

LEASE

LAVINA DEVELOPMENT

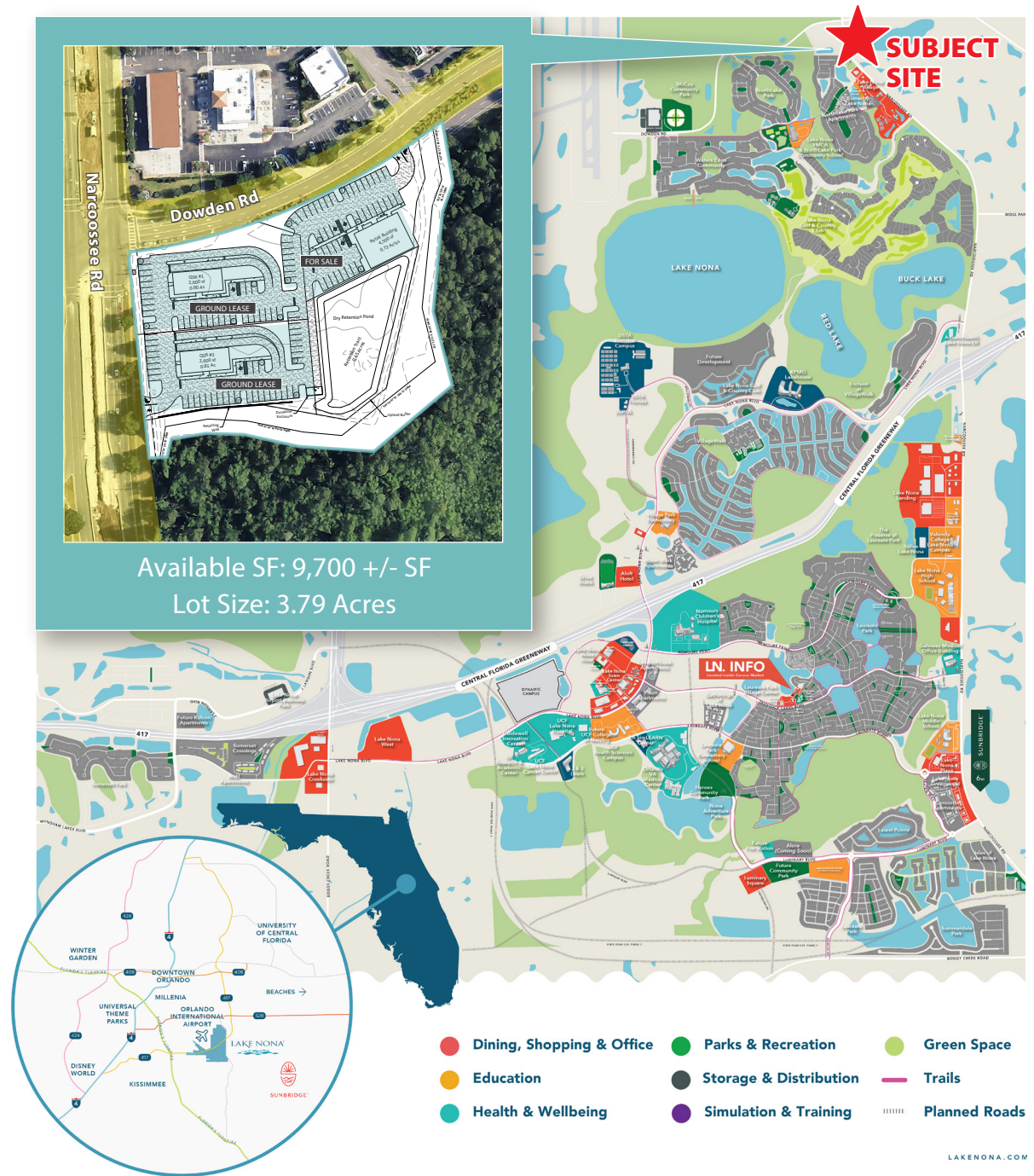
9348 DOWDEN ROAD
ORLANDO, FL 32827

Presented by: Josiah Moore and Brian Grandstaff

(407) 370-3211

Briang@Millenia-Partners.com

Jmoore@Millenia-Partners.com



For More Information | Millenia-Partners.com

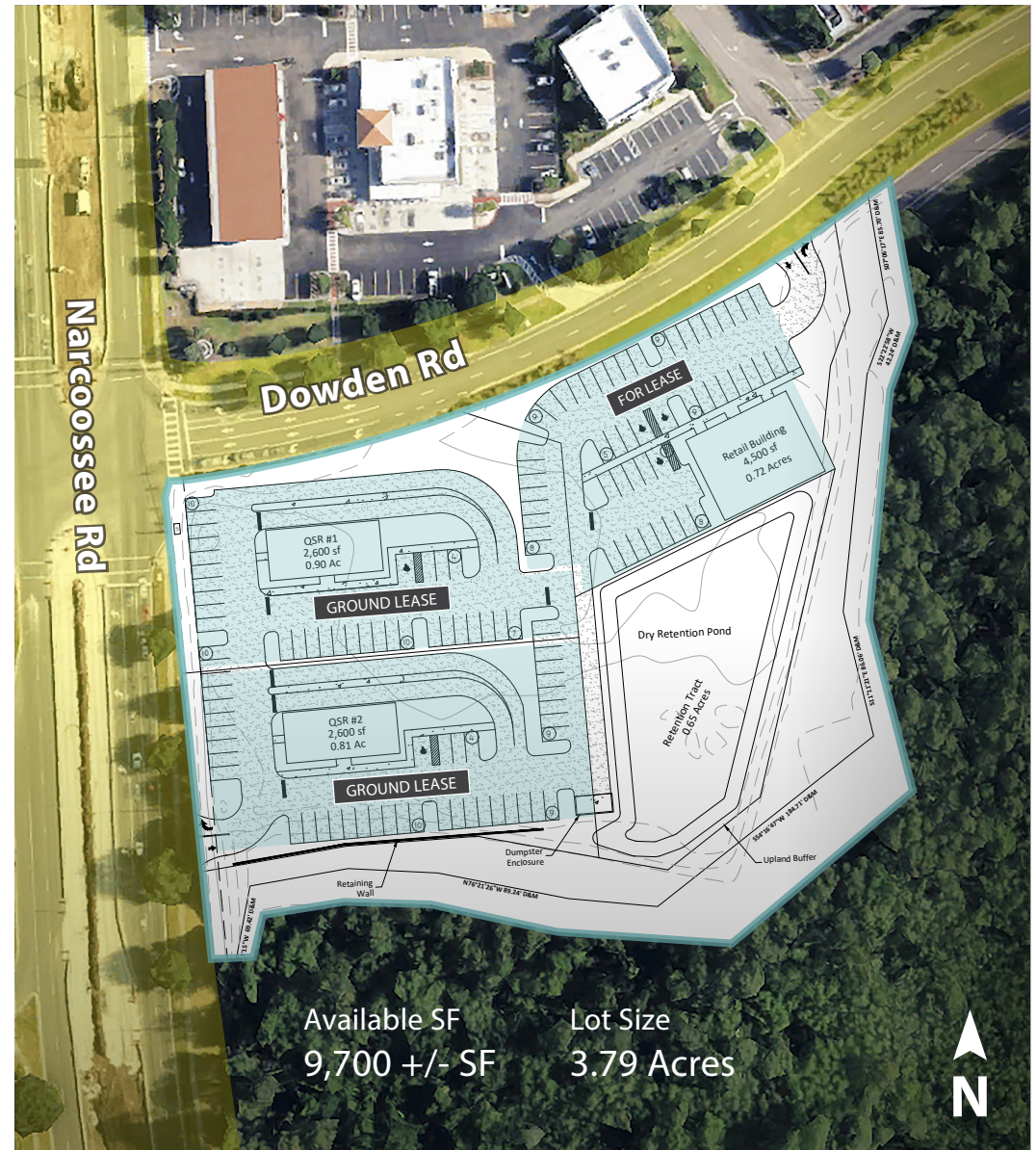
PROPERTY HIGHLIGHTS

- Rare prime hard corner ground leasing opportunity in Lake Nona available Pad Ready or Curbs-in.
- Excellent access from Narcoossee (57,500 ADT) and cross access from Dowden Rd
- Positioned in dense Lake Nona residential area with an expansive retail/restaurant presence.
- Versatile zoning for various Retail and Restaurant uses
- High visibility for clientele
- Strong immediate demographics and retail/restaurant presence

