



64,000 VPD

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

GUIDEWAY  
Innovation  
92K SF Medical

UF UNIVERSITY OF FLORIDA  
Research & Academic Center  
at Lake Nona

17,930 VPD

Half Interchange at Laureate Blvd  
Construction to Start Late 2025

Lake Nona  
Ariel Apartments  
348 Units

Publix

CHASE

7  
ELEVEN

Lake Nona Blvd

Wawa

Wendy's

Pet Paradise

Road Widened 2023  
(4 Lanes)

PROPOSED

Chick-fil-A

Starbucks

CHIPOTLE  
MEXICAN GRILL

FIFTH THIRD BANK

SHERWIN  
WILLIAMS

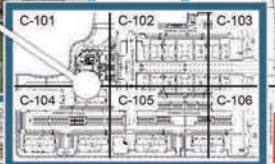
PACIFIC  
GENERAL SERVICES

3 AC Financial  
Institution

Future Multifamily  
796 Units

Under Construction:  
324 Apartments

Under Construction:  
188 Townhomes



Under Construction:  
Tanestry Apartments

SITE

364 MF Units Under Construction  
& 59 Proposed Townhomes

Proposed  
Car Wash  
PROPOSED

McDonald's

Proposed:  
48K-SF Storage Facility

Beth Rd

New Hope Rd

FOR LEASE | GROUND LEASE

Available Multi-Tenant Retail Building or  
Freestanding Pad

14314 Boggy Creek Road | Orlando, FL

