



64,000 VPD

Lake Nona Ariel Apartments
348 Units



Lake Nona Blvd

Under Construction:
Lake Nona West
405K SF Shopping Center
Opening 2025

15,864 VPD

Guid
Innovatio
92K SF Med
UF Resear
Academic

Half Interchange at Laureate Blvd
Construction to Start Late 2025

Boggy Creek Rd Improvements
Road Widened 2023
(4 Lanes)

PROPOSED



Lake Reserve
304 SF Homes

Future Multifamily
796 Units

Under Construction:
Nona West
324 Apartments

41,417 VPD

Boggy Creek Rd

Proposed:
59 Townhomes

Under Construction:
Integra at Nona South
364 MF Units

New Hope Rd

PROPOSED



Car Wash
3 AC Financial
Institution

Beth Rd

Under Construction:
Nona West Townhomes
188 Townhomes

Proposed:
48K SF Storage Facility

SITE

IN PERMITTING
TOWNEPLACE
SUITES
BY HARRIOTT
HOMWOOD
SUITES
by Hilton
250 Rooms

FOR LEASE | GROUND LEASE

Available Multi-Tenant Retail Building or
Freestanding Pad

14314 Boggy Creek Road | Orlando, FL

The Landings
at Boggy Creek
310 Units

IN PERMITTING
TOWNEPLACE
SUITES
BY HARRIOTT
350 Units

Simpson Rd Extension
Construction to Start Late 2025



Available Multi-Tenant Retail Building or Freestanding Pad

14314 Boggy Creek Road | Orlando, FL 32824



8,960 SF
Retail Space

1.1 AC
Lot Size

Contact
Broker
Rate

ABOUT THE PROPERTY

- Available multi tenant building for lease or single tenant ground lease.
- Located in the Lake Nona Submarket with direct frontage on the recently widened Boggy Creek Rd.
- Site is part of a 115-Acre Master Planned Community by DR Horton with 188 Townhomes and 796 Luxury Multifamily Units.
- Boggy Creek widening construction is now complete with 4 lanes of traffic.
- Lake Nona has been experiencing exponential growth, with an addition of over 1,300 residential units adjacent to the property.

JOIN THESE RETAILERS

Publix.

Wawa



CHASE

TRAFFIC COUNTS

Boggy Creek Rd
Lake Nona Blvd

41,417 VPD
15,864 VPD

Year: 2024 | Source: FDOT

Boggy Creek Rd Trade Area

Lake Nona, FL



SR 417 & SR 534 Interchange
East of Boggy Creek Rd
Construction to Start
Spring 2026

Lake Nona Town Center
950K+ SF Office
162K SF Medical Office Building
50K SF Retail
438 Hotel Rooms

Landon House
279 Units
Pixon
200 Units

MCO Airport
80M Annual Visitors

64,000 VPD

Under Construction:
Lake Nona West
405K SF Shopping Center
Opening 2025

UCF Lake Nona Hospital
204K SF 84-Bed Facility
250+ Full Time Physicians

UCF College of Medicine
765K SF
3,200 Medical Students

Gatherings
at Lake Nona
216 Units

Lake Nona
Ariel Apartments
348 Units

Guidewell
Innovation Center
92K SF Medical Office
UF Research &
Academic Center

UCF Cancer
Research Facility
178K Medical Office

Orlando VA Medical Center
at Lake Nona
\$620M, 1.2M SF
134 Beds,
4,200 Employees
4th Largest VA in the Nation

Lake Nona Blvd

15,864 VPD

Half Interchange at Laureate Blvd
Construction to Start Late 2025

Boggy Creek Rd Improvements
Road Widened 2023
(4 Lanes)

