

CATCHLIGHT

CROSSINGS

NEW MIXED-USE RETAIL OPPORTUNITY

DESTINATION PARKWAY | ORLANDO, FL 32819

1,000 ON-SITE UNITS

NOW LEASING

CURATED RETAIL | Q1 2027 DELIVERY



[illegible]

DEMOGRAPHICS



POPULATION

1 MI- 4,480
3 MI- 50,511
5 MI- 211,213
10 MIN- 63,285



AVG HH INCOME

1 MI- \$93,664
3 MI- \$93,501
5 MI- \$100,121
10 MIN- \$92,677



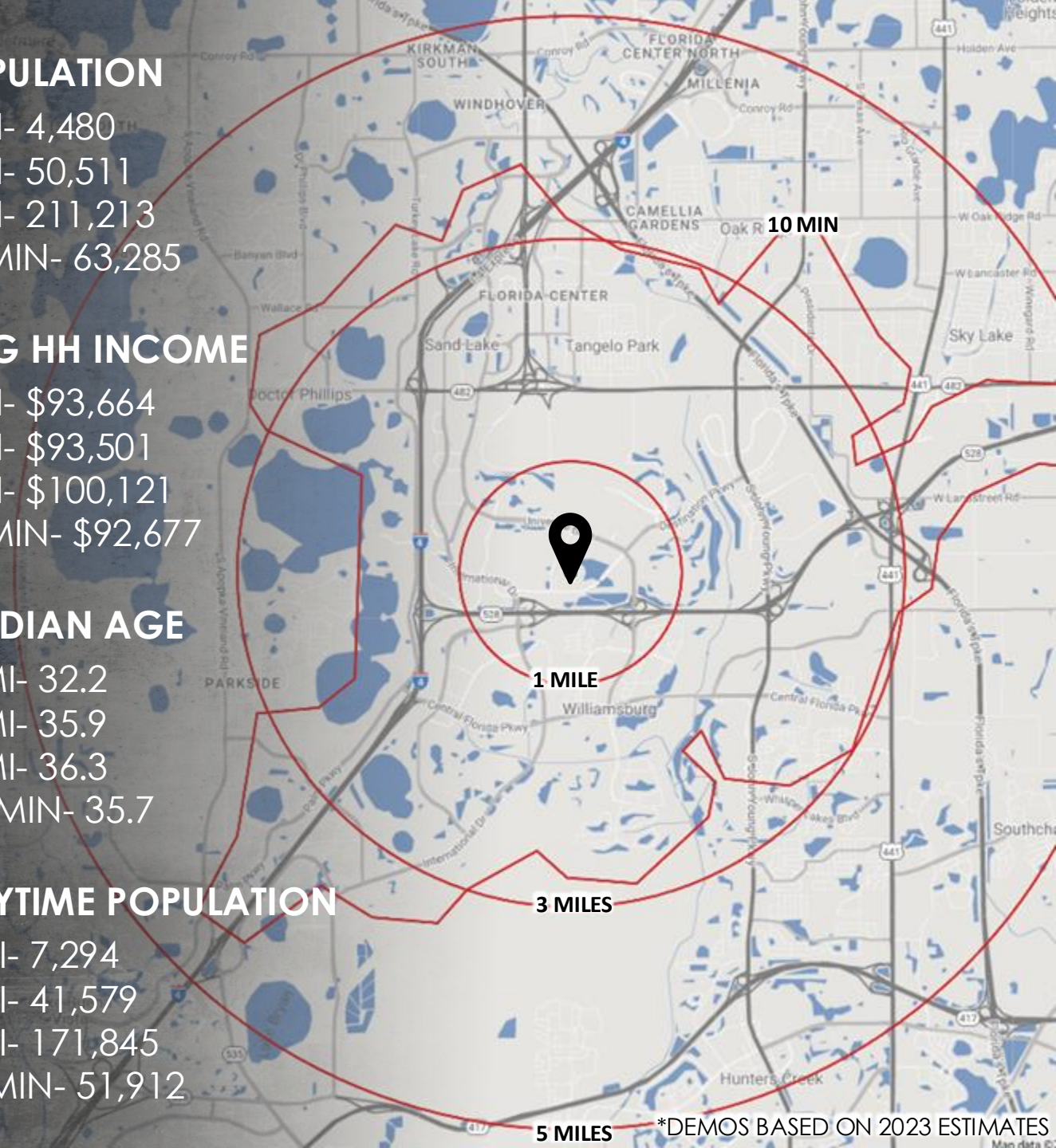
MEDIAN AGE

1 MI- 32.2
3 MI- 35.9
5 MI- 36.3
10 MIN- 35.7



DAYTIME POPULATION

1 MI- 7,294
3 MI- 41,579
5 MI- 171,845
10 MIN- 51,912



*DEMOS BASED ON 2023 ESTIMATES

SURROUNDING RETAIL



An aerial photograph of the Universal Islands of Adventure area in Orlando, Florida. The map highlights several key locations and infrastructure. At the top center, a purple rectangular area is labeled "PROPOSED HOTEL" and "PROPOSED 320 MF UNIT DEVELOPMENT". To its right, a yellow rectangle indicates a "FUTURE STATION" for the "brightline" train. Major roads are shown in red, including International Dr, Universal Blvd, Destination Pkwy, Beachline Expwy, and Turkey Lake Rd. Traffic volume labels are provided for these roads: International Dr (25,000 AADT), Universal Blvd (24,000 AADT), Beachline Expwy W (97,000 AADT), and Turkey Lake Rd (180,000 AADT). Various logos for local businesses and attractions are overlaid, such as TopGolf, Andretti Indoor Karting & Games, Hilton Hotels & Resorts, Lynx, SeaWorld Orlando, Aquatica, Orange County Convention Center, Shingle Creek Orlando, Epic Universe, and Williamsburg. A large white box labeled "CATCHLIGHT CROSSINGS" is positioned over the central part of the map. Other landmarks include the "WONDER WORKS" sign near the top left and the "ROSEN SHINGLE CREEK ORLANDO" logo on the right side. The map also shows the proximity to the "FUTURE SITE" of Epic Universe and the "WILLIAMSBURG 7,520 RESIDENTS" area at the bottom right.



CATCHLIGHT
CROSSINGS

PROJECT PLAN



SITE ATTRIBUTES

7,235 SF

RETAIL GLA

\$95,647

AVG HH INCOME
(3 MILES)

