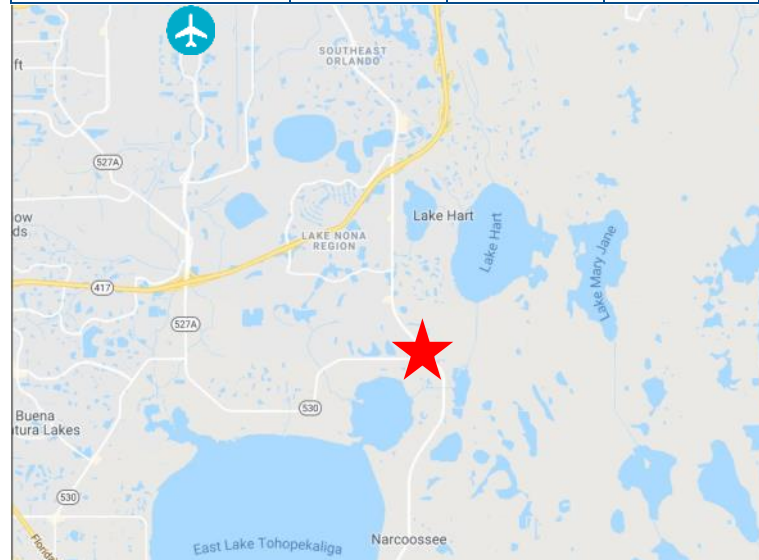
Narcoossee Rd & Boggy Creek Rd, Orlando, FL 32832



PROPERTY HIGHLIGHTS

- Affluent High Growth Area near the 417 bypass located at Narcoossee Rd and Boggy Creek Road.
- Over 30,000 sf of retail fronting Narcoossee Rd.
- 260 Luxury Apartments
- Near Eagle Creek Community and Golf Course.
- **1,067 SF Available NOW**
- **3,600 SF Delivering 1st QTR 2025**

Demographics	3-Mile	5-Mile	7-Mile
Population	20,263	43,339	87,819
Avg. HH Income	\$84,723	\$78,293	\$60,721



