

# Outparcel for sale

- Located on the southwest side of Lake Nona, one of the best-selling master-planned communities in America
- 3.24-acre commercial outparcel fronting Boggy Creek Road, the main north-south arterial serving the west side of Lake Nona
- 355 multifamily units and 72 townhomes under construction adjacent to the subject outparcel
- Multiple large, single-family and multifamily projects under construction in the immediate vicinity, which will deliver thousands of units and further drive traffic
- Encompassed in a thriving area witnessing a population growth far exceeding the national average at 2.96 percent annually
- The Boggy Creek Road Project is currently underway, which will result in a four-lane roadway to accommodate the area's population growth
- The Osceola Parkway Extension Project will dramatically increase the access to more customers from the south, including new communities such as Sunbridge
- 1 mile south of the SR 417 beltway, providing convenient access to Downtown Orlando, UCF and major tourism corridors
- New signal planned at the intersection of Boggy Creek Road and Beth Road; the signal will be operational by the end of September 2024
- Excellent visibility, access and 447 feet of frontage on Boggy Creek Road and 318 feet on New Hope Road

## Nona South

14221 Boggy Creek Rd  
Orlando, FL 32824

### Contact

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# Demographic Analysis

Demographics	5 Min	10 Min	15 Min
2024 Population	7,408	100,412	238,022
2029 Population	8,376	116,172	80,974
Annual Pop. Growth Rate 2024 to 2029	2.49%	2.96%	3.37%
2024 Average HH Income	\$116,719	\$114,582	\$111,606
2029 Average HH Income	\$136,789	\$138,809	\$134,998
Households	2,433	31,849	77,592
Daytime Population	6,208	72,726	209,408
Median Age	36.8	37.0	37.5



**Site**  
Aerial



**Site**  
APN: 34-24-30-6060-02-000

**From 2024 to 2029, the surrounding 5-minute drive-time population will surge by 12.45 percent in total, by far exceeding the national average.**

The significant population growth is further demonstrated by the amount of housing and commercial developments surrounding the site to accommodate the year-over-year population increase.

In-progress aerial photography credited to LandSouth Construction. The adjacent multifamily development is anticipated to be completed in Q2 2025.



Orlando International Airport  
1M SF Distribution Center

SR 417 (66,000± AADT)

SR 417 (21,500± AADT)

SR 417 (63,000± AADT)

**LAKE NONA TOWN CENTER**  
(5M s.f. mixed-use)

bosphorous TURKISH CUISINE  
Residence Inn Marriott  
CHROMA MODERN BAR + KITCHEN

BOXI PARK  
PARK PIZZA & BREWING CO.  
COURTYARD Marriott

**Target**  
Lake Nona West  
405,000 s.f. commercial

**UF UNIVERSITY of FLORIDA**  
College of Pharmacy  
UCF  
Lake Nona Medical Center  
HCA NORTH FLORIDA DIVISION  
250 physicians

PIXON  
Foxtail COFFEE CO.

Orlando VA Medical Center

Laureate Park Elementary School

Laureate Park  
2,306 homes

Publix  
GIOVANNI'S Italian Restaurant & Pizzeria  
LEE SPA NAILS  
7-ELEVEN  
CHASE  
NATIONWIDE VISION  
HEARTLAND  
Wendy's  
Wawa

DR Horton  
115 a.c.  
Master-Planned Community  
796 multifamily units  
188 townhomes

Lake Nona Blvd (9,200± AADT)

**Nona South**  
355 multifamily units  
72 townhomes

**Site**

Car Wash Under Contract  
National QSR Signed

Boggy Creek Rd / Beth Rd  
Signal operational by 09/30/2024

**Bennett Place**  
25,000 s.f. commercial  
350 multifamily units  
200 keys  
150 hospital beds  
25,000 s.f. medical office

Buena Ventura Lakes

**Tyson Ranch**  
187,000 s.f. commercial  
300 multifamily units  
330 townhomes  
250 keys

**Boggy Creek Crossing**  
336 multifamily units  
Simpson Rd (22,000± AADT)

**K**  
FAMILY DOLLAR

**Laurel Pointe**  
60.5 a.c.  
124 homes

Luminary Middle School

**The Towns at Creekside**  
18.2 a.c.  
110 homes

**Laureate Park South**  
64 a.c.  
253 homes

7-ELEVEN  
Walmart Neighborhood Market  
Walgreens

**TOHOPEKALIGA HIGH SCHOOL**  
Tohopekaliga High School

**Market Aerial**





Orlando International Airport

NorthLake Park  
500 acres  
community

Lake Nona  
Country Club  
330 homes all \$1  
Million

Proposed  
Mixed-Use

Innovation  
Middle School  
1,033 students

North Shore  
493 units

AdventHealth  
(Freestanding ER)

USTA  
NATIONAL  
CAMPUS

KPMG

LAKE NONA  
LANDING

Walmart  
Save money. Live better.  
TJ-maxx  
sam's club  
PETSMART

Trade Area  
Aerial

LAKE NONA TOWN CENTER  
(5M SF Mixed Use)

bosphorus  
TURKISH CUISINE  
BOXI  
PARK  
Residence  
Inn  
Marriott  
PARK PIZZA  
& BREWING CO.  
CHROMA  
MODERN BAR + KITCHEN  
COURTYARD  
Marriott

Lake Nona South  
Planned Community  
Entitled to 11,000 units  
1.1m s.f. retail  
2,250 keys

