

# Mixed-Use Redevelopment

## Next To UCF Main Entrance - Orlando



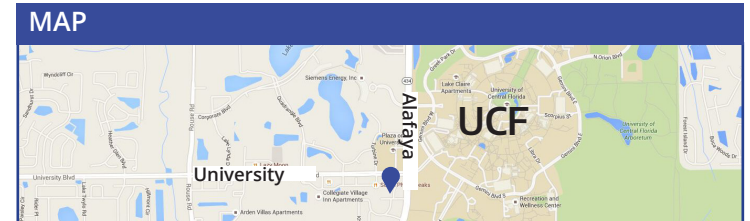
12100 COLLEGIATE WAY, ORLANDO, FL 32817

### PROPERTY FEATURES:

- Mixed-use project to include 153,000± SF of retail (inline, endcap, build to suit and shipping containers) available between 1,800 student housing beds
- Next to the main entrance of UCF and its 66,183 students & 12,386 faculty/staff
- Within one mile of existing 2,700,000 SF of office and 4,200 apartment units
- On the UCF shuttle route
- Target Delivery Date: First Quarter 2021

2018 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	6,162	89,891	221,448
Average HH Income	\$32,916	\$67,948	\$73,368
Median Age	26.7	32.5	34.7
Daytime Population	33,105	53,306	86,290

TRAFFIC COUNT	
University Blvd.	51,344 AADT
Alafaya Trail	64,694 AADT



Contact us now for more information

**FOR LEASING:**  
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**FOR PARTNERSHIP OPPORTUNITIES:**  
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# Market Aerial







- Retail Center: Approximately 57,000± SF
- Ground Lease / Build to Suit: Approximately 22,000± SF
- Blue shaded areas denote one story retail spaces demisable to 1,140 SF
- Ten shipping containers denoted in multi-color shaded boxes along paseo, 320± SF each
- Project will be surrounded by multiple green space/park areas connected by a paseo with bike/skateboard lanes for accessibility
- Retail and paseo to be activated with ongoing programming, events and activities





