



SUNBRIDGE BUSINESS PARK

Innovation Way & SR-528 | Orlando, FL

For Sale: 27.5 – 607 Acres of Industrial Land

SOLD
3
181.7 AC

SOLD
1A
59.7 AC

2
41.2 AC

1B
99.2 AC

9
39 AC

UNDER
CONTRACT
10B
27.5 AC

UNDER
CONTRACT
10C
148.6 AC



TAVISTOCK
DEVELOPMENT COMPANY

CBRE



OPPORTUNITY TO PURCHASE INDUSTRIAL LAND IN RAPIDLY GROWING SOUTHEAST ORLANDO!

- Medical
- Hospitality
- School
- Food/Beverage



DRIVE SHACK

LAKE NONA





5 Mins
To SR-417

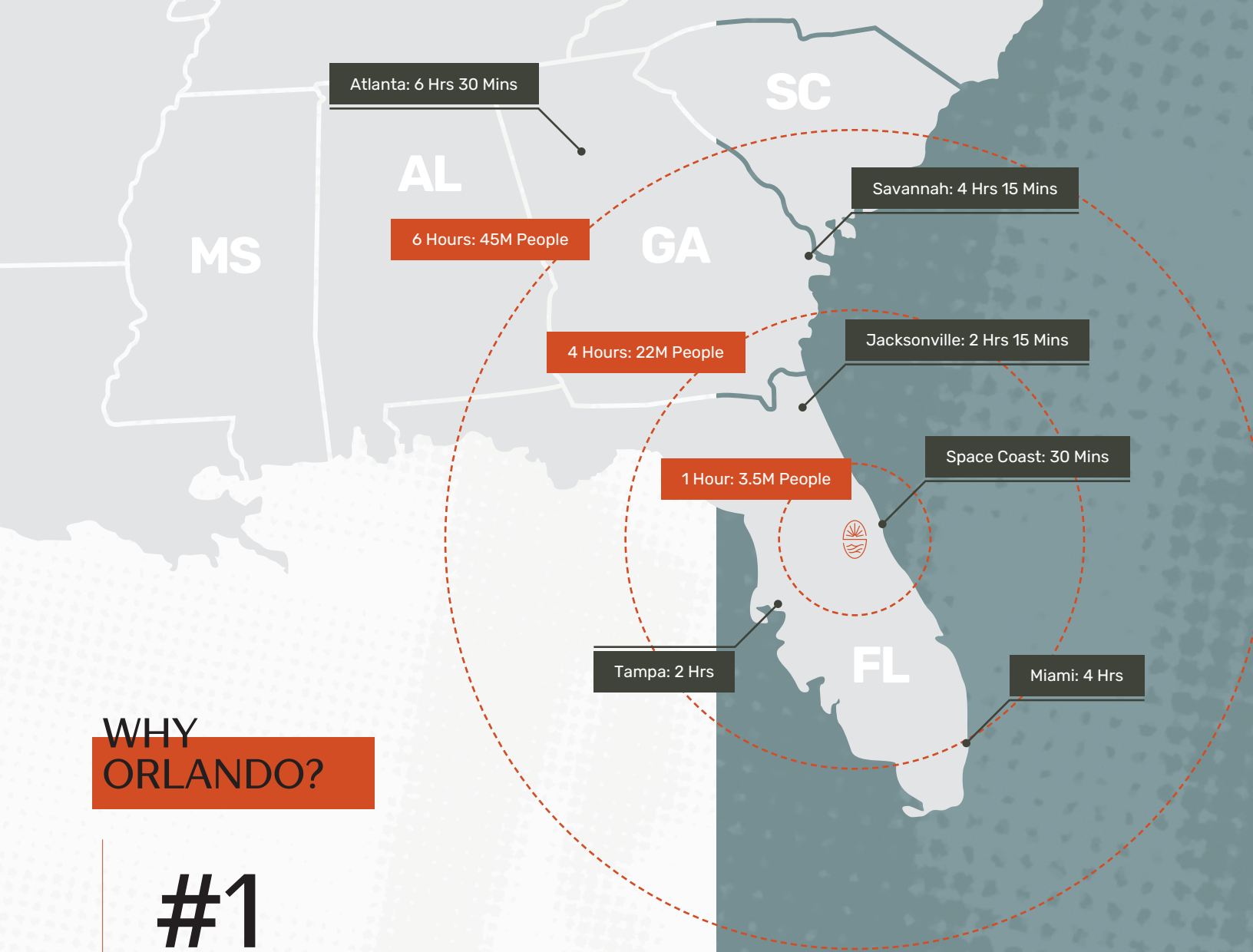
10 Mins
To Lake Nona & Orlando Int'l Airport