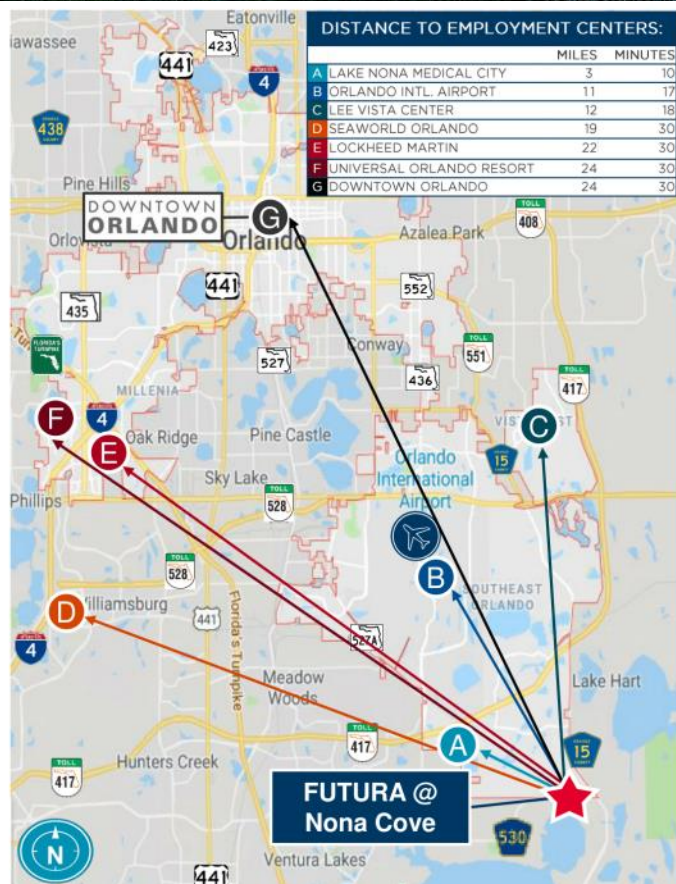
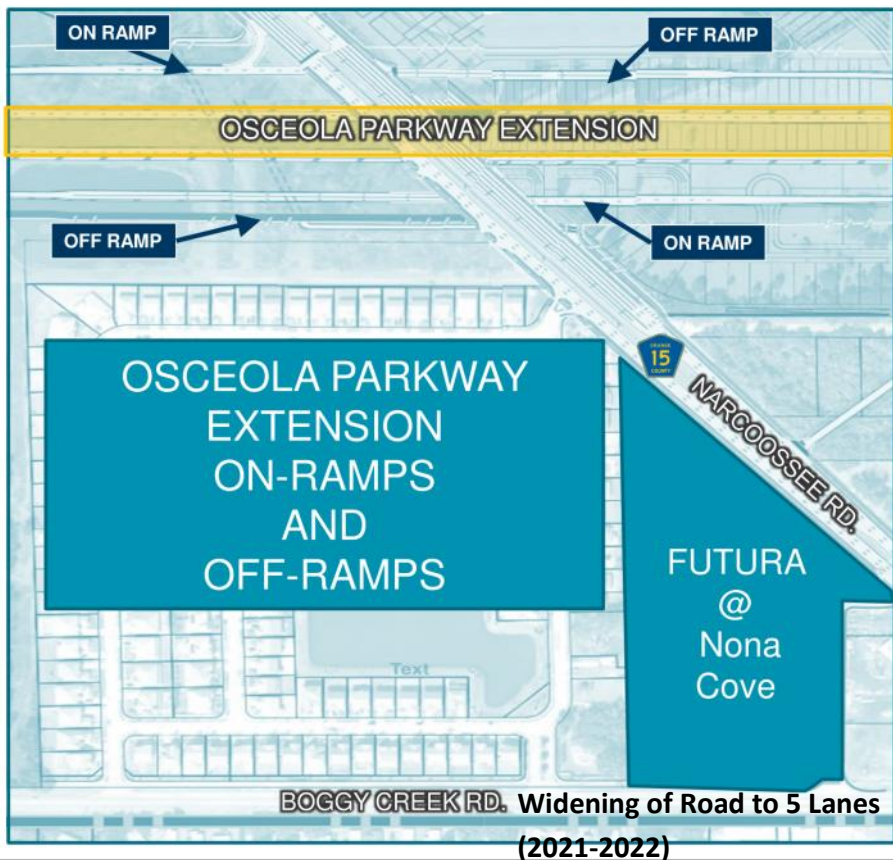
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260 Apartments



