

LAKE NONA AIRPORT BUSINESS PARK



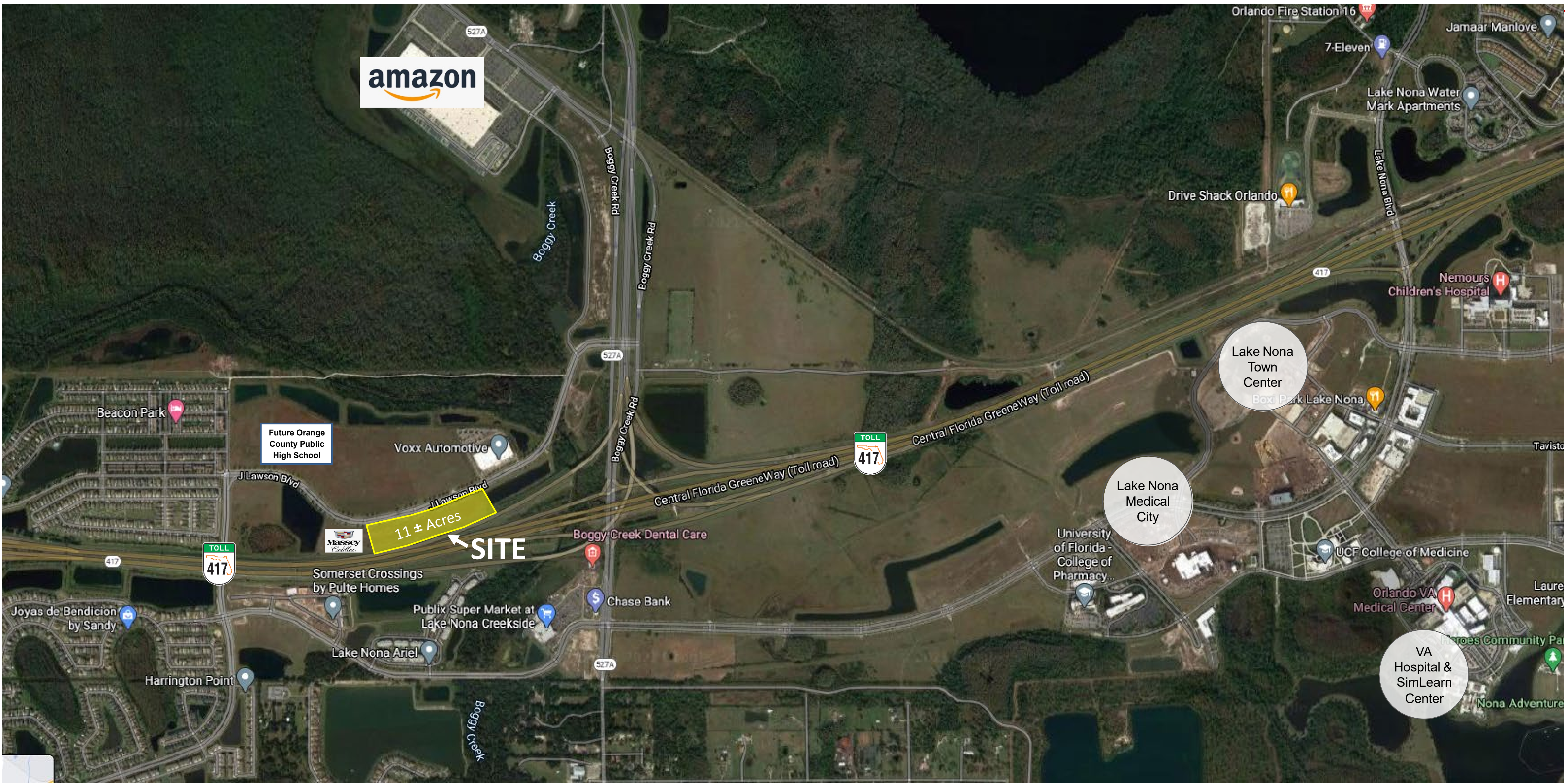
TAVISTOCK
DEVELOPMENT COMPANY