# Retail Center Rendering



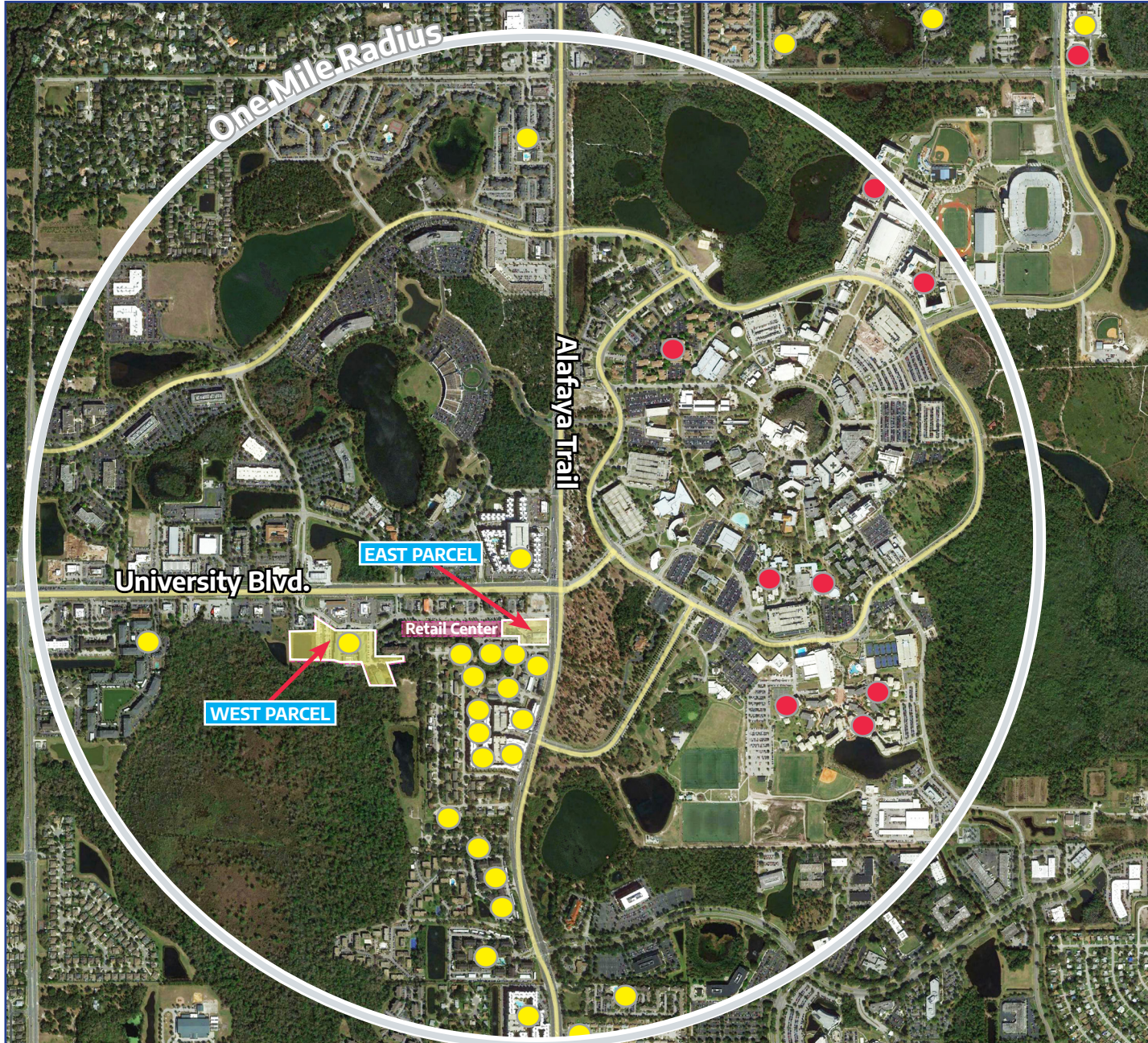


# Renderings





# Student Housing Market Aerial



