

CLARCONA CROSSING

4300 Clarcona Ocoee Rd., Orlando, FL 32808



DOLLAR GENERAL ANCHORED CENTER - EXCELLENT VALUE ADD POTENTIAL

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Orlando, FL 32808

TABLE OF CONTENTS

01

EXECUTIVE SUMMARY
PAGE 4

02

PROPERTY OVERVIEW
PAGE 9

03

FINANCIAL ANALYSIS
PAGE 17

04

TRADE AREA OVERVIEW
PAGE 23



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EXECUTIVE Summary

Executive Summary

Sean Glickman, CCIM, and Managing Director at Cushman and Wakefield and Chris Smith, Director of Capital Markets are proud to offer for sale Clarcona Crossings, a 42,406 SF shopping center anchored by Dollar General. This offering has significant value-add potential and is shadow anchored by a church which brings a large amount of traffic to the property.

Asking Price: \$6,400,000
Cap Rate: 7.6% Occupancy: 100%
Value Add Potential: \$3,000,000



PROPERTY SNAPSHOT



ADDRESS

4300 Clarcona Ocoee Rd.
Orlando, FL 32808



YEAR BUILT/RENOVATED

1990



SITE AREA

5.88 Acres



OCCUPANCY

100%



TOTAL GLA

42,406 SF

ANCHOR

DOLLAR GENERAL



CLARCONA OCOEE RD 26,000 AADT

CIRCLE K

save a lot

dd's DISCOUNTS

ORANGE BLOSSOM TRAIL 27,000 AADT

RIVER OF LIFE CHURCH NOT INCLUDED

SUBWAY

DOLLAR GENERAL

Investment Highlights



The property is located in an Opportunity Zone.



Strong visibility and access from both Clarcona Ocoee Road and N Orange Blossom Trail.



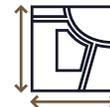
Dollar General is a strong anchor tenant which fits well into the local demographics. New 5 year lease.



All tenants are service oriented, e-commerce resilient and recession proof.



Subway has multiple option periods extending their lease until 2043. Dollar General renewed the lease until September 2029.



The submarket has nearly 8M SF of retail inventory and is heavily residential with occupancy rates rising.



Excellent value add potential with multiple tenants rent below market, as well as converting gross leases to triple net. Estimated value add potential of \$3M.



Multi-Family development opportunity on adjacent Parcel (not included)



Located on the corner of Clarcona Ocoee Road and N Orange Blossom Trail, which see 26,000 AADT and 27,000 AADT respectively.





PROPERTY

Overview

Property Details

SITE DESCRIPTION

LOCATION	Orlando MSA
COUNTY	Orange County
ADDRESS	4300 Clarcona Ocoee Rd Orlando, FL 32808
TRAFFIC COUNTS	Clarcona Ocoee Rd: 26,000 AADT N Orange Blossom Trl: 27,000 AADT
PARCEL ID	32-21-29-1359-00-040
ZONING	1105-Retail Multitenant
LOT SIZE	5.88± Acres
FEMA	Flood Zone "X" - Area of Minimal Flood Hazard
INGRESS/EGRESS	Two (2) points of ingress/egress along Clarcona Ocoee Road and two (2) points of ingress/egress along N Orange Blossom Trl.

PHYSICAL IMPROVEMENTS

GROSS LEASABLE AREA	42,406 SF
YEAR BUILT/RENOVATED	1990
UNITS	18
OCCUPANCY	100%
PARKING SPACES	62
PARKING RATIO	1.48/1,000 SF
SIGNAGE	One (1) pylon sign along N Orange Blossom Trl