1,000

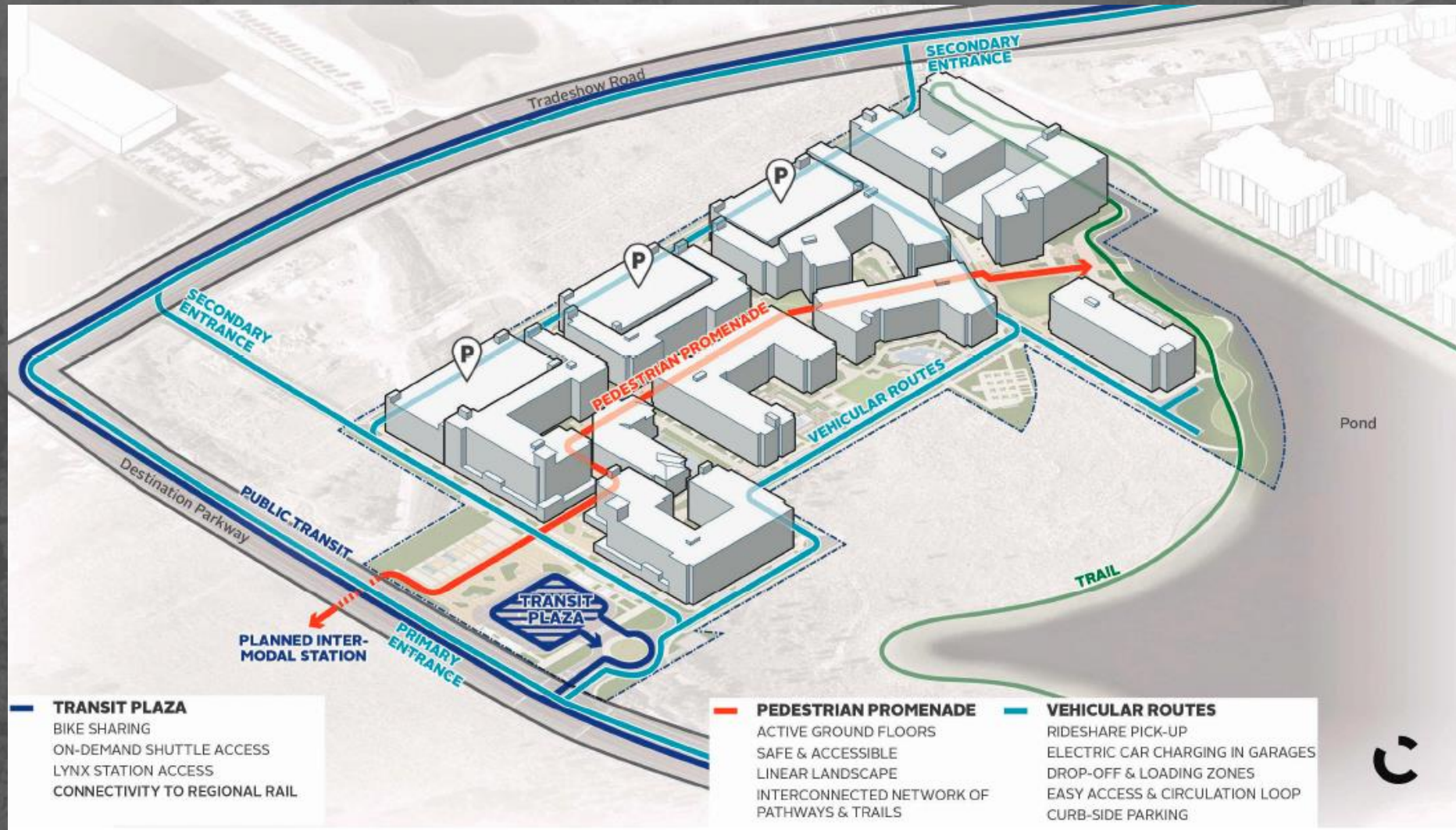
MULTI-FAMILY,
WORKFORCE UNITS

ON-SITE | LARGEST WORKFORCE HOUSING
PROJECT IN THE USA

ON-SITE

BEZOS ACADEMY PRE-SCHOOL,
UCF CLASSROOM,
11,500 SF COMMUNITY HEALTH CENTER

ACCESS & CIRCULATION



COMMUNITY AMENITIES



COMMUNITY ANCHORS

BEZOS ACADEMY PRESCHOOL
RETAIL