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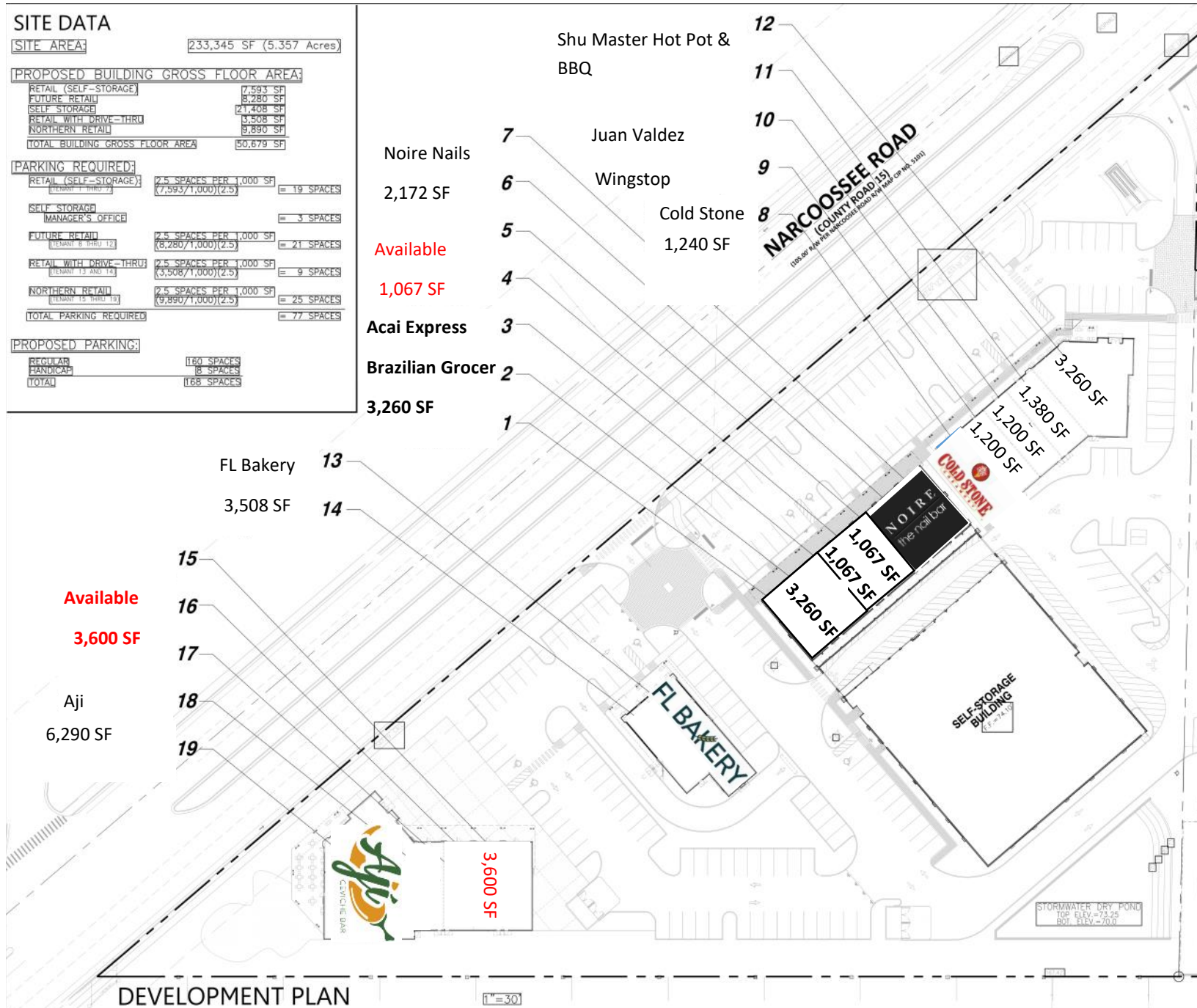
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Luxury Apartment Amenities