KEY LAND ACQUISITION HIGHLIGHTS

- + Only large industrial tracts in the MSA
- + Exposure/frontage on SR-528 with **62,000 AADT**
- + Immediate access to major roadways
- + Proximity to rail/freight and retail/hotel amenities
- + Within a one-day turn-around of **22 million** customers, and eight hours of **45 million**

PARCELS FOR SALE	1A (SOLD)	1B	2	3 (SOLD)	9	10B (UNDER CONTRACT)	10C (UNDER CONTRACT)
GROSS ACRES	59.7	99.2	41.2	181.7	39	27.5	148.6
ZONING	Research Park	Research Park	Research Park	Research Park		Industrial	Industrial
FUTURE USE	Industrial/Research Park						

Note: CBRE makes no claim to zoning information, users must verify their use meets municipal guidelines



WHY ORLANDO?

#1

BEST PLACE TO
WORK IN TECH IN
THE NATION! – 2020

The **MOST** visited city in the U.S. with more than **74 million visitors** with economic impact of more than **\$87.6B!** (2022)

#4

Best market in U.S. for
development opportunities

#5

In the Country for job growth
by U.S. Department of Labor,
Bureau of Labor Statistics, 2021

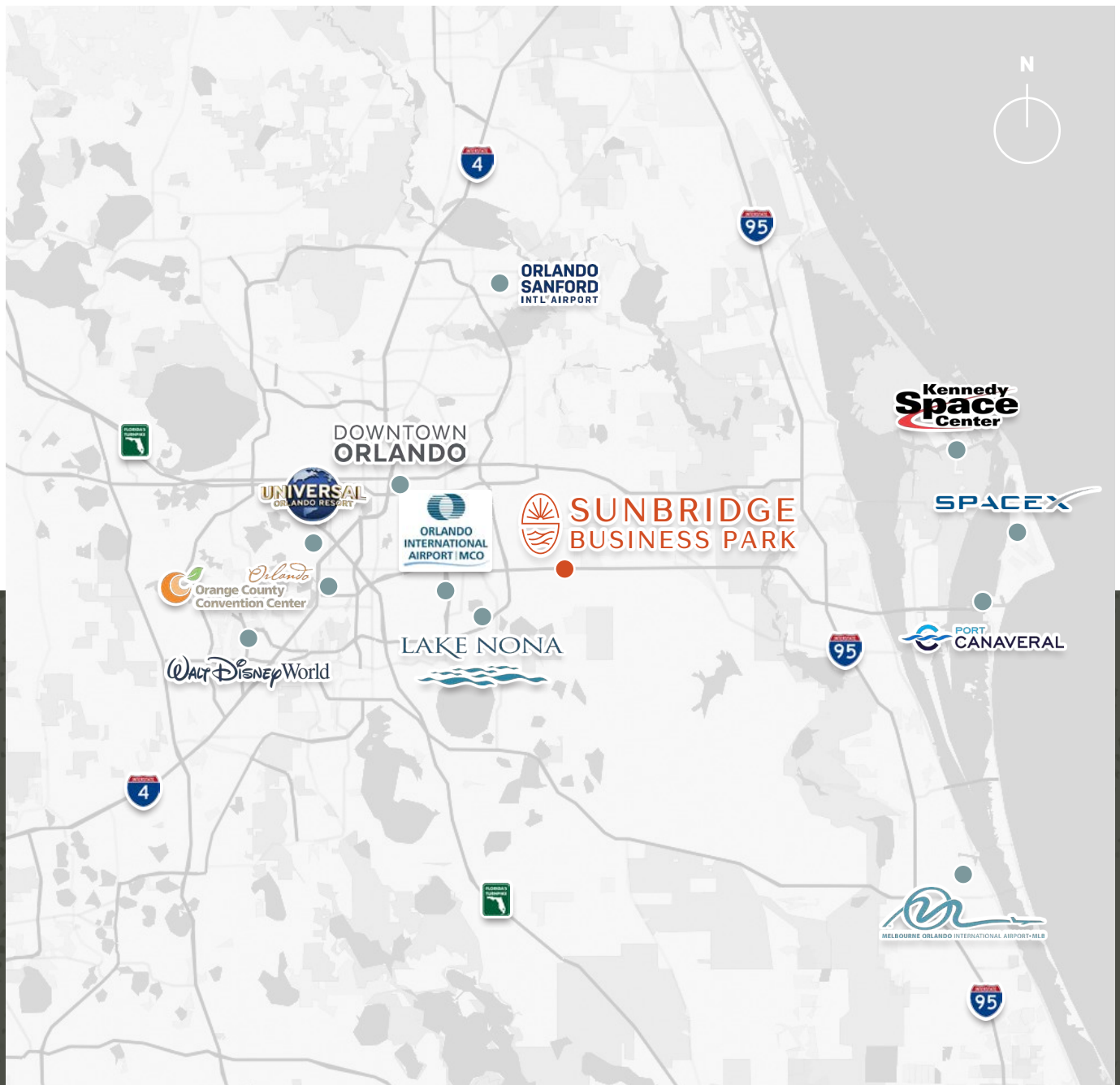
#3

Best city to buy investment
property, Quicken Loans, 2023

19K

Jobs added in Florida in
FY2020 through incentives





ORLANDO INT'L AIRPORT

74M People visited Orlando in 2023

9th Busiest airport in the U.S.

LAKE NONA

Located contiguous to the Orlando International Airport (MCO), Lake Nona—a modern mecca for technology, innovation, and community—is the fastest growing development in Orlando.

LAKE NONA: MASTER DESIGNED TO THRIVE OVER THE LONG TERM

Some places are proud of their history. Lake Nona is proud of its future. Encompassing **17-square-miles** and located contiguous to the Orlando International Airport, Lake Nona is a **modern mecca for technology, innovation, and community.**

- + **12,000+** on-site employees, and growing
- + **2.6M** people within a 30-mile radius
- + Median age is **37**
- + One of the **fastest selling communities** in the U.S.
- + Contiguous to **Orlando International Airport**
- + Wireless **5G** network powered by Verizon