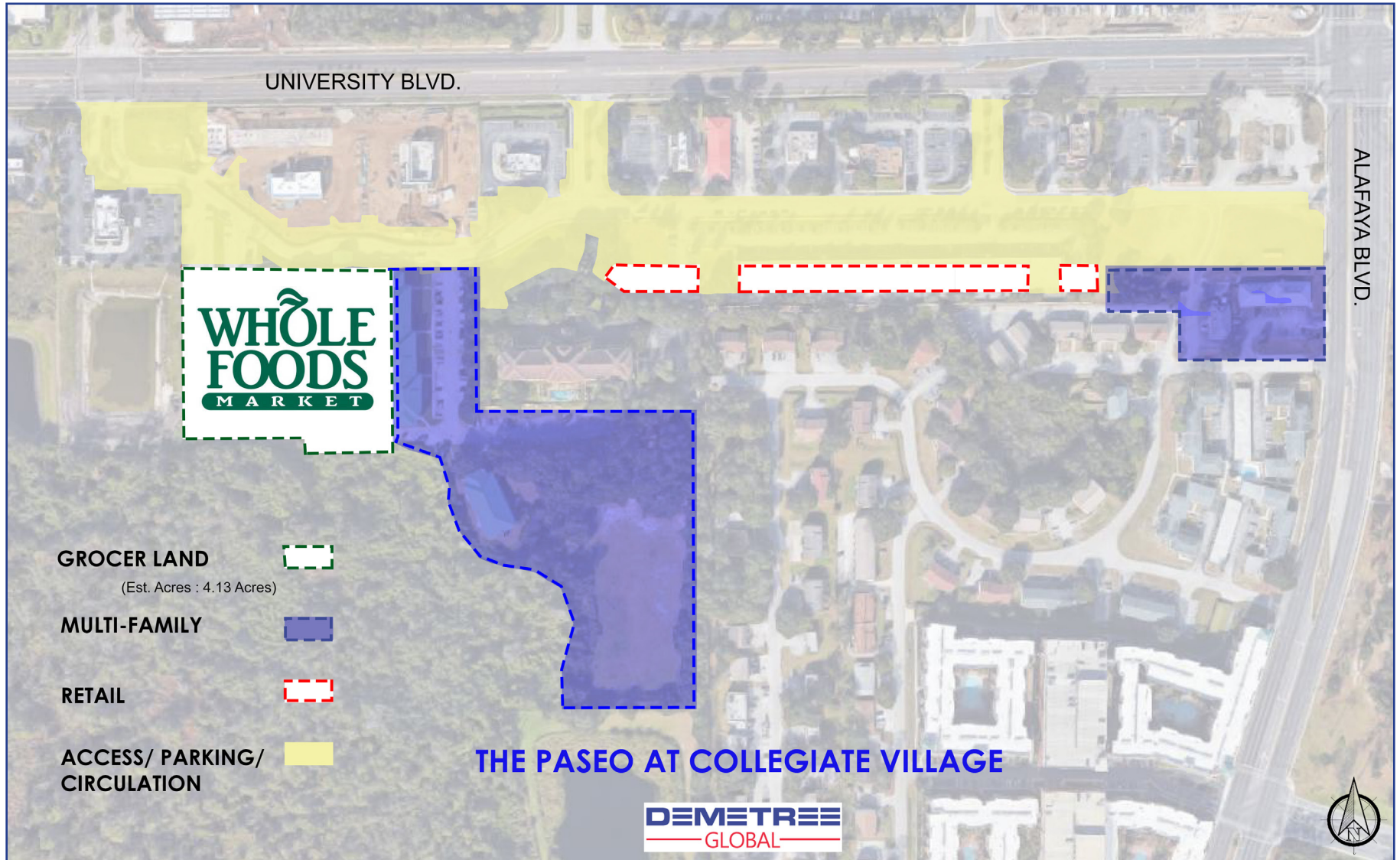
● UCF Campus Housing:  
11,640 Beds

● Off-Campus Housing:  
15,687 Beds