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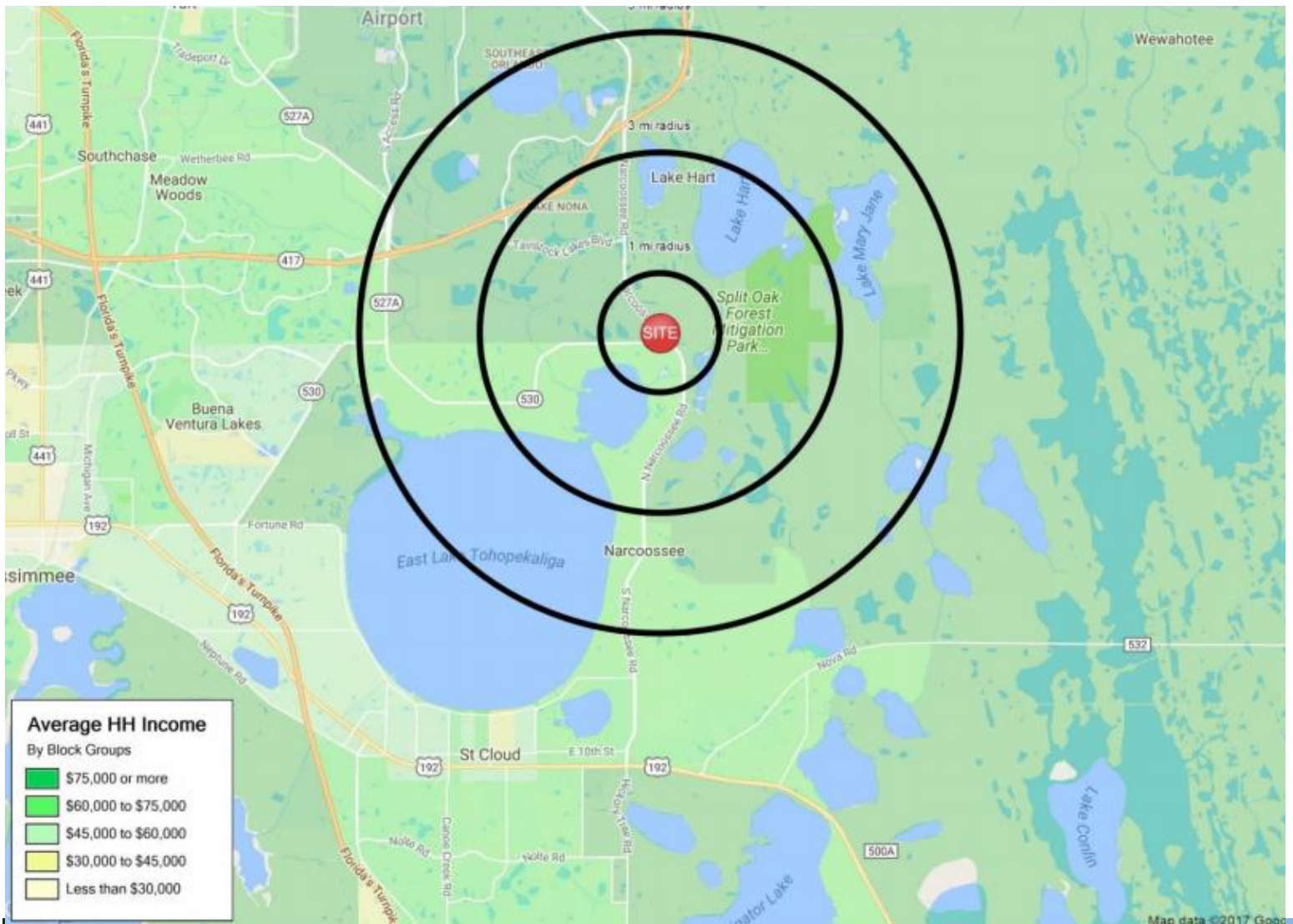
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CENTRAL TO ORLANDO'S TOP EMPLOYMENT CENTERS

FUTURA @ Nona Cove is strategically located within a short commute to many of Orlando's key employment centers. Offering access to a combined 22.7 million square feet of office space, FUTURA @ Nona Cove will provide advantageous connectivity to thousands of high-quality jobs.

FUTURA @ NONA COVE IS LOCATED AT THE CENTER OF 2 OF THE TOP 10 MOST RAPIDLY GROWING COUNTIES WITHIN THE USA— NATIONAL CENSUS GROWTH DATA

Lake Nona Medical City (10-minutes)

Lake Nona Medical City is Orlando's premier location for medical care, research and education, as well as a new global destination for medical innovation. This \$3 billion, 17-square-mile master planned community has created over 5,000 jobs with an additional 25,000 jobs expected by 2029. Lake Nona is home to the UCF College of Medicine and the Nemour's Children's Hospital.

Central Florida Research Park & UCF (10-minutes)

Located adjacent to the University of Central Florida Campus, The Central Florida Research Park is a 1,000+ acre campus-like business park with over 9,500 employees. Ranked as the 7th largest research park in the country, Central Florida Research Park is also home to over 120 companies.

Orlando International Airport (15-minutes)

Located only 15 minutes from FUTURA @ Nona Cove, Orlando International Airport (MCO) ranked as the 2nd busiest airport in Florida (13th in the US) with a record 43 million passengers. The airport employs 18,000 people and generates \$31 billion in direct and indirect revenue for the regional economy. MCO is currently in the midst of a \$2.1B expansion of the South Terminal, which will provide Jet Blue with a significant gate expansion, ultimately employing 2,200 people.



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