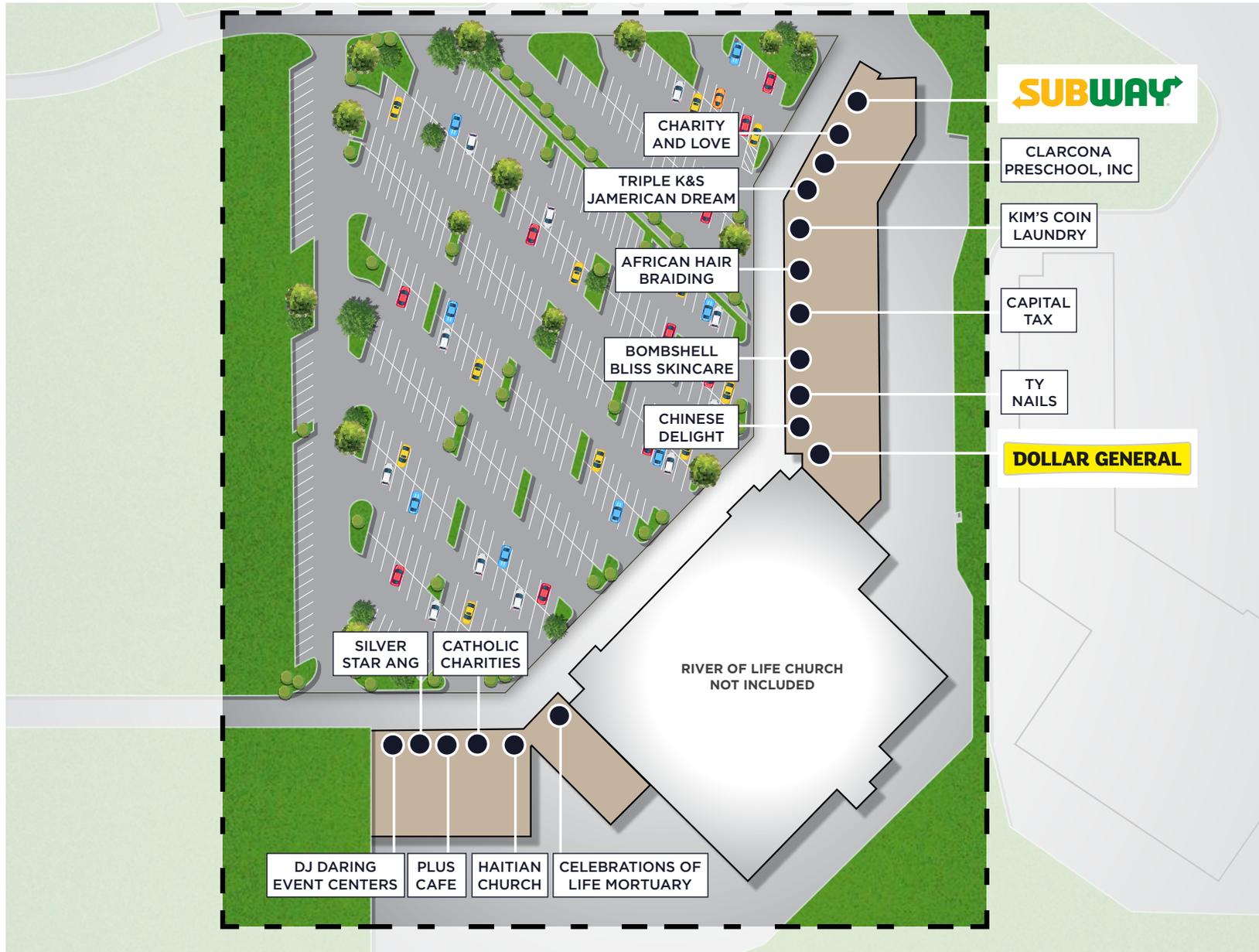
BUILDING CONSTRUCTION COMPONENTS

EXTERIOR	Built in 1990
Foundation	Concrete slab on grade
Exterior Walls	Reinforced concrete block with stucco finish
Storefronts	Thermal glass in metal frame
Roof	Gambrel, in good condition
HVAC	Roof mounted HVAC units
Parking Lot	Free surface lot
INTERIOR	Finished to tenant specifications
Interior Walls	Drywall
Ceiling	Suspended acoustical tile in a metal grid system
Floors	Combination of carpet and vinyl tile