PROPOSED

Proposed:
59 Townhomes

Under Construction:
Integra at Nona South
364 MF Units

PROPOSED

Poitras PD
Approved:
1,800 AC
2,734 Homes
100K SF Commercial
25 AC School

Lake Reserve
304 SF Homes

Future Multifamily
796 Units

Under Construction:
Nona West
324 Apartments

Under Construction:
Nona West Townhomes
188 Townhomes

Under Construction:
Tapestry Apartments
350 Units

Proposed:
48K SF Storage Facility

IN PERMITTING
TOWNEPLACE
SUITES
BY HARRIOTT
HOMEWOOD
SUITES
250 Rooms

SR 534 & Simpson Rd
Full Interchange
Construction to Start Late 2025

Under Construction:
Tyson Ranch
318 Townhomes

Secure Storage
at Lake Nona
38K SF

IN PERMITTING:
Bennett Place
350 Units

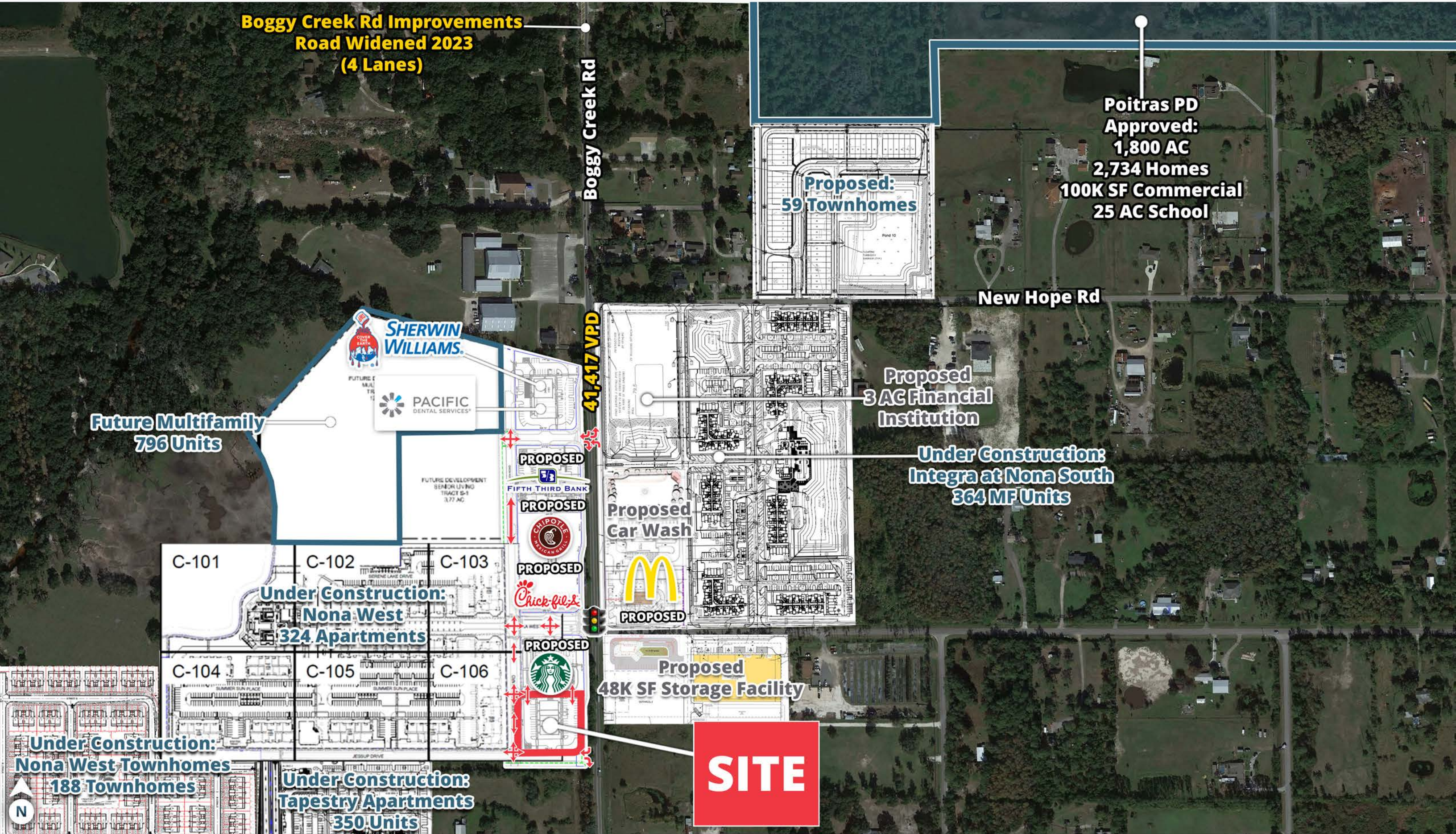
Simpson Rd Extension
Construction to Start Late 2025