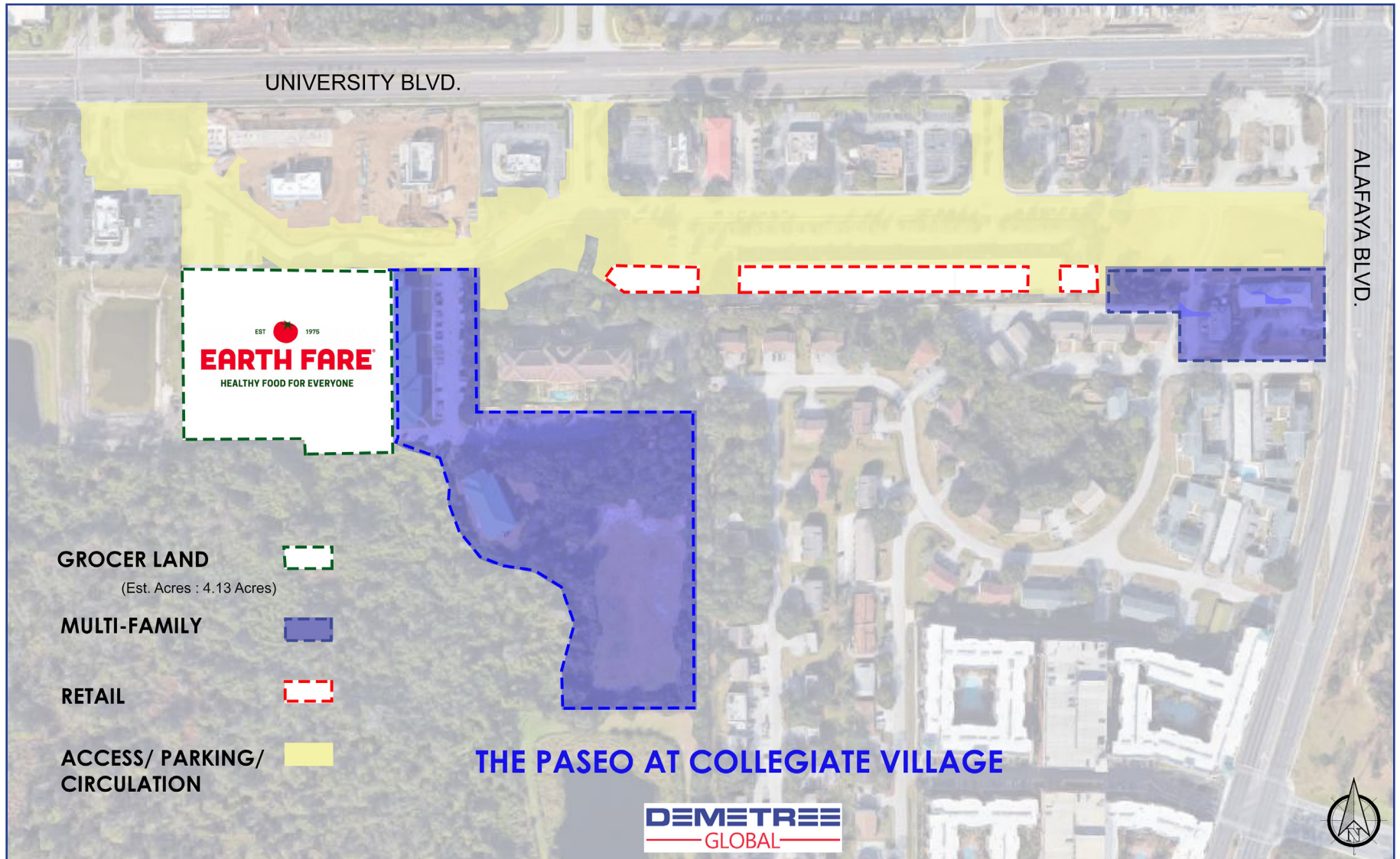


# Site Plan



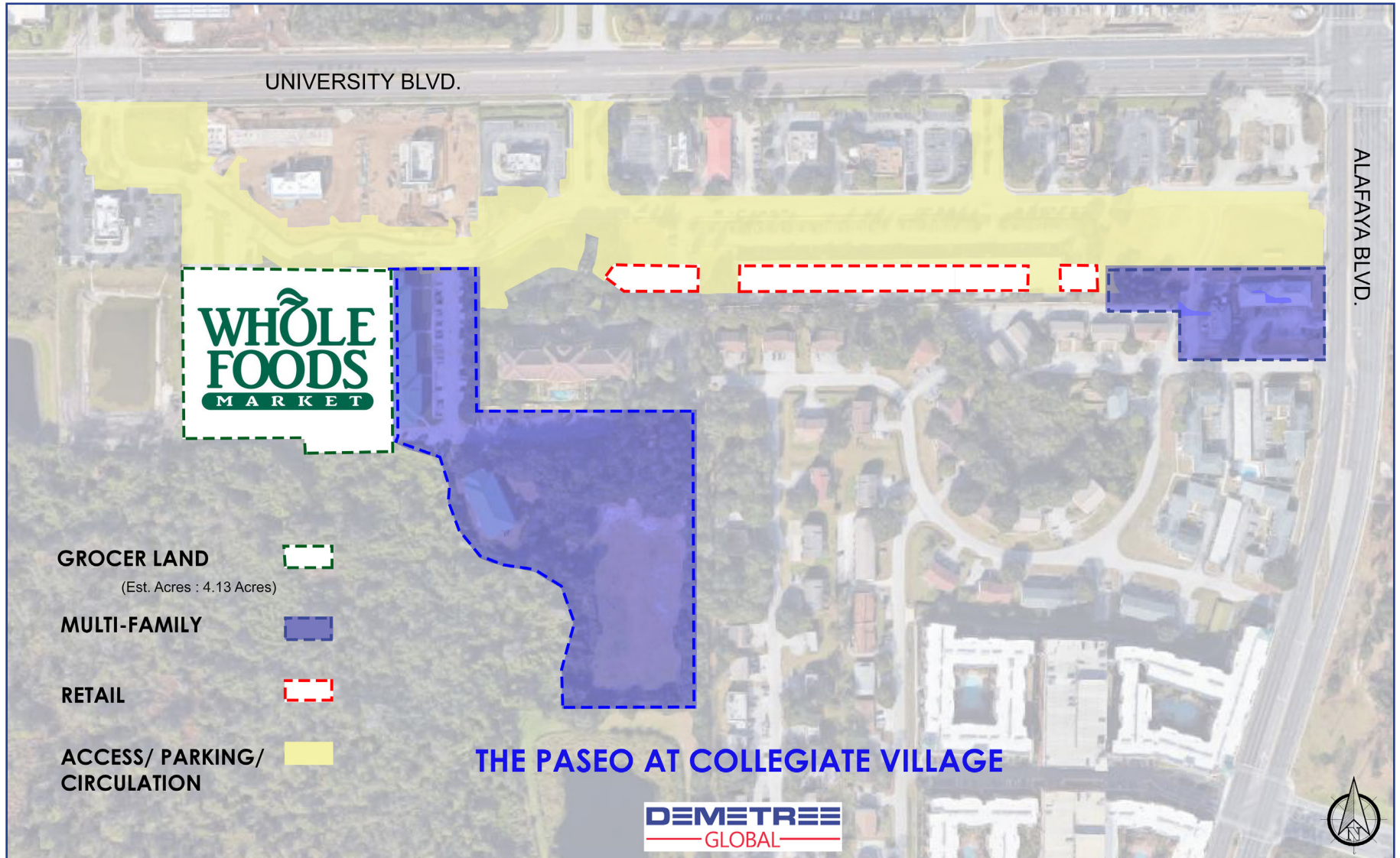