Property Details

SUITE	COMPANY	DESCRIPTION	WEBSITE
100	 National	Subway is an American privately held fast food restaurant franchise that primarily sells subs and salads. Subway is one of the fastest-growing franchises in the world and, as of June 2017, has approximately 45,000 stores located in more than 100 countries. More than half of the stores are located in the United States. It is the largest single-brand restaurant chain and the largest restaurant operator in the world.	subway.com
102	Charity and Love	Charity and Love is a non-profit organization that promotes self-sufficiency. They provide essential services by supporting many economically disadvantaged individuals and families through awareness of available resources. It was established in 2005 and has helped thousands of people with life related solutions.	charityandloveinc.com
106	Clarcna Preschool Inc	Clarcna Preschool is a local preschool.	-
201	Triple K&S Jamerican Dream	Local tenant.	-
202	Kims Coin Laundry	Kims Coin Laundry is a local laundromat.	-
203	African Hair Braiding	African Hair Braiding is a local hair braiding salon.	african-hair-braiding-by-tarik.business.site
205	African Hair Braiding	See above	-
206	Capital Tax	Capital Tax is a local tax services company.	-
207	Bombshell Bliss Skincare	Bombshell Bliss Skincare is a local skincare, waxing and hair removal salon.	bblissskincare.com
208	TY Nails	TY Nails is a local nail salon.	-
209	Chinese Delight	Chinese Delight is a local Chinese restaurant which provides high-quality options including spring rolls, wings, ragoon, dumplings, seafood and much more.	chinesedelightorlando.com
210	 National	Dollar General (NYSE: DG) is a convenience store founded in 1939 and headquartered in Goodlettsville, TN with over 15,000 locations in 44 states. They deliver everyday low prices on a wide variety of recognizable brands like Proctor & Gamble, Coca-Cola, General Mills and more. Dollar General also offers products with their own private brands including DG Home, DG Health, Bobbie Brooks and more.	dollargeneral.com
301	Celebrations of Life Mortuary	Celebrations of Life is a local mortuary and cremation services company that provides families with memorable remembrance experiences.	celebrationsoflifejh.com
302	Haitian Church	Haitian Church is a local church.	-
401	Catholic Charities	Catholic Charities is a local ministry that provides services like food assistance, healthcare, housing, and refugee services.	cfcc.org
403	Plus Cafe	Plus Cafe is a local cafe.	-
404	Silver Star ANG	Local tenant.	-
406	DJ Darling Event Center	DJ Darling Event Center is a local event hosting center.	-

Site Plan



Property Highlights



ADDRESS

4300 CLARCONA OCOEE RD.
ORLANDO, FL 32808



YEAR BUILT / RENOVATED

1990



SITE AREA

5.88 ACRES



TOTAL GLA

42,406 SF



OCCUPANCY

100%



PARKING

62 SPACES
1.48/1,000 RATIO

Property Description



ACCESSIBILITY

The Property has two (2) points of ingress/egress along Clarcona Ocoee Road and two (2) points of ingress/egress along N Orange Blossom Trl.

SIGNAGE

There is one (1) large pylon sign along N Orange Blossom Trl.

FLOOD ZONE

FEMA Flood Zone "X", Area of Minimal Flood Hazard

ZONING

1105-Retail Multitenant

TRAFFIC COUNTS

Clarcona Ocoee Rd: 26,000± AADT; N Orange Blossom Trl: 27,000± AADT

PROPERTY OVERVIEW
Property Photos







FINANCIAL

Analysis

FINANCIAL ANALYSIS

Assumptions

MARKET LEASING ASSUMPTIONS

	Anchor	Large Inline	Inline
Renewal Probability	90%	90%	90%
Months Vacant	6	6	6
Market Rent	\$10.00	\$15.00	\$25.00
Rent Changes	3.0% Annual	3.0% Annual	3.0% Annual
Term (Years)	10	10	10
Reimbursements	NNN	NNN	NNN

TENANT IMPROVEMENTS

New	\$10.00	\$15.00	\$15.00
Renewal	\$0.00	\$0.00	\$0.00

LEASING COMMISSIONS

New	6%	6%	6%
Renewal	0%	0%	0%

Expense	P&L Budget	Analysis Year 1 Budget	P/SF	Based On
Electric	\$5,647			
Taxes	\$87,452			
Cleaning	\$9,231			
Landscaping	\$7,250			
Fire Safety	\$1,885			
Repairs	\$12,500			
Insurance	\$55,942			
Property Management	\$27,798	4% of EGI		
Total Expenses	\$207,705			

BASED ON CURRENT, IN-PLACE OCCUPANCY

Base Rent	\$692,966	
Reimbursements	\$38,553	
Potential Gross Income	\$731,519	
General Vacancy Year 1	5.00%	(\$36,576)
Effective Gross Income		\$694,943
OPERATING EXPENSES		
Total Operating Expenses	\$207,705	
Renewal	\$0.00	
NOI	FEB-25	\$487,238