Toll Road SR-534
\$1.145B Roadway Expansion

Under Construction:
Simpson Multifamily
320 Units

The Landings
at Boggy Creek
310 Units





Boggy Creek Rd Improvements
Road Widened 2023
(4 Lanes)

Boggy Creek Rd

Proposed:
59 Townhomes

Poitras PD
Approved:
1,800 AC
2,734 Homes
100K SF Commercial
25 AC School

New Hope Rd

Future Multifamily
796 Units

SHERWIN WILLIAMS
PACIFIC DENTAL SERVICES

41,417 VPD

Proposed
3 AC Financial Institution

Under Construction:
Integra at Nona South
364 MF Units

C-101 C-102 C-103
Under Construction:
Nona West
324 Apartments

PROPOSED
FIFTH THIRD BANK
PROPOSED
CHIPOTLE MEXICAN GRILL
PROPOSED
Chick-fil-A

Proposed
Car Wash
PROPOSED
McDonald's

C-104 C-105 C-106
Under Construction:
Nona West Townhomes
188 Townhomes

PROPOSED
Starbucks

Proposed
48K SF Storage Facility

Under Construction:
Tapestry Apartments
350 Units

SITE



Available Multi-Tenant Retail Building

14314 Boggy Creek Road | Orlando, FL 32824



NORTHWEST



Lake Reserve
304 SF Homes

Under Construction:
Nona West
324 Apartments

Under Construction:
Nona West Townhomes
188 Townhomes

Under Construction:
Tapestry Apartments
350 Units

Lake Nona Ariel Apartments
348 Units

Future Multifamily
796 Units

417
64,000 VPD



PROPOSED
FIFTH THIRD BANK



SITE

41,417 VPD

Boggy Creek Rd

Available Multi-Tenant Retail Building

14314 Boggy Creek Road | Orlando, FL 32824



SOUTHEAST



In Permitting:
Bennett Place
350 Units

The Landings
