



Retail For Lease

Lake Nona Development: Anchored by AdventHealth

Narcoossee Rd. & SR-417 | Orlando, FL

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Property Highlights

- Approximately 32,265 SF new retail development at the NEC of Narcoossee Rd. & SR-417
- Anchored by AdventHealth "Hospital of the Future" Lake Nona
- Convenient access to SR-417, Lake Nona communities and one exit away from Orlando International Airport
- Population of 2.6M people within a 30-mile radius
- Lake Nona is one of the top-selling communities in the USA
- Top tier retail trade area with little to no vacancy

Conceptual Plan

- Available
- LOI
- At Lease



Elevations

Building A



Narcoossee Rd. Frontage



Narcoossee Rd. Frontage



Building D
Courtyard Frontage



Building E
Courtyard Frontage

Site Overview



Area Demographics



Population

1-Mile: 5,125
3-Mile: 51,520
5-Mile: 76,118



Daytime Population

1-Mile: 4,448
3-Mile: 40,623
5-Mile: 64,642



Average HH Income

1-Mile: \$107,179
3-Mile: \$152,841
5-Mile: \$150,517



Households

1-Mile: 1,634
3-Mile: 17,502
5-Mile: 25,635



Orlando International
Airport (MCO)

Market Aerial



AdventHealth

"Hospital of the Future"

AdventHealth's **10-story, world-class hospital** at 10999 Narcoossee Road is nearing completion, marking a major milestone for the Lake Nona community.

The campus includes a full-service hospital and an adjacent medical office building dedicated to cancer care, with the MOB expected to open in **October 2026** and the hospital following in **November 2026**.

At opening, the hospital will include 80 beds, with the ability to expand to 320 beds to meet long-term population growth.

Planned services include cardiology, orthopedics, labor and delivery, urology, gastroenterology, general surgery, cancer care, bariatrics, neurology and more.

The hospital will be staffed by approximately **600** physicians, nurses, clinicians, and support staff at opening, driving consistent daily traffic and employment density.

www.adventhealth.com | 09/03/25

"As the fastest-growing community in Central Florida, we are eager to ensure our residents have access to the most innovative treatments available.

We are pleased to have AdventHealth expand its presence in Lake Nona."

Craig Collin

President and COO of Tavistock Development Group



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CONCEPTUAL RENDERING - SUBJECT TO CHANGE