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

IN PERMITTING:  
Bennett Place  
350 Units

Simpson Rd Extension  
Construction to Start Late 2025

SRS



# 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

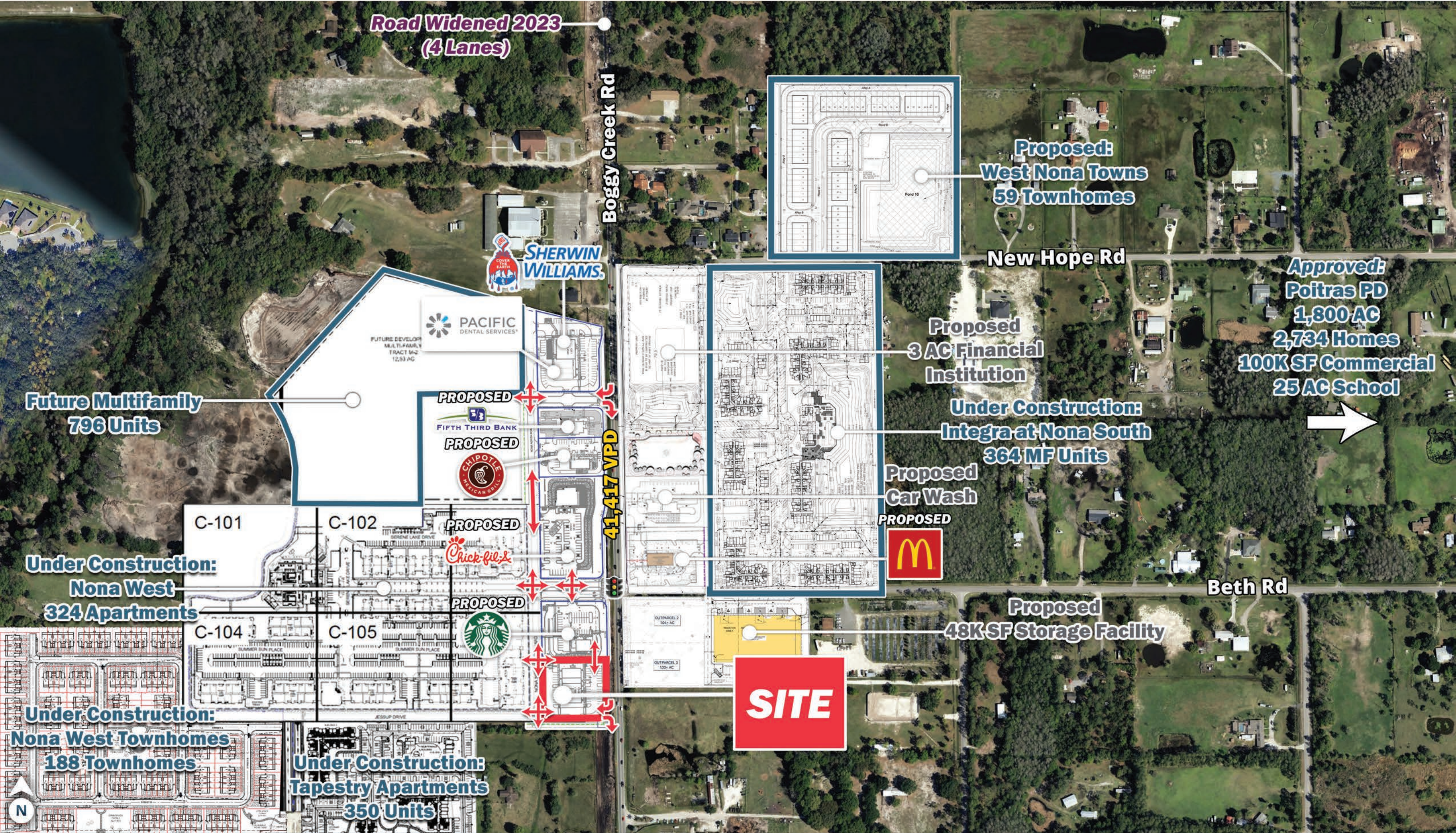
41,417 VPD  
15,864 VPD

Year: 2024 | Source: FDOT









**Road Widened 2023  
(4 Lanes)**

**Boggy Creek Rd**

**Proposed:  
West Nona Towns  
59 Townhomes**

**Proposed:  
West Nona Towns  
59 Townhomes**

**New Hope Rd**

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

**Future Multifamily  
796 Units**

**PACIFIC DENTAL SERVICES**  
**PROPOSED**  
**FIFTH THIRD BANK**  
**PROPOSED**  
**CHIPOTLE MEXICAN GRILL**  
**PROPOSED**

**Proposed  
3 AC Financial  
Institution**

**Under Construction:  
Integra at Nona South  
364 MF Units**

**Proposed  
Car Wash**



**Under Construction:  
Nona West  
324 Apartments**

**C-101** **C-102** **PROPOSED**  
**Chick-fil-A**  
**PROPOSED**  
**C-104** **C-105** **PROPOSED**  
**Starbucks**  
**PROPOSED**