- + **16,000+** students on-site, and growing
- + **85%** of residents have a college degree

When you are in Lake Nona, you can see and feel an energy unique from other places.

From it's **globally recognized health and life sciences cluster** where research facilities work together with the country's leading hospitals and educational institutions, to the **United States Tennis Association's National Campus**, where current and future tennis professionals hone their skills, Lake Nona is a place where no dream is out of reach!



LAKE NONA TOWN CENTER

GLOBALY RECOGNIZED HEALTH & LIFE SCIENCES CAMPUS



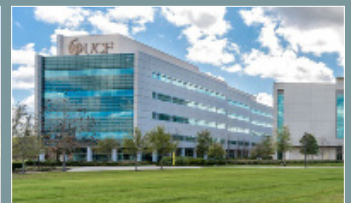
UCF Research & Academic Center



UCF Lake Nona Cancer Center



UCF College of Medicine



UCF Health Sciences Campus



UCF Lake Nona Hospital



Nemours Foundation & Nemours Children's Health

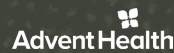
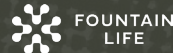
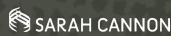


Orlando VA Medical Center & SimLearn Center



Guidewell Innovation Center

LAKE NONA | PARTNERS & ANCHORS



EDUCATION OBSESSED: A NEW MODEL OF LEARNING

- + A collaborative learning environment, designed to give students the ability to engage in real-time interactions with researchers, doctors, professors, and businesses within Lake Nona and around the world
- + 16,000+ students in Lake Nona
- + Four on-site colleges
- + Top-rated public schools
- + 1st combined school & YMCA campus in the nation
- + Home to one of the nation's state-of-the-art Colleges of Medicine

EDUCATIONAL CHOICES: FROM PRE-K TO PH.D.

- + Multiple Preschool Options
- + Northlake Park, Laureate Park and Village Park Elementary Schools
- + Lake Nona Middle School and Lake Nona High School
- + Valencia College
- + UCF Health Sciences Campus, College of Medicine, and College of Nursing (Opening Soon)
- + UF Research and Academic Center
- + Inter-American University of Puerto Rico (Opening Soon)



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FOR MORE INFORMATION, PLEASE CONTACT:



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