at Boggy Creek
310 Units

IN PERMITTING
TOWNEPLACE
SUITES
BY MARRIOTT
HOMWOOD
SUITES
- Hilton
250 Rooms

Secure Storage
at Lake Nona
38KSF

Proposed:
48K SF Storage Facility

PROPOSED



PROPOSED

SITE

PROPOSED



Under Construction:
Tapestry Apartments
350 Units

Under Construction:
Tyson Ranch
318 Townhomes

Under Construction:
Nona West Townhomes
188 Townhomes

Under Construction:
Nona West
324 Apartments

Future Multifamily
796 Units

41,417 VPD

Boggy Creek Rd

MC TRAIL
TRACT 1A
PROP NO. 2100000

Available Multi-Tenant Retail Building

14314 Boggy Creek Road | Orlando, FL 32824



SOUTHWEST



Available Multi-Tenant Retail Building

14314 Boggy Creek Road | Orlando, FL 32824



WEST

Under Construction:
Tyson Ranch
318 Townhomes

Under Construction:
Tapestry Apartments
350 Units

Under Construction:
Nona West Townhomes
188 Townhomes

Lake Reserve
304 SF Homes

Under Construction:
Nona West
324 Apartments

Future Multifamily
796 Units

SITE

PROPOSED



PROPOSED



PROPOSED



PROPOSED



FIFTH THIRD BANK



SHERWIN WILLIAMS

41,417 VPD



Boggy Creek Rd

PROPOSED



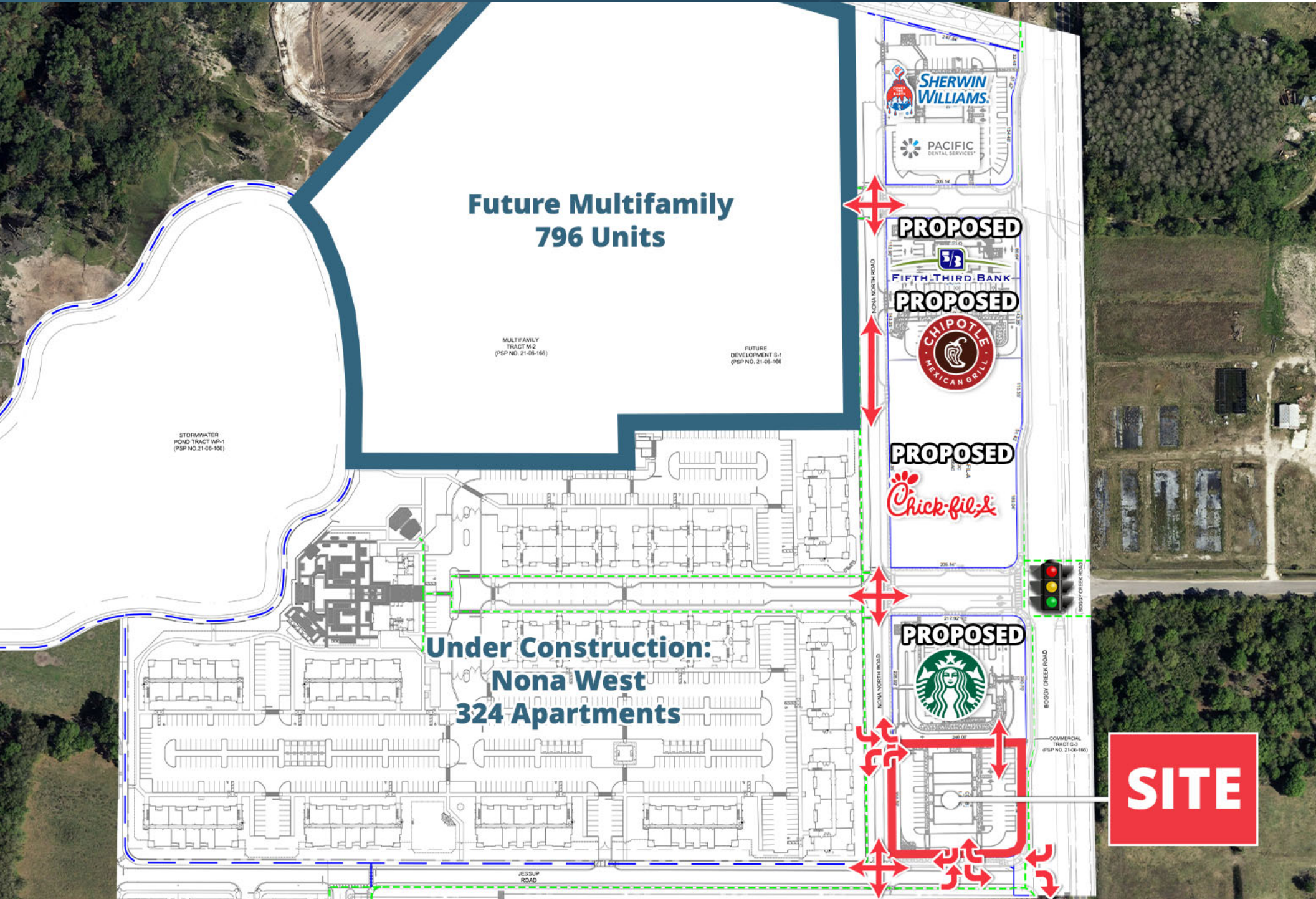
Proposed Car Wash

Proposed 3 AC Financial Institution



Available Multi-Tenant Retail Building

14314 Boggy Creek Road | Orlando, FL 32824



**Future Multifamily
796 Units**

MULTIFAMILY
TRACT M-2
(PSP NO. 21-06-166)

FUTURE
DEVELOPMENT S-1
(PSP NO. 21-06-166)

STORMWATER
POND TRACT WP-1
(PSP NO. 21-06-166)