Lake Nona  
High School  
3,266 students

VALENCIA COLLEGE  
7,000 Students

Publix  
GIOVANNI'S  
LEE SPA NAILS  
7-ELEVEN  
CHASE  
NATIONWIDE VISION  
HEARTLAND

Wendy's  
Wawa

SHOPPES AT  
NONA PLACE  
Pet Supermarket

Lake Nona West  
405,000 s.f. commercial

Lake Nona  
Medical Center  
HCA NORTH FLORIDA DIVISION

Laureate Park  
2,306 homes

Lake Nona  
Middle School  
1,485 students

Eagle Creek  
Elementary School  
1,011 students

DR Horton  
115 a.c.  
Master-Planned Community  
796 multifamily units  
188 townhomes

Lake Nona Blvd (9,200± AADT)

Site

Nona South  
355 multifamily units  
72 townhomes

Orlando VA  
Medical Center

Laureate Park  
Elementary School

Luminary  
Middle School

Laureate Park  
Lake Nona  
60.5 a.c.  
124 homes

Eagle Creek  
Country Club  
3,500 homes

Tyson Ranch  
187,000 s.f. commercial  
300 multifamily units  
330 townhomes  
250 keys

(30,500± AADT)

Bennett Place  
25,000 s.f. commercial  
350 multifamily units  
200 keys  
150 hospital beds  
25,000 s.f. medical office

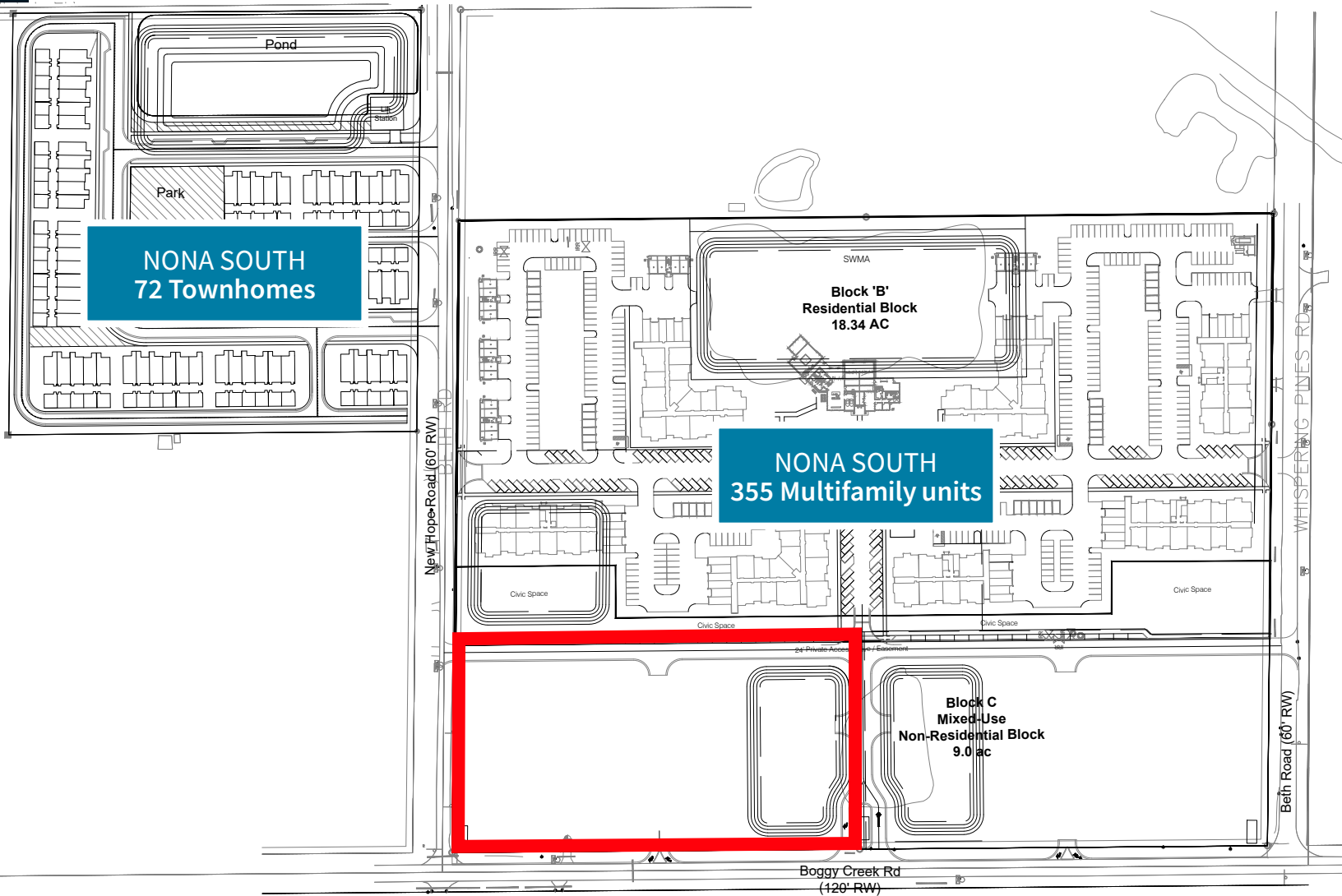
UCF  
UNIVERSITY OF FLORIDA  
College of Pharmacy

Laureate Park  
South  
18.2 a.c.  
110 homes

Planned  
Poltrus Homes  
2,800 homes

Sunbridge - 12,000 a.c.  
Master-Planned  
Community

# Site Plan



## Contact



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