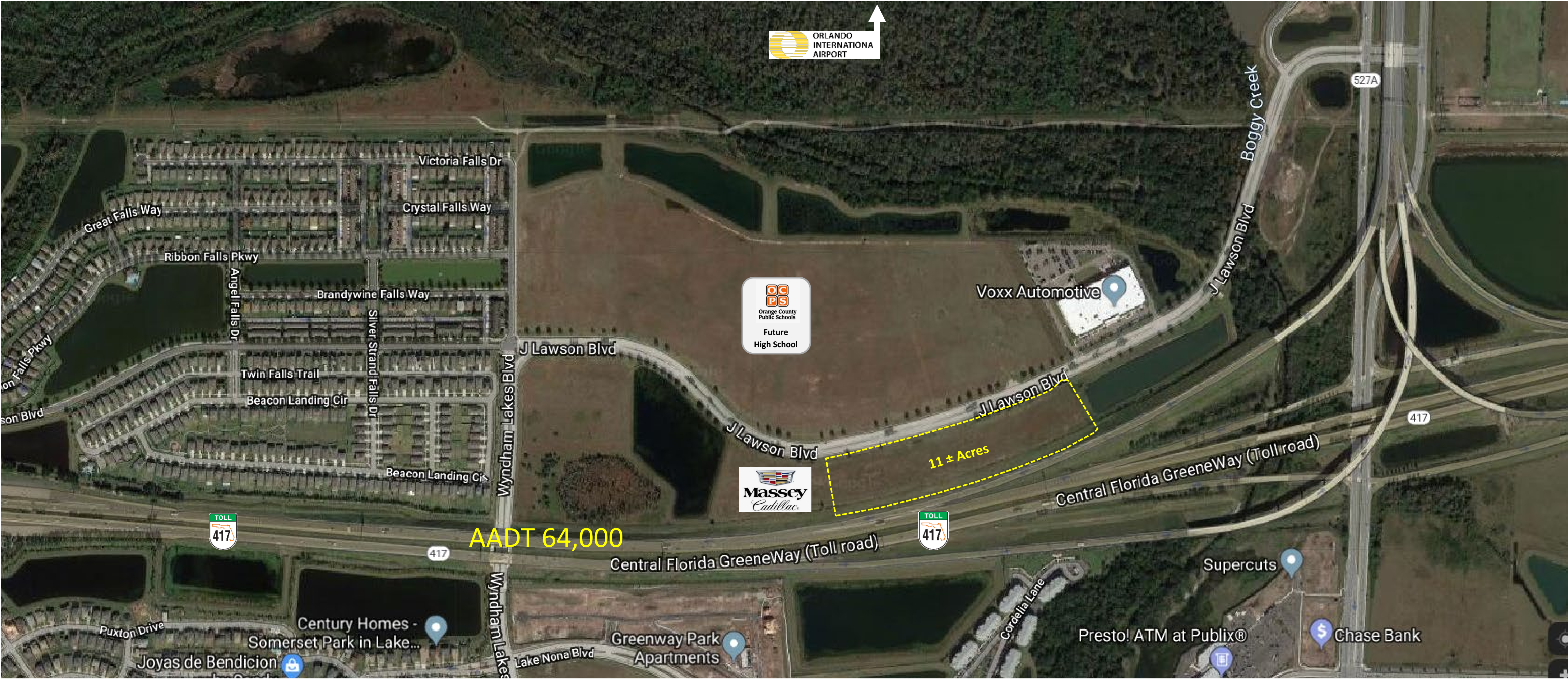
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