**Under Construction:
Nona West
324 Apartments**

SHERWIN
WILLIAMS

PACIFIC
DENTAL SERVICES

PROPOSED

FIFTH THIRD BANK

PROPOSED

CHIPOTLE
MEXICAN GRILL

PROPOSED

Chick-fil-A

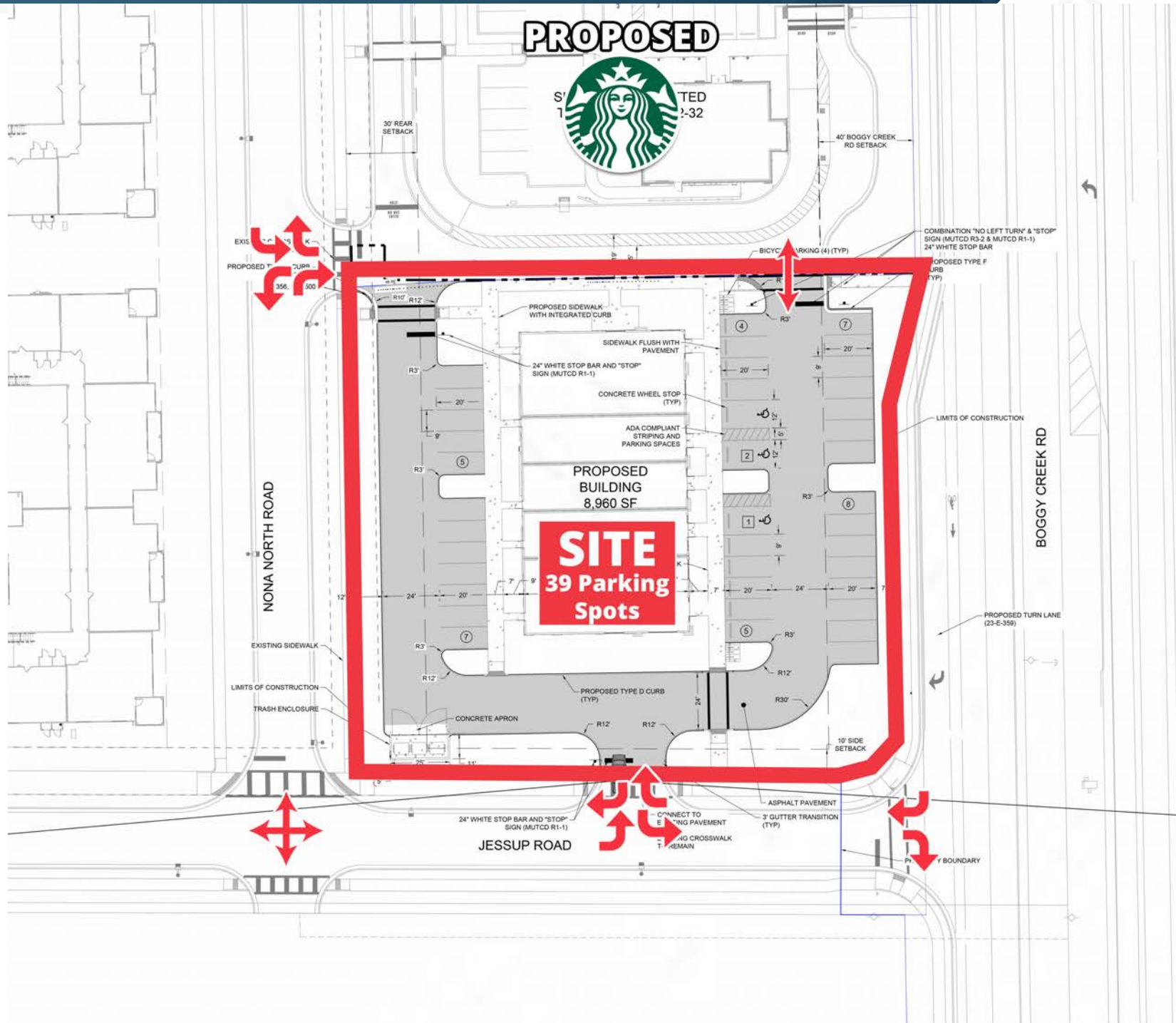
PROPOSED

STARBUCKS

SITE

Available Multi-Tenant Retail Building or Freestanding Pad

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Available Multi-Tenant Retail Building or Freestanding Pad