TRANSPORTATION HUB
UNIVERSITY OF CENTRAL FLORIDA (UCF) CLASSROOM
CHC MEDICAL OFFICES



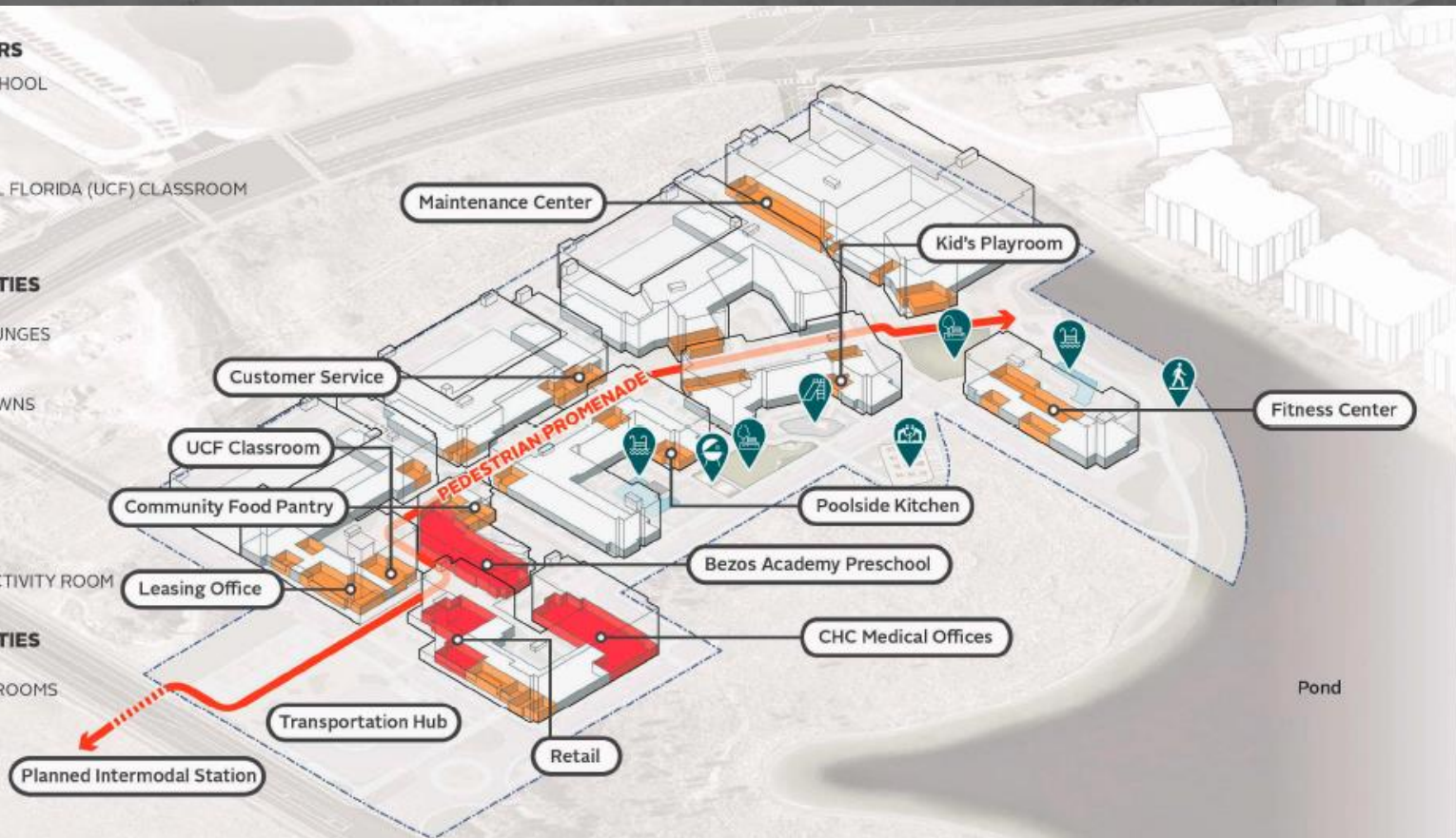
RESIDENTIAL AMENITIES (OUTDOOR)

SWIMMING POOLS & LOUNGES
PLAYGROUND
EVENT & GATHERING LAWNS
PICNIC & BBQ AREA
COMMUNITY GARDEN
WATERFRONT TRAIL
KID'S PLAYROOM
POOLSIDE KITCHEN & ACTIVITY ROOM