RECOMMENDED LIST PRICE

NOI	FEB-25	\$487,238
Cap Rate		7.60%
Price		\$6,411,026
Price/SF		\$151

RANGE OF VALUE

	LOW	HIGH
Cap Rate	9.00%	7.60%
Price	\$5,413,756	\$6,411,026
Price/SF	\$128	\$151

TOTAL VALUE ADD POTENTIAL **\$3,000,000.00**

FINANCIAL ANALYSIS

Below Market Rent

TENANT	SF	START DATE	EXP. W/O OPTIONS	IN-PLACE BASE RENT/SF	MARKET BASE RENT/SF	BASE RENT PSF BELOW MARKET	ANNUAL BASE RENT BELOW MARKET	% BELOW MARKET
Subway	1,500	Jan-19	Dec-28	\$23.19	\$25.00	\$1.81	\$2,715.00	7%
Charity and Love	2,557	Jul-20	Jun-26	\$13.11	\$25.00	\$11.89	\$30,402.73	48%
Triple K&S Jamerican Dream	1,050	Nov-20	Oct-25	\$15.11	\$25.00	\$9.89	\$10,384.50	40%
Kims Coin Laundry	2,625	Mar-12	Feb-27	\$15.90	\$25.00	\$9.10	\$23,887.50	36%
African Hair Braiding	1,400	Oct-20	Sep-25	\$14.58	\$25.00	\$10.42	\$14,588.00	42%
African Hair Braiding	1,050	Jan-21	Dec-25	\$13.26	\$25.00	\$11.74	\$12,327.00	47%
Capital Tax	1,050	Mar-21	Feb-24	\$13.88	\$25.00	\$11.12	\$11,676.00	44%
Bombshell Bliss Skincare	1,400	Aug-23	Jul-25	\$21.43	\$25.00	\$3.57	\$4,998.00	14%
TY Nails	1,050	Mar-18	Feb-25	\$15.07	\$25.00	\$9.93	\$10,426.50	40%
Chinese Delight	1,050	Jan-20	Dec-24	\$18.00	\$25.00	\$7.00	\$7,350.00	28%
Dollar General	6,674	Oct-24	Sep-29	\$9.63	\$11.00	\$1.37	\$9,143.38	14%
Celebrations of Life Mortuary	2,500	Jan-21	Dec-23	\$13.79	\$25.00	\$11.21	\$28,025.00	45%
Haitian Church	2,500	Aug-19	Jul-25	\$12.49	\$25.00	\$12.51	\$31,275.00	50%
Catholic Charities	2,800	Sep-19	Nov-24	\$9.00	\$25.00	\$16.00	\$44,800.00	64%
Plus Cafe	1,200	Oct-19	Sep-24	\$14.50	\$25.00	\$10.50	\$12,600.00	42%
Silver Star ANG	4,000	Dec-20	Nov-27	\$13.79	\$15.00	\$1.21	\$4,840.00	8%
DJ Darling Event Center	4,000	Oct'21	Sep-26	\$13.01	\$15.00	\$1.99	\$7,960.00	13%
TOTALS/AVERAGES						\$8.31		34%

Rent Roll

ID #	Building	Tenant Name	Tenant Type	Suite ID	Area (SF)	Rent Commencement Date (RCD)	Lease Expiration Date (LED)
1	Clarcona Shopping Center	Subway Real Estate Corp. successor-in-interest to Subway Restaurants, Inc. and Subway South, Inc. d/b/a Subway (Main Lease - Sublease abstracted below)	Retail	100	1,500	01/01/2019 (7th Am., 1/\$1)	12/31/2028 (7th Am., 1/\$1)
2	Clarcona Shopping Center	Charity and Love, Inc.	Retail	102	2,557	07/01/2023 (Lease Option Exercise, 1/\$4)	06/30/2026 (Lease Option Exercise, 1/\$4)
3	Clarcona Shopping Center	Clarcona Preschool, Inc. d/b/a Child and Day Care	Retail	106	4,000	The earlier of 11/01/2020 (Lease, Summary Of Key Terms And Definitions, 1/\$Commencement Date)	10/31/2025 (Lease, Summary Of Key Terms And Definitions, 1/\$Expiration Date)
4	Clarcona Shopping Center	Jean Renon Rosalva and Marie Joseline Saint Germain	Retail	201	Lease is silent	07/01/2024 (Lease, Summary Of Key Terms And Definitions, 1/\$Commencement Date)	06/30/2029 (Lease, Summary Of Key Terms And Definitions, 1/\$Expiration Date)
5	Clarcona Shopping Center	Kim's Coin Laundry LLC	Retail	202	Lease is missing	03/01/2022 (Lease Option Exercise, 1/\$4)	02/28/2027 (Lease Option Exercise, 1/\$4)
6	Clarcona Shopping Center	African Hair Braiding and Beauty Supply	Retail	203	1,400	10/01/2020 (Lease, SKTD, 1/\$Commencement Date)	09/30/2025 (Lease, SKTD, 1/\$Expiration Date)
7	Clarcona Shopping Center	African Hair Braiding and Beauty Supply	Retail	205	1,050	01/01/2021 (Lease, SKTD, 1/\$Commencement Date)	12/31/2025 (Lease, SKTD, 1/\$Expiration Date)
8	Clarcona Shopping Center	Capital Tax, LLC	Retail	206	1,050	02/01/2024 (Lease, SKTD, 1/\$Commencement Date)	01/31/2027 (Lease, SKTD, 1/\$Expiration Date)
9	Clarcona Shopping Center	Come One Come All Christian Ministries Inc d/b/a Come One Come All Christian Ministries	Office	207	1,400	02/01/2024 (Lease, SKTD, 1/\$Commencement Date)	01/31/2027 (Lease, SKTD, 1/\$Expiration Date)
10	Clarcona Shopping Center	MD Nails	Retail	208	1,050	03/01/2025 (Lease Renewal, 1/\$4)	02/28/2035 (Lease Renewal, 1/\$4)