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DEMOGRAPHIC HIGHLIGHTS

1 MILE

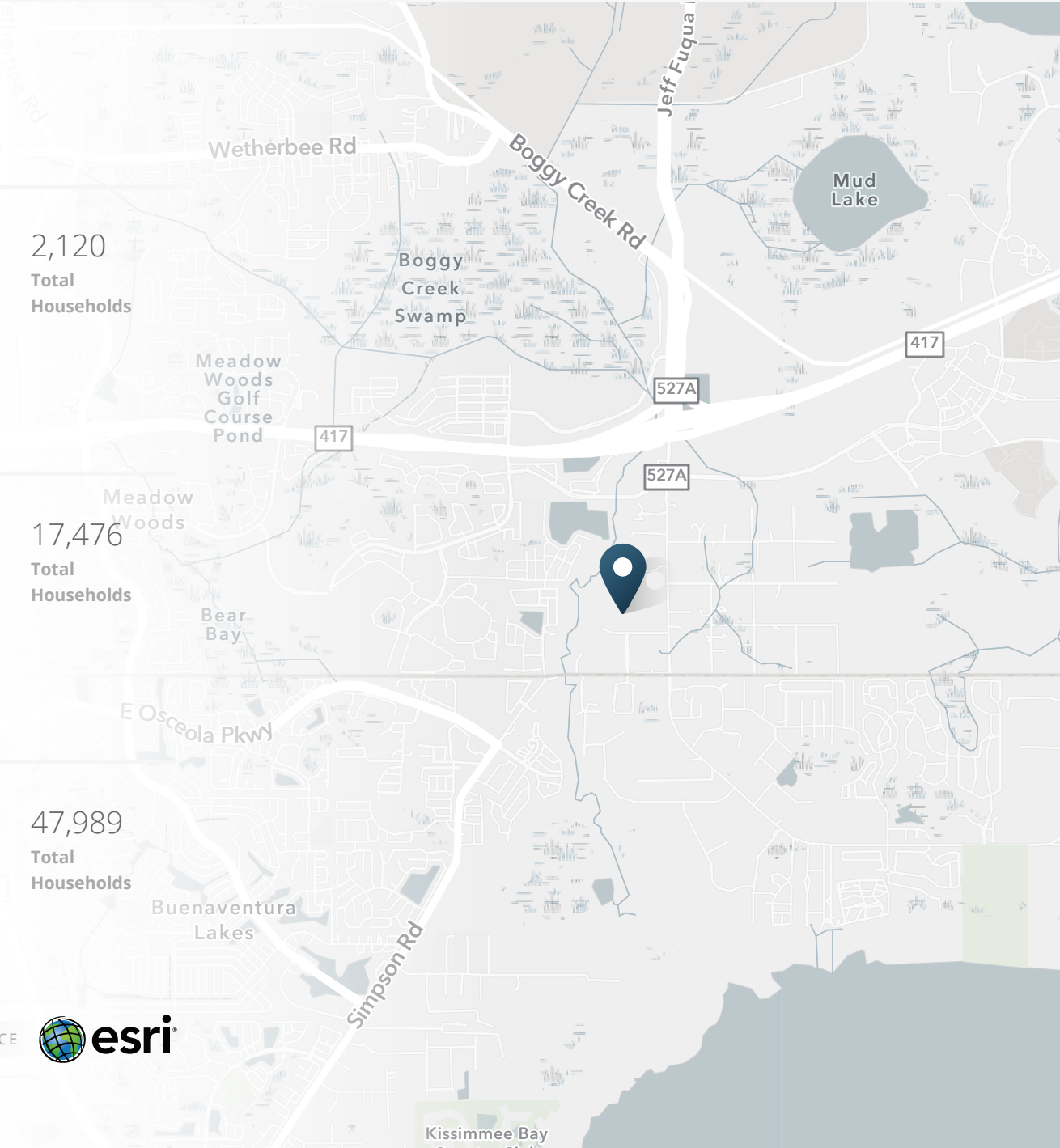
6,852 Population	5,755 Total Daytime Population	\$96,869 Average Household Income	2,120 Total Households
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3 MILES