**41,417 VPD**

**Proposed  
48K SF Storage Facility**

**Beth Rd**

**SITE**

**Under Construction:  
Nona West Townhomes  
188 Townhomes**

**Under Construction:  
Tapestry Apartments  
350 Units**



# Available Multi-Tenant Retail Building

14314 Boggy Creek Road | Orlando, FL 32824



NORTHWEST



Lake Reserve  
304 SF Homes

Lake Nona Ariel Apartments  
348 Units

417  
64,000 VPD

Under Construction:  
Nona West  
324 Apartments

Future Multifamily  
796 Units

Under Construction:  
Nona West Townhomes  
188 Townhomes

Under Construction:  
Tapestry Apartments  
350 Units

**SITE**



Boggy Creek Rd

41,417 VPD



# 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 HARRIOTT  
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



# 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**



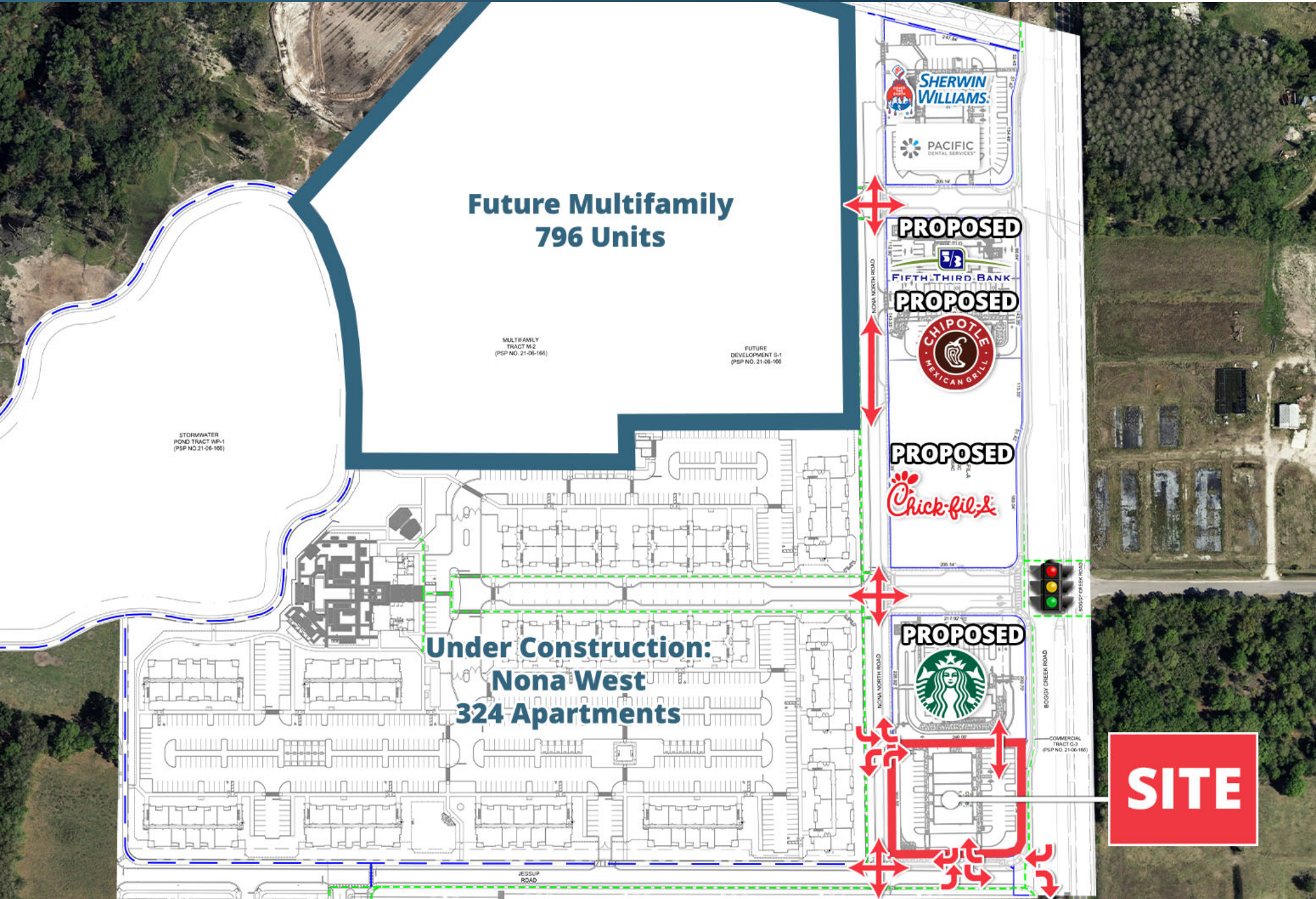
**Proposed Car Wash**

**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

14314 Boggy Creek Road | Orlando, FL 32824



## DEMOGRAPHIC HIGHLIGHTS

### 1 MILE

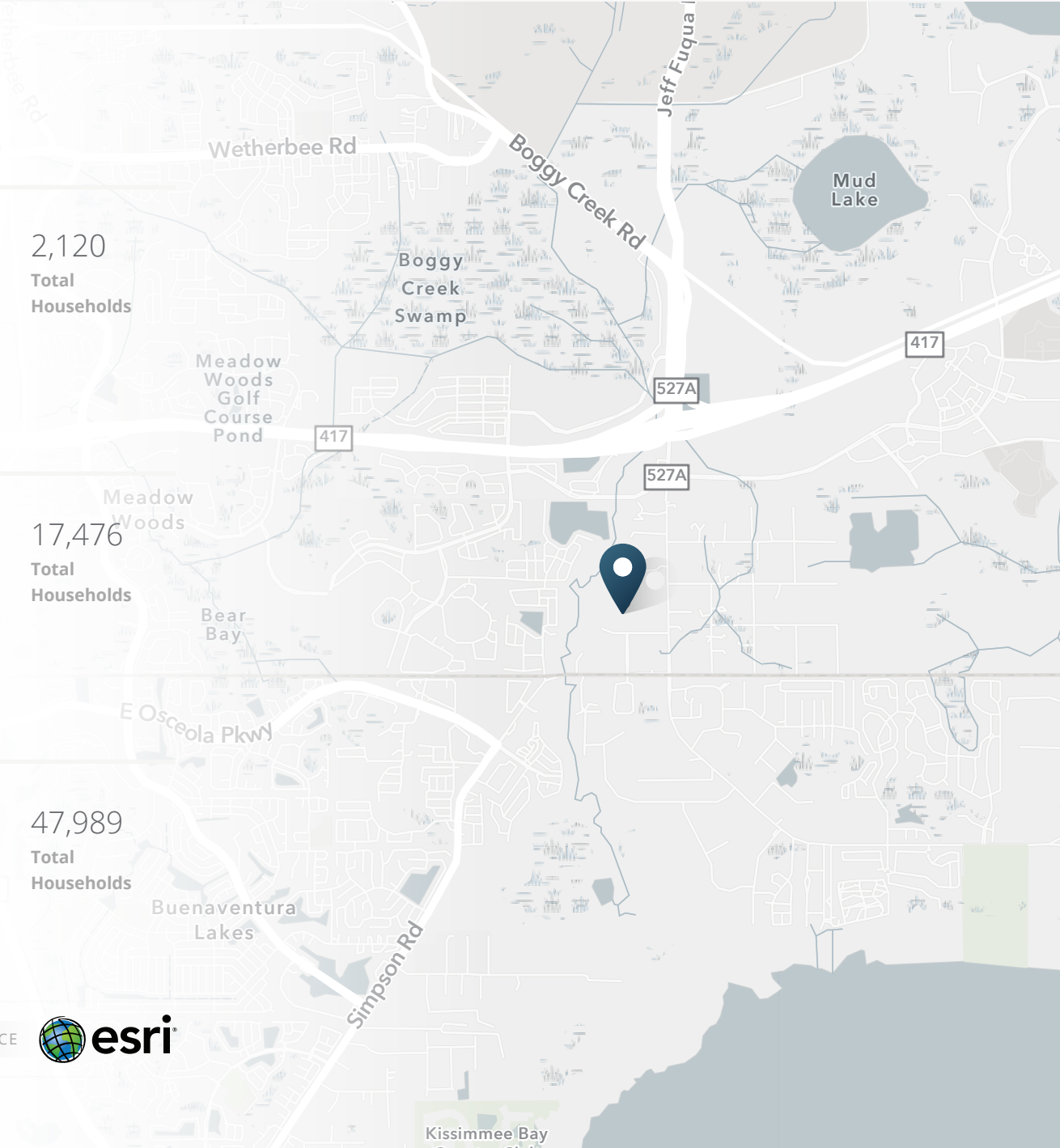
6,852 Population	5,755 Total Daytime Population	\$96,869 Average Household Income	2,120 Total Households
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### 3 MILES

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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