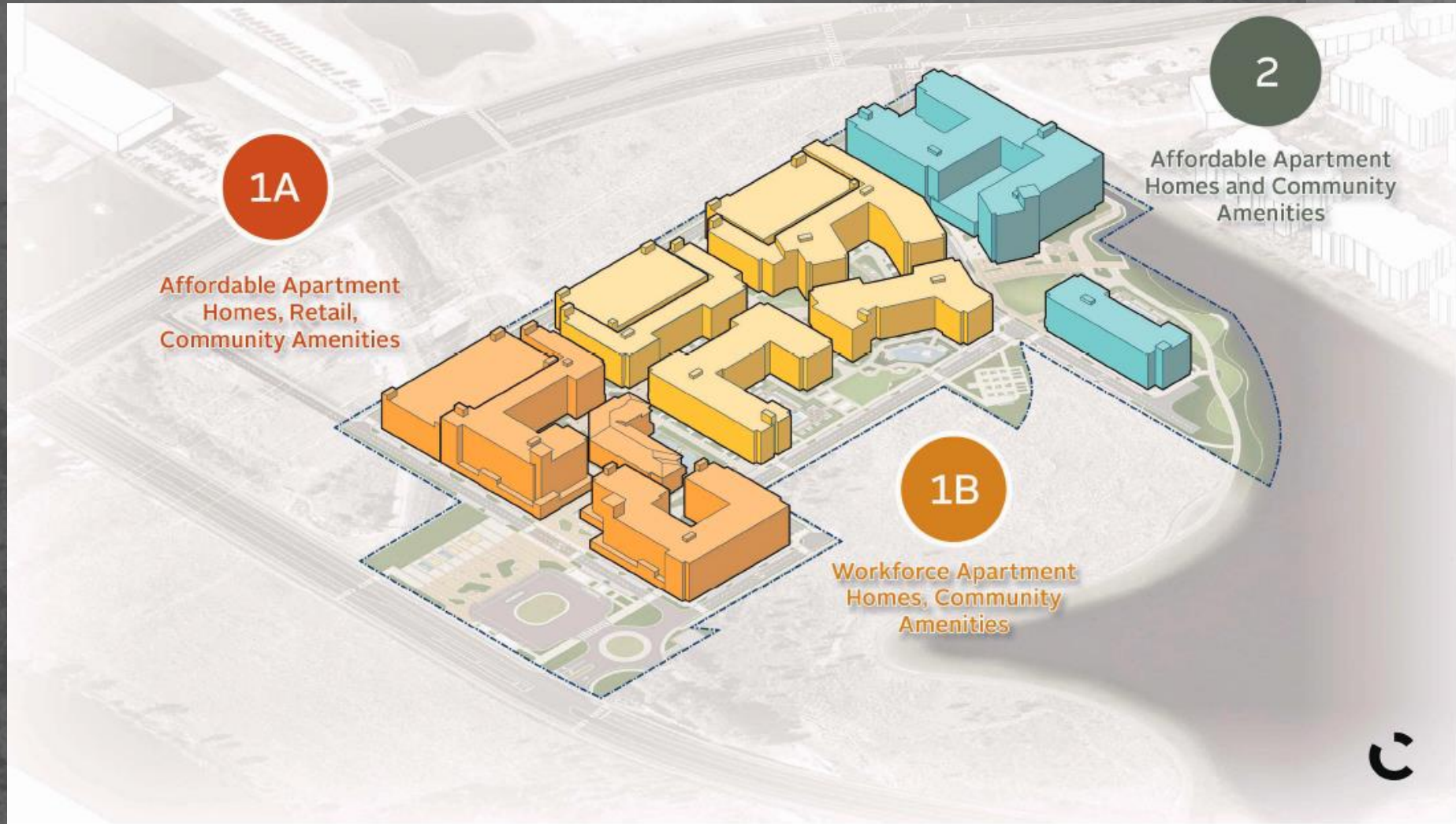


RESIDENTIAL AMENITIES (INDOOR)