55,748 Population	22,369 Total Daytime Population	\$98,324 Average Household Income	17,476 Total Households
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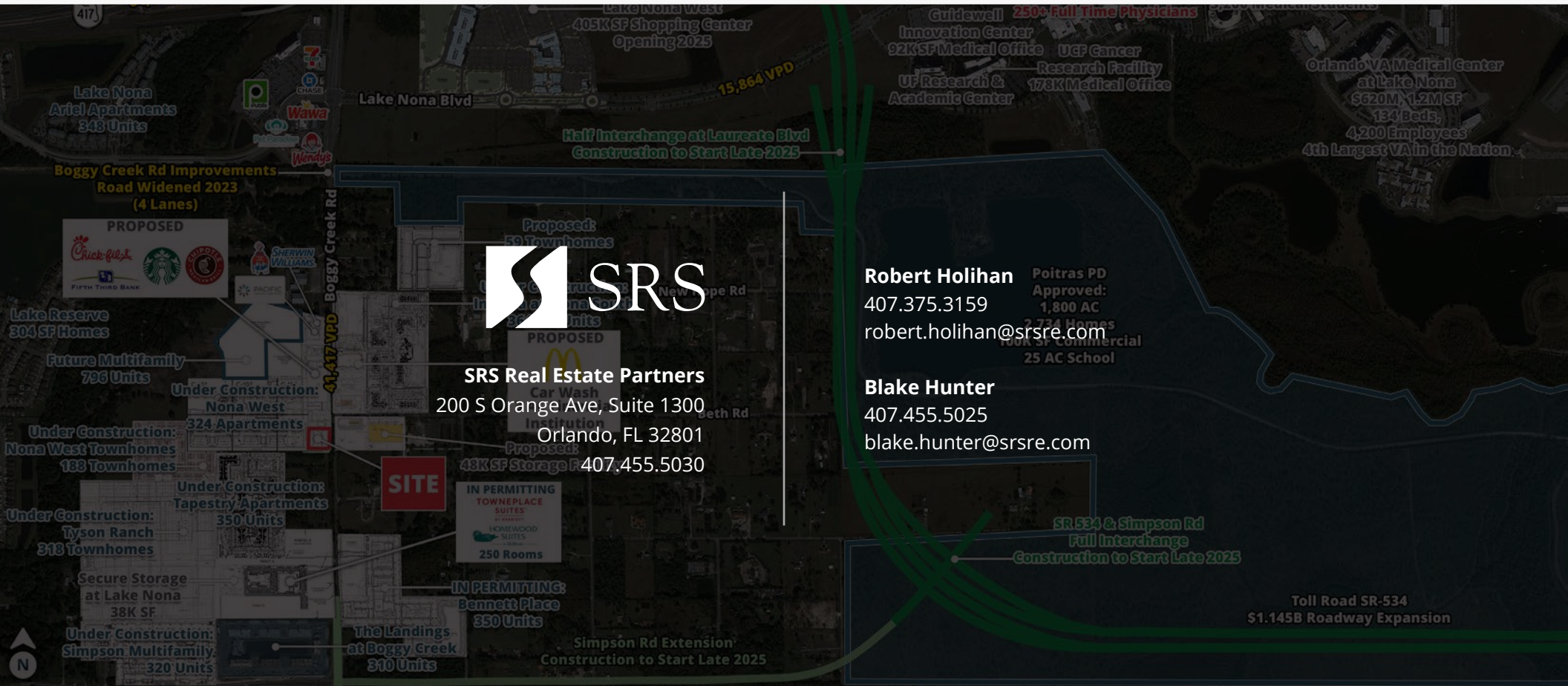
5 MILES

149,951 Population	52,522 Total Daytime Population	\$102,942 Average Household Income	47,989 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





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