For More Information | Millenia-Partners.com

Presented by: Josiah Moore and Brian Grandstaff
(407) 370-3211

Briang@Millenia-Partners.com
jmoore@Millenia-Partners.com



PROPERTY OVERVIEW

Introducing an exceptional retail/restaurant Ground lease opportunity at 9348 Dowden Road, Orlando, FL, 32827. This prime property offers an array of impressive features, making it the ideal choice for businesses seeking a strategic location in the thriving Orlando area. Its versatile zoning and prime location make it a standout option for a wide range of retail/restaurant users.

This offering not only has strong convenience and visibility for potential customers but has the potential for strong economic returns.

Don't miss the chance to secure a rare location that can elevate national users business to new heights. Embrace the potential and make your mark in this dynamic commercial real estate landscape Lake Nona. With excellent access from Narcoosee RD (57,500 ADT) and cross access from Dowden RD.

For More Information | [Millenia-Partners.com](https://www.millenia-partners.com)

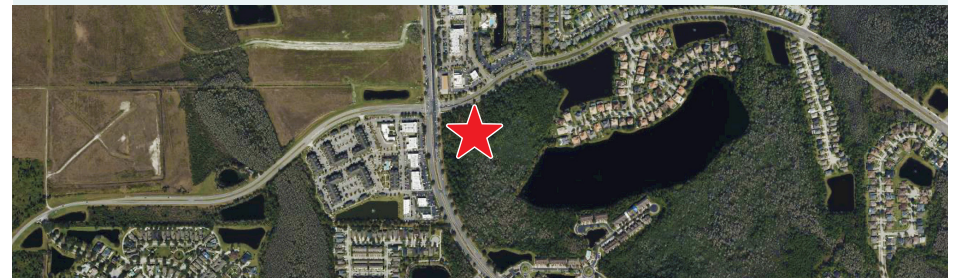
Presented by: Josiah Moore and Brian Grandstaff
(407) 370-3211

