

VISTA SPRINGS

SULLIVANPROPERTIESINC.

Insite
COMMERCIAL
REAL ESTATE



EVERBE BY PULTE
3,300+ HOMES

ECON TRAIL

HAZELTINE NATIONAL DR

MCCOY RD
EXTENSION

PHASE II
MULTI-FAMILY
288 UNIT

PHASE III
MULTI-FAMILY 240 UNIT /
COMMERCIAL BIG BOX /
GROCER OPPORTUNITY

MONARCH
AT VISTA SPRINGS
336 UNIT
MULTI-FAMILY DEVELOPMENT
DELIVERING Q4 2026



INTERCHANGE ACCESS
FROM SR 528

69,000 VPD

LAKE NONA

NARCOOSSEE RD 39,249 VPD

INTERCHANGE ACCESS
TO SR 528

RETAIL OUTPARCELS FOR GL / BTS

NARCOOSSEE RD & MCCOY RD, ORLANDO, FL 32822

ALEX BISBEE
407-864-6444

PAYTON FOSTER
407-461-8080



PROPERTY HIGHLIGHTS

- New retail development with pads available for ground lease or build-to-suit.
- Prime location on Narcoossee Rd just off of the SR 528 interchange, serving the Lake Nona and Southeast Orlando submarkets.
- The Vista Springs outparcels will offer connectivity via McCoy Road to Pulte's Everbe development, with additional access North to Lee Vista Boulevard through Econ Trail.
- 8 minute drive to Orlando International Airport.
- 10 minute drive to the Brightline Terminal, connecting Orlando to Boca Raton, Fort Lauderdale, West Palm Beach, and Miami.

2024 DEMOGRAPHICS



Population

1 Mile	2,272
3 Miles	48,966
5 Miles	140,945



Average Household Income

1 Mile	\$175,773
3 Miles	\$125,431
5 Miles	\$115,606



Employees

1 Mile	1,144
3 Miles	17,477
5 Miles	41,541

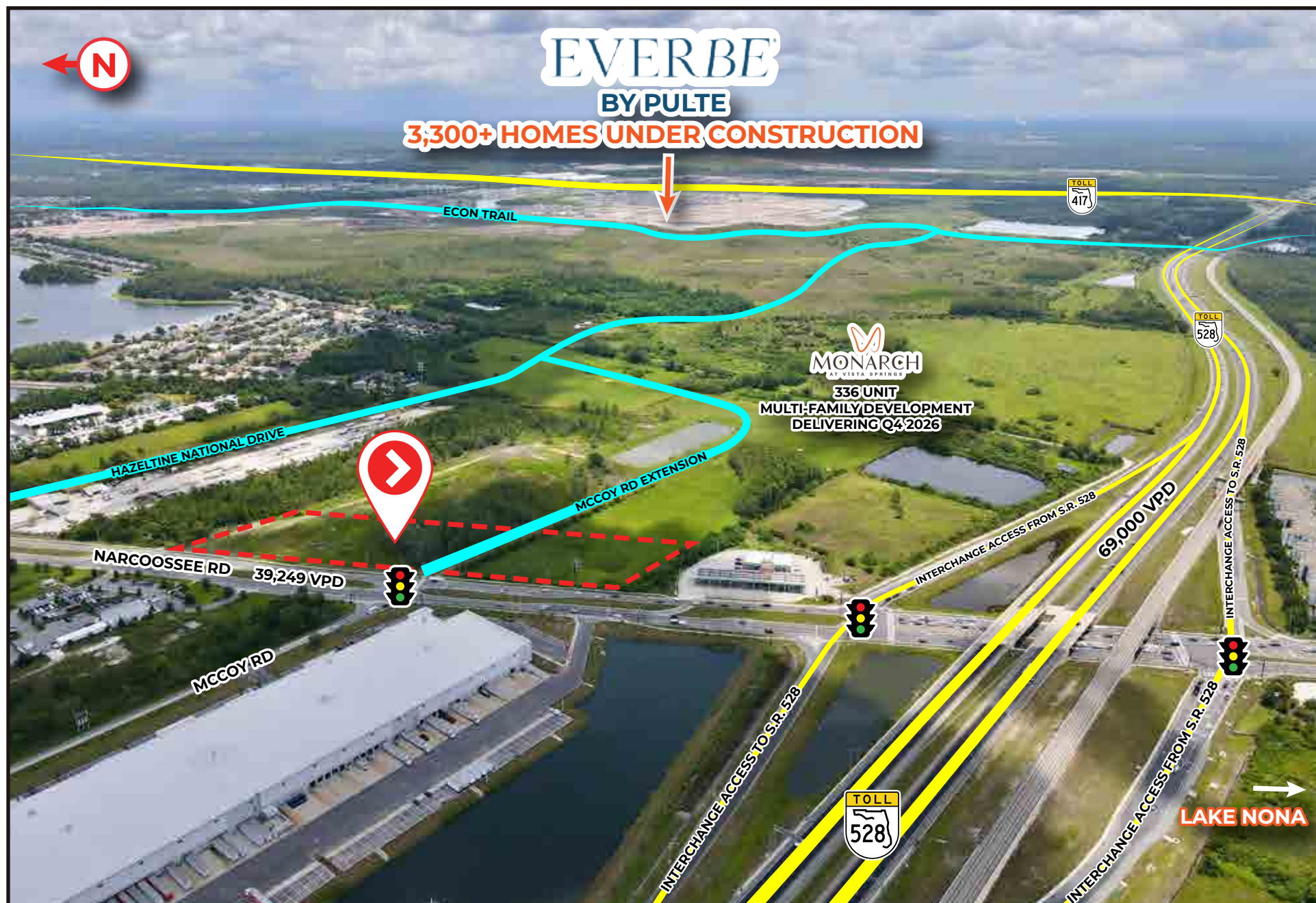


Households

1 Mile	815
3 Miles	18,450
5 Miles	52,998









FOR MORE
INFORMATION
PLEASE CONTACT

ALEX BISBEE

407-864-6444

ABISBEE@INSITEREI.COM

PAYTON FOSTER

407-461-8080

PFOSTER@INSITEREI.COM