Rent Roll

ID #	Building	Tenant Name	Tenant Type	Suite ID	Area (SF)	Rent Commencement Date (RCD)	Lease Expiration Date (LED)
11	Clarcona Shopping Center	Chinese Delight of CJ d/b/a Chinese Delight	Retail	209	1,050	01/01/2025 (Lease Renewal, 1/\$4)	12/31/2029 (Lease Renewal, 1/\$4)
12	Clarcona Shopping Center	Dolgencorp, LLC	Retail	210	6,674	10/01/2024 (Lease Modification Agreement #5, 1/\$1)	09/30/2029 (Lease Modification Agreement #5, 1/\$1)
13	Clarcona Shopping Center	Harrison Myles Funeral	N/A	N/A	N/A	N/A	N/A
14	Clarcona Shopping Center	Come One Come All Christian Ministries Inc d/b/a Casa De Amor & Verdad Christian Church Inc.	Office	302	2,500	07/01/2024 (Lease, SKTD, 1/\$Commencement Date)	06/30/2027 (Lease, SKTD, 1/\$Expiration Date)
15	Clarcona Shopping Center	Miguel Rodriguez	Office	401	Lease is silent	01/01/2025 (Lease, SKTD, 1/\$Commencement Date)	12/31/2027 (Lease, SKTD, 1/\$Expiration Date)
16	Clarcona Shopping Center	Plus Cafe LLC	Retail	403	1,200	10/01/2022 (Lease Renewal, SKTD, 1/\$4)	09/30/2025 (Lease Renewal, SKTD, 1/\$4)
17	Clarcona Shopping Center	Silver Star ANG	Office	404/405	4,000	12/01/2020 (Lease, SKTD, 1/\$Commencement Date)	11/30/2027 (Lease, SKTD, 1/\$Expiration Date)
18	Clarcona Shopping Center	DJ Darling Event Center, LLC	Retail	407	4,000	10/01/2021 (Lease, SKTD, 1/\$Commencement Date)	09/30/2026 (Lease, SKTD, 1/\$Expiration Date)



ORANGE BLOSSOM TRAIL 27,000 AADT

SUBWAY

DOLLAR GENERAL

CIRCLE K

save a lot

dd's DISCOUNTS



TRADE AREA

Overview



Trade Area

Clarcona Crossings is located within the thriving **West Colonial submarket**. This area benefits from strategic access to major highways such as **Interstate 4, Interstate 408, and Florida’s Turnpike**, enhancing visibility and accessibility for both residents and visitors.

The submarket covers a broad region, extending from the west side of **I-4** in downtown Orlando, following the northern side of Interstate 408 and Florida’s Turnpike west toward **Winter Garden**. It includes neighborhoods like **College Park**, an affluent area known for its early 20th-century cottages, green spaces, and lakes such as **Lake Ivanhoe**. Moving west, the city of **Ocoee**. At the far western end, **Winter Garden** offers a revitalized downtown, drawing locals and tourists with a mix of small-town charm and trendy businesses.

As of **Q1 2025**, the **West Colonial retail submarket** has a total inventory of **12.6 million SF** with a **vacancy rate of 4.2%**, below the five-year average of **5.0%** and the 10-year average of **5.9%**. The area has seen **29,000 SF** of new deliveries over the past year, with **230,000 SF** of retail space currently under construction—well above the 10-year average of **130,000 SF**.