Briang@Millenia-Partners.com
jmoore@Millenia-Partners.com

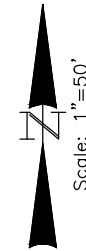
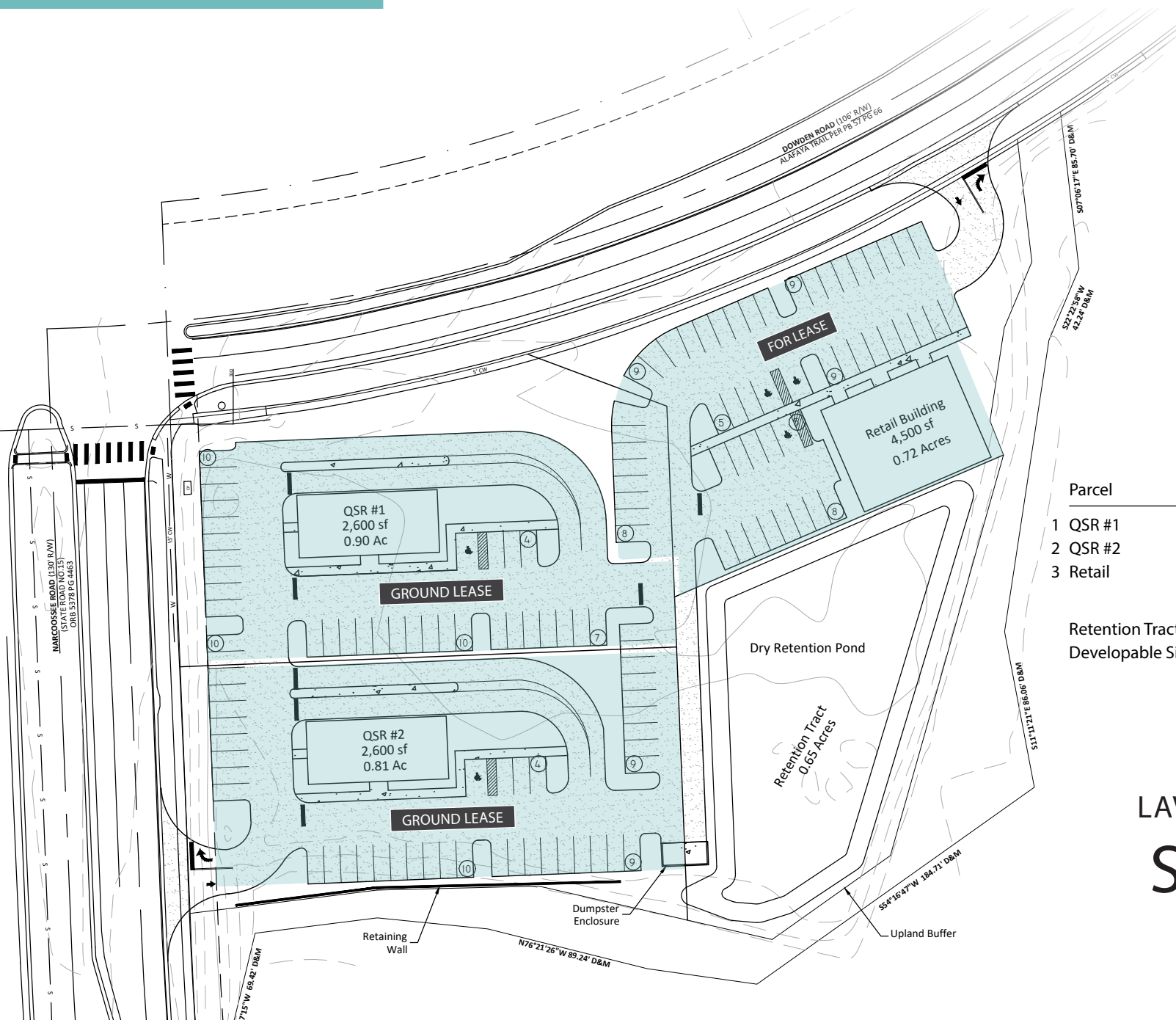
OFFERING SUMMARY

Lease Price:	Contact Broker
BTS Rate:	Contact Broker
Available SF:	9,700 +/- SF
Lot Size:	3.79 Acres
Zoning:	PD
Market:	Orlando
Submarket:	Lake Nona
Traffic Count:	57,500

SPACES	LEASE RATE	BLDG SIZE
QSR #1	Negotiable	2,600 SF
QSR #2	Negotiable	2,600 SF



FOR LEASE



Gross AC	3.79
Upland Buffer	0.70
	3.09

Parcel	AC	SF	Parking	Parking Ratio
1 QSR #1	0.90	2600	43	17
2 QSR #2	0.81	2600	38	15
3 Retail	0.72	4500	46	11
			127	
Retention Tract	0.66	28749.6	N/A	N/A
Developable Site	3.09			

LAVINA DEVELOPMENT SITE PLAN

Lavina Development - 9348 Dowden Road, Orlando, FL 32827



FOR LEASE



Camden LaVina
Apartments

Lavina Development - 9348 Dowden Road, Orlando, FL 32827



DEMOGRAPHICS

Presented by: Josiah Moore and Brian Grandstaff

(407) 370-3211 | Briang@Millenia-Partners.com | Jmoore@Millenia-Partners.com

POPULATION	1MILE	3MILES	5MILES
Total Population	8,652	37,529	107,232
Average Age	36	36	38
Average Age (Male)	35	35	37
Average Age (Female)	36	36	39

HOUSEHOLD & INCOME	1MILE	3MILES	5MILES
Total Households	2,833	12,336	37,199
Persons Per HH	3.1	3	2.9
Average HH Income	\$164,841	\$149,277	\$120,065
Average House Value	\$541,097	\$495,614	\$413,424
Per Capita Income	\$53,174	\$49,759	\$41,401