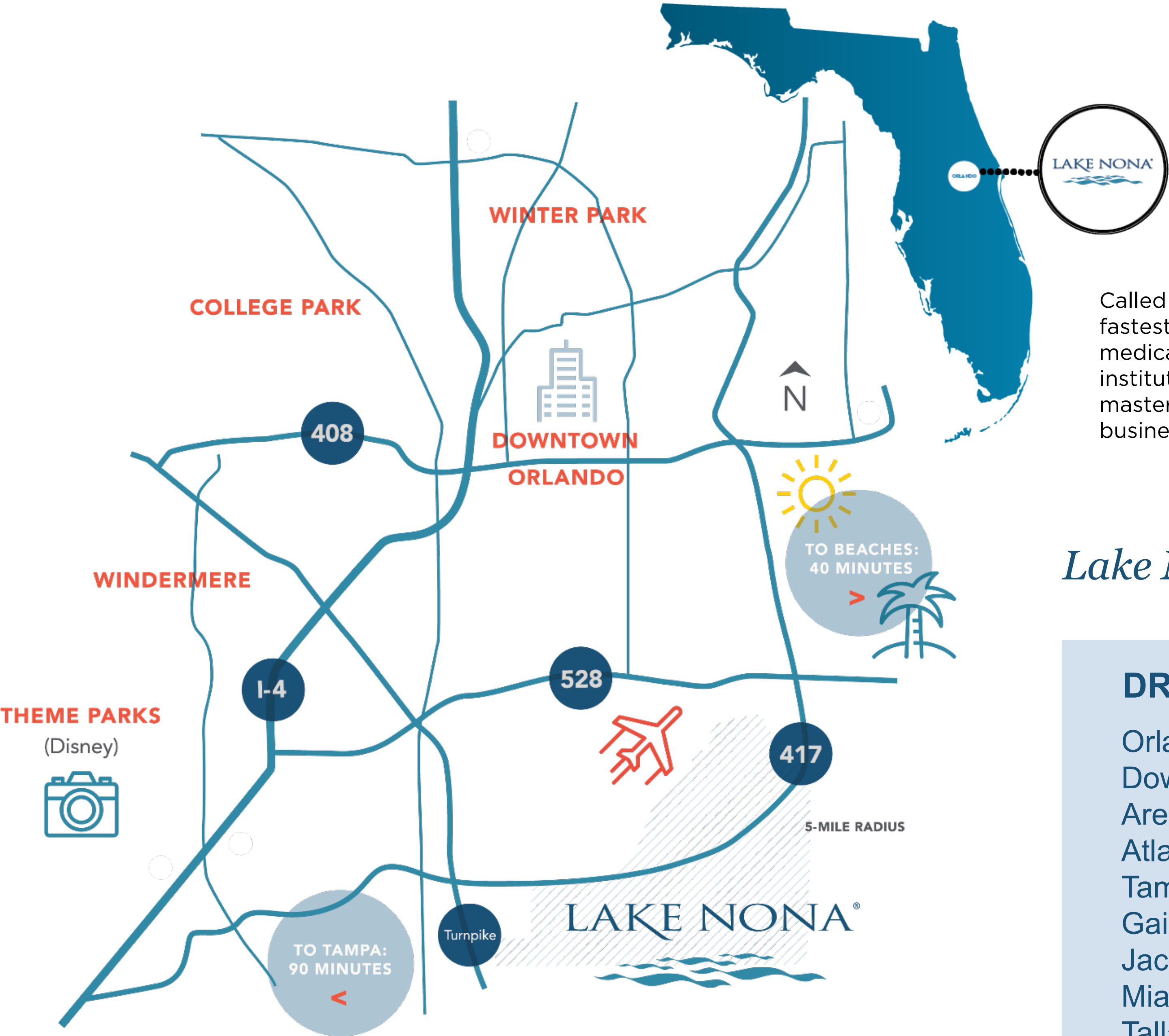
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Centered in the *Sunshine State*