The submarket’s availability rate is **5.2%**, with approximately **670,000 SF** of space listed as available. Retail subtypes show varied vacancy rates.

Market rents in West Colonial average **\$24.00/SF**, with a year-over-year growth of **2.8%**, compared to 3.1% across Orlando overall. Rent growth by property type includes:

Nearby retail hubs include **Lake Olympia Square** (87,566 SF), anchored by tenants such as **Dollar Tree** and **Subway**, and **Park Promenade Shopping Center** (128,848 SF), home to **Dollar General, Subway, H&R Block, and Verizon**.

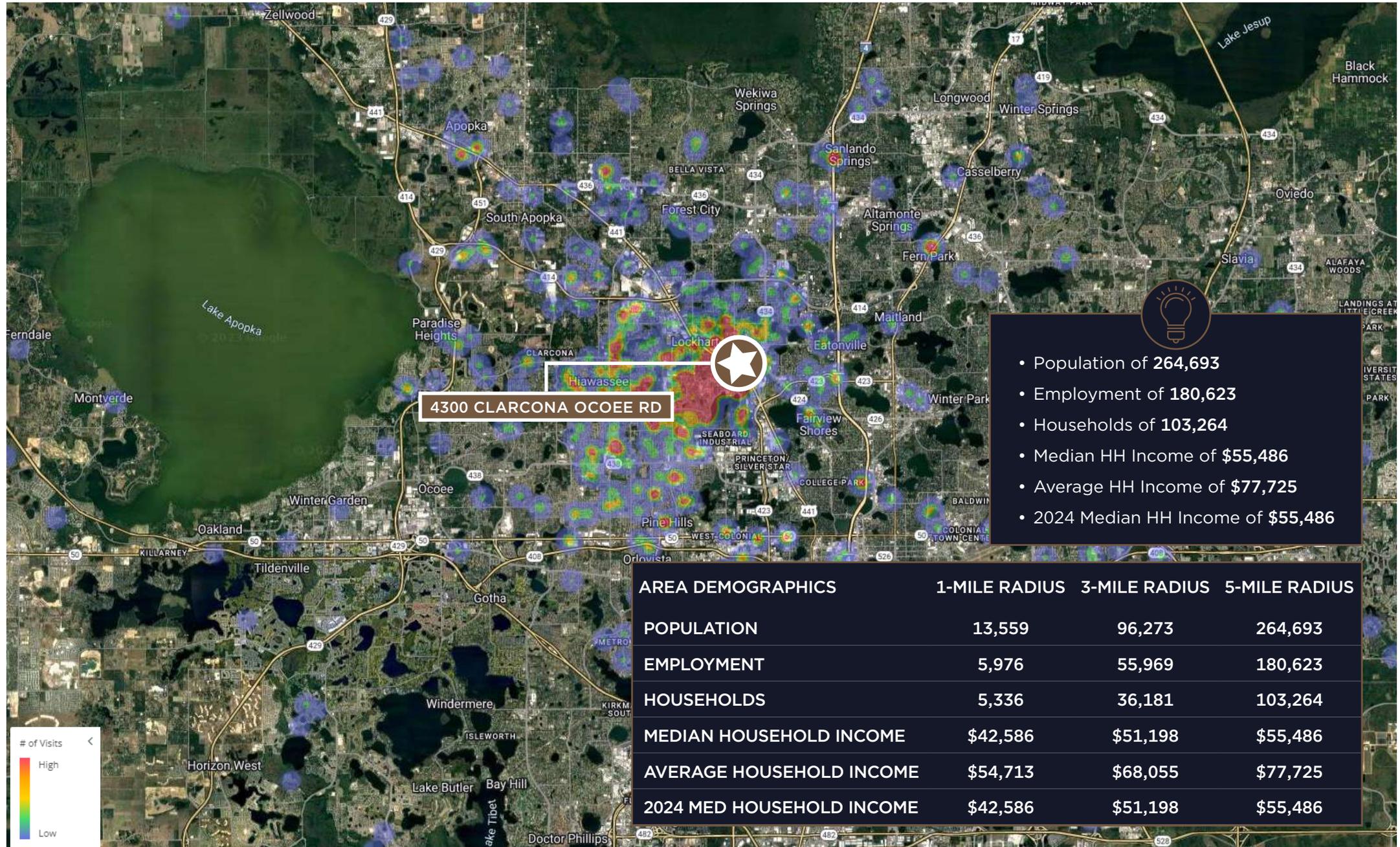
Clarcona Crossings is well-positioned to benefit from the area’s continued growth, offering strong market fundamentals, high visibility, and excellent connectivity within a vibrant retail corridor.