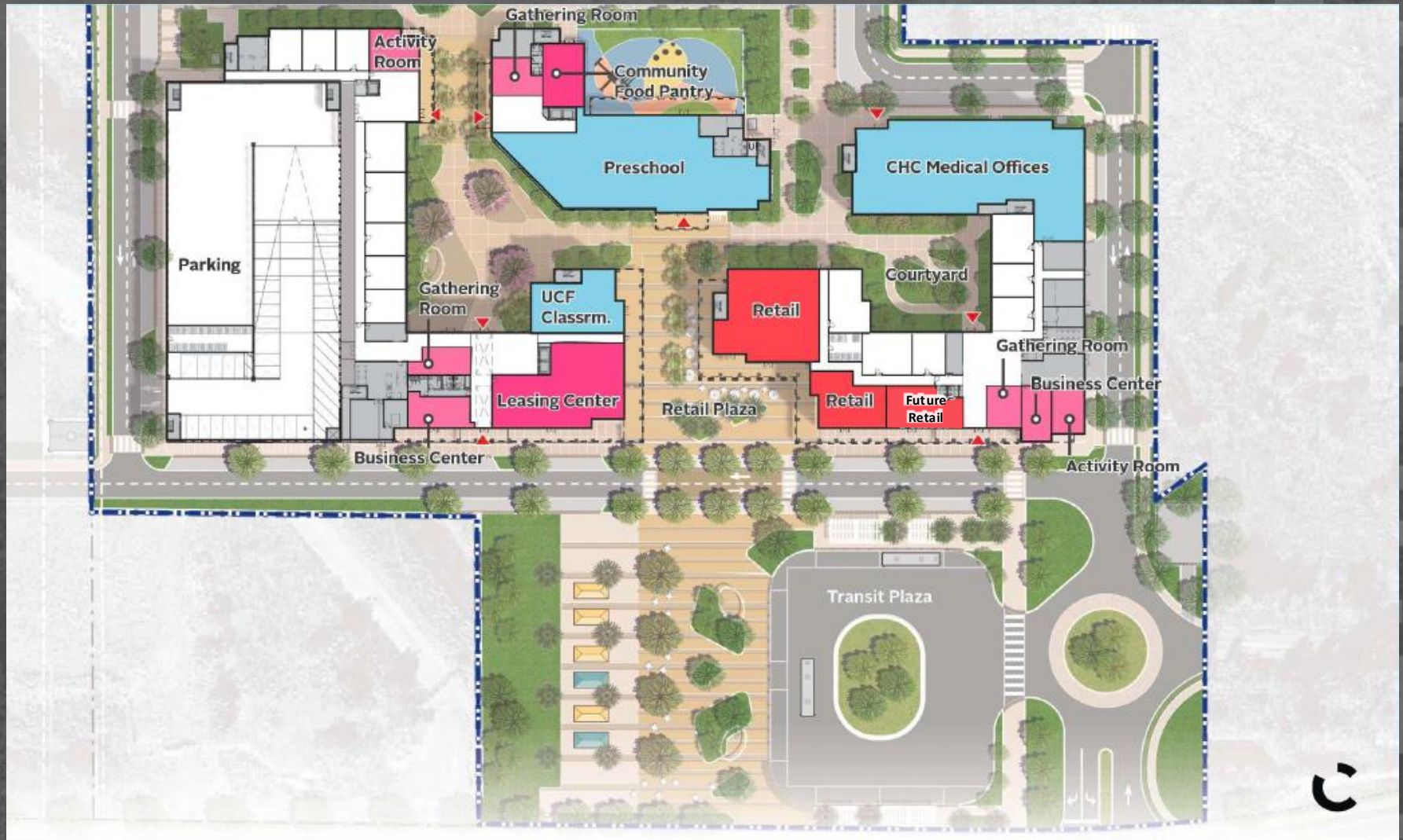
ACTIVITY & GATHERING ROOMS
LEASING CENTER
FITNESS CENTER
MAKERS SPACE
GAME ROOM
BUSINESS CENTERS
COMMUNITY KITCHEN



DEVELOPMENT PHASING



GROUND FLOOR AMENITIES PHASE 1



[illegible]


Foxtail
COFFEE CO.
 1,650 SF

AVAILABLE 2028

CROSSINGS

RETAIL MIX VISION

ATTRACT A DIVERSE TENANT LINE-UP THAT ADDS
VALUE TO THE AFFORDABLE HOUSING COMPONENT &
ALSO CATERS TO THE SURROUNDING COMMUNITY



TARGET USERS:

SMALL GROCERY

QSR

ENTERTAINMENT

SERVICE/WELLNESS

CATCHLIGHT

CROSSINGS



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SERVING RETAIL MARKETS THROUGHOUT FLORIDA

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