Called “the Future of Cities” by Fortune magazine, Lake Nona ranks among the fastest-growing, bestselling communities in America. Home to a renowned medical cluster, a sports and performance district, world-class educational institutions and unique vibrant residential communities, the 17-square-mile master-designed community is recognized for excellence in all facets of business and residential life.

Lake Nona is conveniently located to everything

DRIVE TIMES

Orlando International Airport	10 minutes
Downtown Orlando	20 minutes
Area Theme Parks	20 minutes
Atlantic Coast Beaches	30 minutes
Tampa	1 hour, 10 minutes
Gainesville	2 hours, 10 minutes
Jacksonville	2 hours, 30 minutes
Miami	3 hours, 30 minutes
Tallahassee	4 hours, 15 minutes

Trade Area Study & 5-10 Mile Ring

This map illustrates the trade area and 5-10 mile ring around the Orlando International Airport. The map includes the following features:

- 15 Min Drive Time:** Indicated by a red line.
- 10 Mile Radius:** Indicated by a blue circle.
- Trade Area:** Indicated by an orange rectangle.
- 5 Mile Radius:** Indicated by a green circle.

The map shows the Orlando International Airport as the central point. The 10-mile radius circle covers a large portion of the map, including areas like Universal Orlando Resort, Doctor Phillips, and Lake Buena Vista. The 5-mile radius circle is centered on the airport. The trade area rectangle covers the central part of the map, including the airport and surrounding areas like Lake Nona Region and Lake Mary Jane. The 15-minute drive time line follows major roads and highways, including I-4, I-95, and SR 408.

	5-MILE	10-MILE	TRADE AREA	DRIVE TIME
2024 Estimate	142,985	553,448	313,900	297,417
2029 Projection	161,793	601,646	364,898	329,769
2034 Forecast	181,389	660,329	415,796	365,223

	5-MILE	10-MILE	TRADE AREA	DRIVE TIME
2024	45,912	190,317	103,997	99,520
2029	52,293	206,632	121,157	110,605
2034	58,846	226,692	138,276	122,683

	5-MILE	10-MILE	TRADE AREA	DRIVE TIME
2025 Avg Income	\$114,894	\$99,700	\$112,204	\$107,787

	5-MILE	10-MILE	TRADE AREA	DRIVE TIME
2024-2029	13.90%	8.57%	16.50%	11.14%
2029-2034	12.53%	9.71%	14.13%	10.92%

LAKE NONA SNAPSHOT

2.6M people within a 30-mile radius

40,000+ miles of gigabit fiber infrastructure

Wireless 5G network powered by Verizon

Contiguous to Orlando International Airport – forms an Airport City

Median age is 37 years

86% of residents have a college degree

One of the top-selling communities in the U.S. *(RCLCO 2024)*

23,000+ residents call Lake Nona home

16,000+ students onsite and growing

More than 12,000+ employees spread amongst healthcare, education, industrial, sports and corporate office partners and anchors



75 million visitors in 2024 *(Visit Orlando, 2024)*

Largest Travel and Tourism Destination in the U.S. *(The Cities Economic Impact Report, 2022)*

Ranked #7 Busiest Airport in the U.S. *(GOAA)*

Orlando is No. 1 in the Country for Job Growth *(U.S. Bureau of Labor Statistics, 2024)*

#1 Best Large Cities to Start a Business *(WalletHub, 2025)*

2nd Fastest Growing Tech Employment in US *(CompTIA, State of the Tech Workforce 2025)*