RETAIL TRENDS

	Orlando MSA	W Colonial Submarket
TOTAL INVENTORY (SF)	160,000,000	12,600,000
OCCUPANCY (%)	96.76%	95.8%
RENTAL RATES (\$/SF)	\$29.77	\$24.42
NEW DEVELOPMENT (SF) Under Construction	1,500,000	230,000

Source: CoStar

Aerial Heat Map



4300 CLARCONA OCOEE RD

- Population of **264,693**
- Employment of **180,623**
- Households of **103,264**
- Median HH Income of **\$55,486**
- Average HH Income of **\$77,725**
- 2024 Median HH Income of **\$55,486**

AREA DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	13,559	96,273	264,693
EMPLOYMENT	5,976	55,969	180,623
HOUSEHOLDS	5,336	36,181	103,264
MEDIAN HOUSEHOLD INCOME	\$42,586	\$51,198	\$55,486
AVERAGE HOUSEHOLD INCOME	\$54,713	\$68,055	\$77,725
2024 MED HOUSEHOLD INCOME	\$42,586	\$51,198	\$55,486

Local Area Overview



The Orlando MSA extends over 4,012 square miles and consists of four counties: Orange County, Seminole County, Lake County and Osceola County. An extensive highway network weaves the four counties together. The Atlantic Ocean is approximately a one-hour drive away and the Gulf of Mexico is approximately a two-hour drive. Orlando International Airport, Orlando Sanford International Airport and Port Canaveral offer global export and import opportunities for businesses involved in international trade. Proximity to local, regional, national and global markets has helped central Florida become one of the world's most exciting and dynamic business environments.

POPULATION

The Orlando-Kissimmee-Sanford MSA grew by annual rate of 2.4% between 2010 to 2020 from 2,134,411 to 2,638,858 residents in 2020. The population is expected to continue increasing by an annual rate of 2% to 2,908,242 by 2025. The Metro Orlando MSA was the third fastest growing metropolitan area in the United States from 2010 to 2019. Positive net migration is projected to continue due to Florida's favorable tax environment and residential relocations from other major cities, such as New York and Chicago.

ECONOMY

Orlando continues to be a hotbed of local and national investments with more than \$15 billion of infrastructure work underway. This includes several projects, such as: improvements to Central Florida's major thoroughfare, Interstate 4; creation of the Wekiva Parkway, which will complete Orlando's massive beltway system; a 30-mile expansion to SunRail, Orlando's new commuter rail system that will connect Volusia and Osceola County; the creation of Brightline, opening by late 2021 or early 2022, that will connect Orlando and Miami; expansion of the Orlando International Airport, which saw more than 47 million annual passengers during a rolling 12-month period ending November 2018; a \$650 million expansion at Port Canaveral and more. The City of Orlando is also investing nearly \$1 billion in "quality of life" venues, spanning across several projects including the Dr. Phillips Center for the Performing Arts, Camping World Stadium, Orlando City Soccer Stadium, and parks/open spaces.

Orlando's economy is well diversified and consists of several industries ranging from professional/business services, education and health services, retail trade, and leisure/hospitality, which is what Orlando is known best for with a record breaking 126.98 million visitors in 2019.

EMPLOYMENT

Orlando continues to lead the nation in job growth for the fifth year in a row. CareerSource Central Florida ranked Orlando #1 in job growth with 60,800 jobs created year-over-year from November 2018, ahead of both Miami and Tampa. Orlando is one of the few metros where total employment almost always outpaces the U.S.

Employment growth is forecasted to average 2.5% each year, the second highest in Florida.

TOURISM

Orlando boasts major world attractions such as Walt Disney World, Universal Studios, Sea World, I-Drive and many more. Orlando is the #1 destination in the U.S., setting overall visitor records each of the last four years. Visit Florida, the state's official tourism marketing corporation, announced in February 2019 that 126.1 million out-of-state visitors came to Florida in 2018. In 2019, Florida attracted a record 131.4 million travelers, making it the ninth consecutive year of increased tourism numbers. That's the eighth consecutive record year for Florida tourism, exceeding the 118.8 million visitors in 2018 by 6.2%.