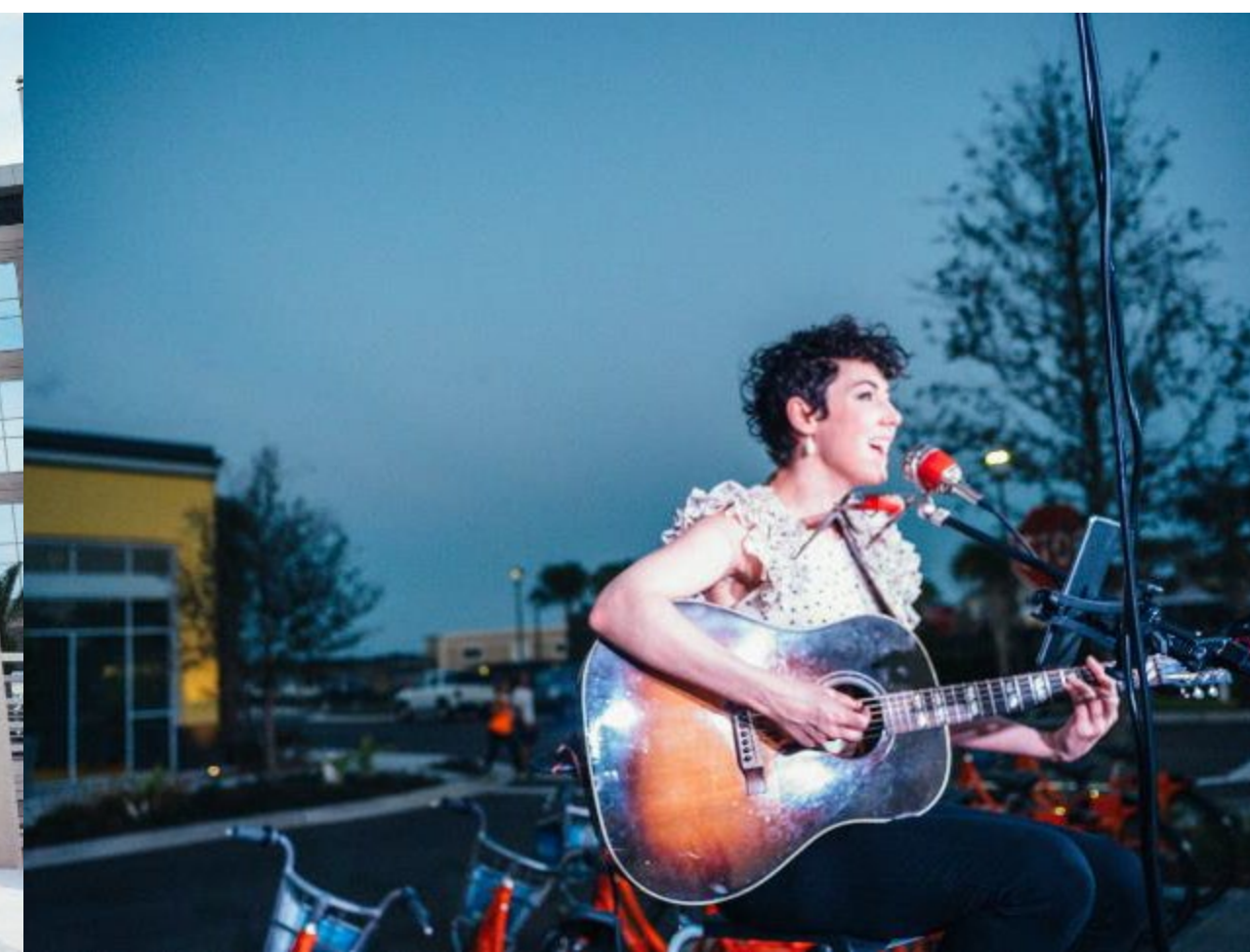
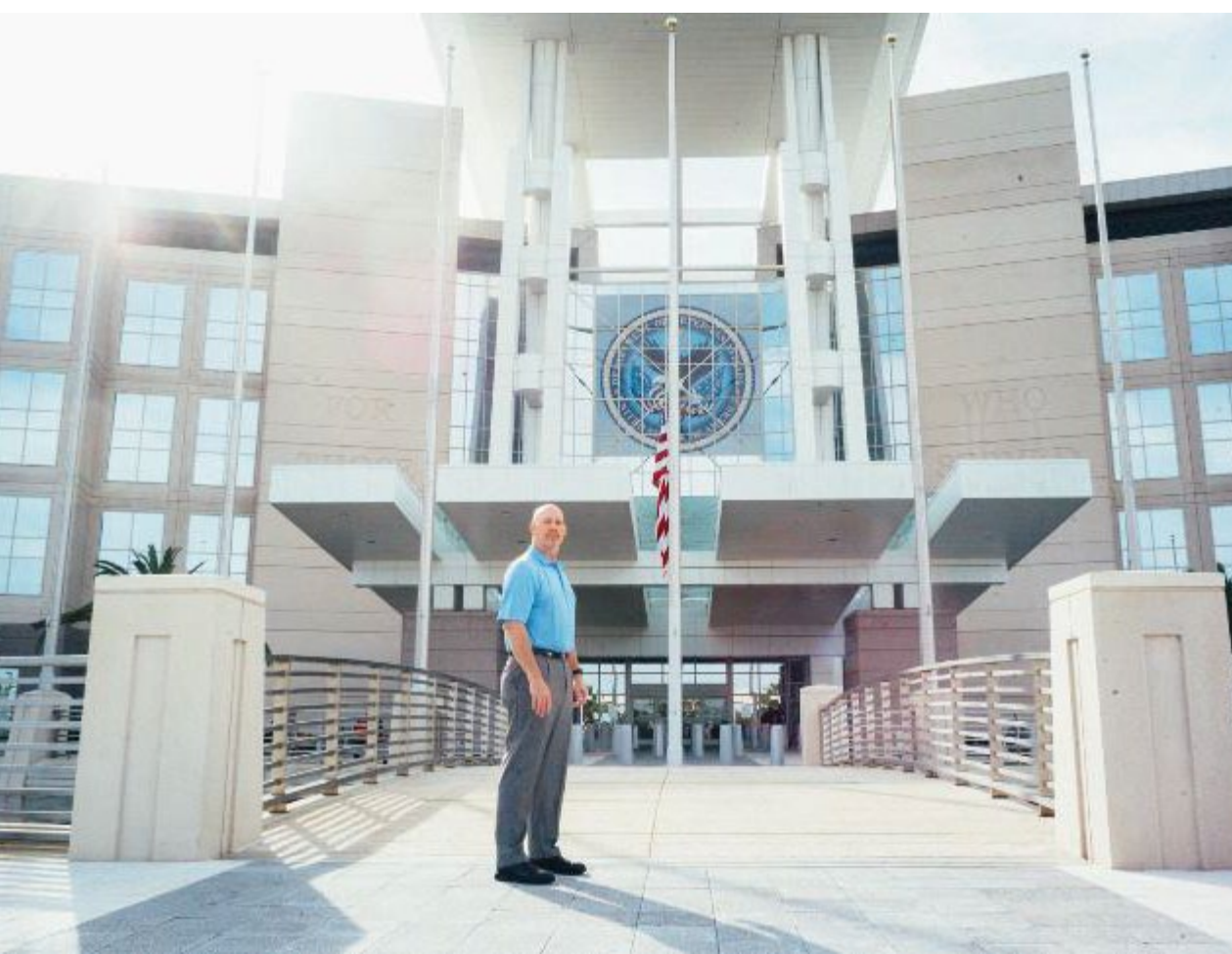


ORLANDO AT-A-GLANCE



LAKE NONA: **ONE OF A KIND**

- **Education obsessed**, several A-rated Public Schools
- **Outstanding Housing** with Multiple Price-points and Product Types
- **Premier Recreation**, Dining, Art & Entertainment Amenities
- Only Cisco Iconic **Smart + Connected City** in U.S.
- Focus on **health and wellbeing**; Lake Nona Life Study
- Rich Community Programming, **1,000+ annual events**
- **Robust and Growing** Labor Market
- **High-Quality Business** Environment
- **Conserved and Protected** Natural Beauty



Parcel ID: 21-24-30-3127-00-025 | Acreage: 3 to 11 Acres Available



FOR MORE INFORMATION, PLEASE CONTACT:

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THANK YOU



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