Orlando MSA Statistics



MEDIAN INCOME
\$58,968



POPULATION GROWTH
1.62%
5-YEAR 2023-2028



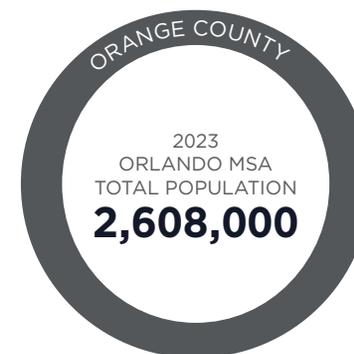
OWNER OCCUPIED HOUSING
64.2%



LABOR FORCE
1,497,100



POPULATION AGE 25-34
8.4%



TOURISM IMPACT



74 MILLION
ANNUAL VISITORS



32
HOTELS AND RESORTS AT DISNEY WORLD



\$87.6 Billion
TOURISM IMPACT ON ECONOMY



100+
HOTELS



MEDICAL PRESENCE



MORE THAN **20**
HOSPITALS AND ERs
AROUND ORLANDO

SEES MORE THAN
3.4 MILLION
PATIENTS ANNUALLY

Local Draws

Disney World Theme Parks and Resorts

Universal Studios

International Drive Premium Outlets

Orlando Magic NBA Team



BUSINESS-FRIENDLY ENVIRONMENT



FAVORABLE TAX STRUCTURES



INFRASTRUCTURE & ACCESS



ROBUST WORKFORCE TALENT & PIPELINE

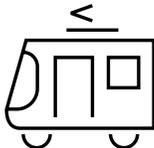
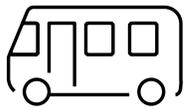
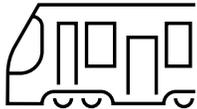


LARGE DAYTIME POPULATION



QUALITY OF LIFE / DIVERSE COMMUNITIES

Central Florida Transit System



SUNRAIL TRANSIT SYSTEM

Due to its central location in Florida, Orlando is a major hub for cargo transportation and logistics. There is a large network of cargo rail lines that operate under CSX Transportation (CSXT) and Florida Central Railroad (FCEN). Orlando’s first commuter rail transit system, SunRail is a \$615 million investment that stretches 31 miles from Debary, the north end of the Orlando region, to south Orange County. The Lake Mary station is located near the intersection of Lake Mary Boulevard and Country Club Road. The second phase, which will extend the line further north to Volusia County and south into Osceola County, will include five more stations that cover an additional 30 miles.

CENTRAL FLORIDA ROADWAYS

Central Florida is connected by a vast network of highways and toll roads. Running on the left side of the Lake Mary MSA is I-4 which stretches coast to coast from Daytona Beach in the East to Tampa in the West. Arguably Central Florida’s most important transportation artery, I-4 is currently undergoing a 21-mile, \$2.3 billion widening and reconstruction project. Among other major highways are S.R. 528, S.R 408, The Florida Turnpike, S.R 417 and S.R. 429. Currently undergoing a \$1.6 billion construction project, the Wekiva Parkway will connect S.R 429 with S.R. 417 which will complete the beltway around the entire Orlando MSA.

MCO & SFB INTERNATIONAL AIRPORTS

Central Florida has two major international airports including Orlando International Airport (MCO) and Orlando Sanford International Airport (SFB). With passenger traffic continuing to reach record levels, currently at nearly 44.6 million annually, Orlando International Airport is undergoing a \$3 billion expansion and improvement project. MCO encompasses almost 15,000 acres making it the 3rd largest airport in the U.S. in terms of land mass. Based on 2017 traffic, it is now the busiest airport in Florida and 14th busiest in the U.S. In addition to these two major airports, Orlando also has four general aviation airports including the Orlando Executive Airport, Kissimmee Gateway Airport, Leesburg International Airport, and the Mid-Florida Airport.

BRIGHTLINE EXPRESS

Brightline is an express, inter-city rail system that was developed and initially operated by All Aboard Florida, a subsidiary of Florida East Coast Industries (FECI) and is now operated by Virgin Trains USA. Brightline is a \$2.2 billion investment which will use the existing Florida East Coast Railway corridor and build new track along State Road 528 between Cocoa and Orlando. Brightline is currently the United States’ only privately owned and operated intercity passenger railroad. Brightline’s service runs between Miami and West Palm Beach with a single intermediate stop at Fort Lauderdale. An extension from West Palm Beach to Orlando via Cocoa is planned to open in late 2021 or early 2022, and more extensions are planned.



CLARCONA CROSSING



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