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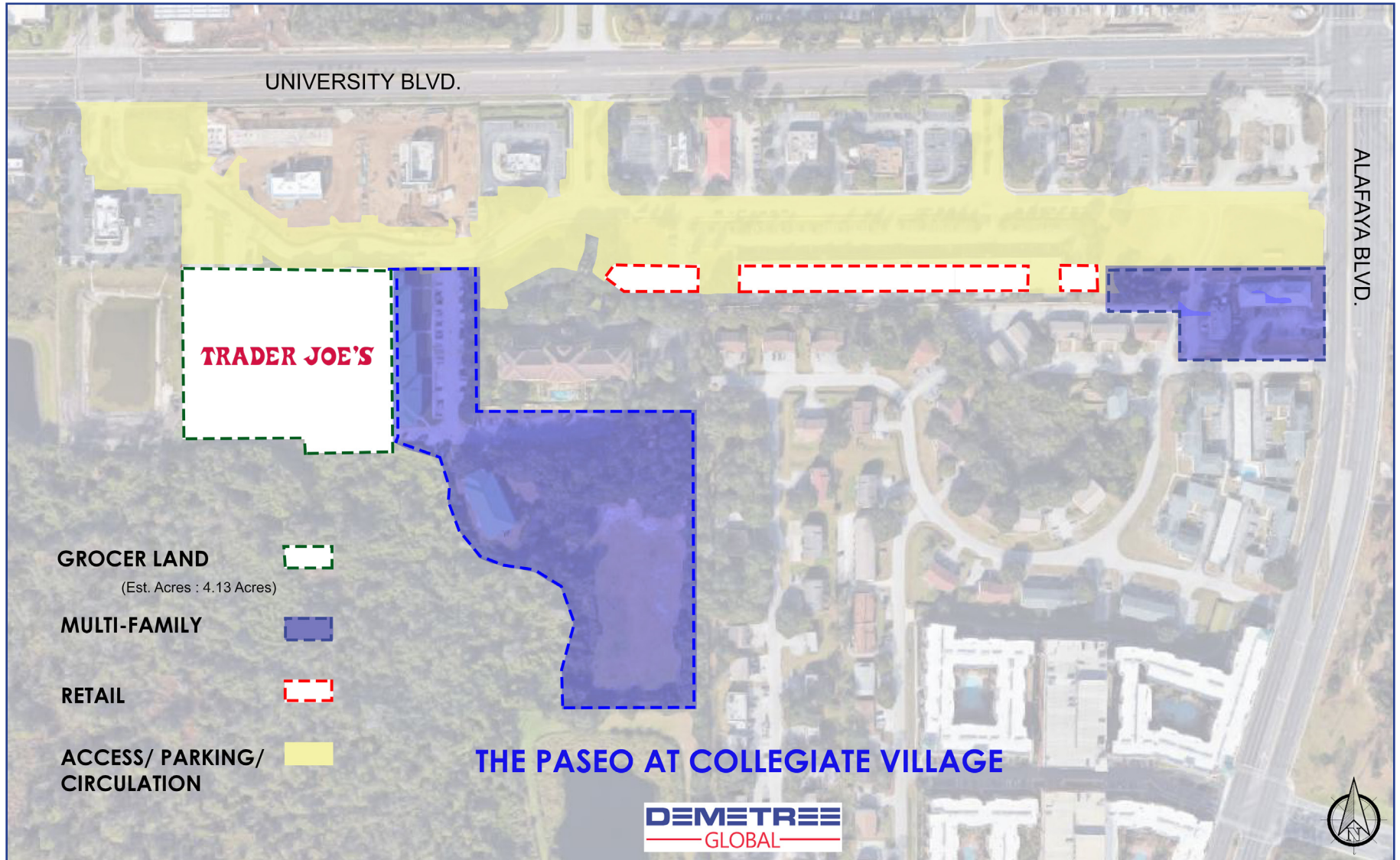


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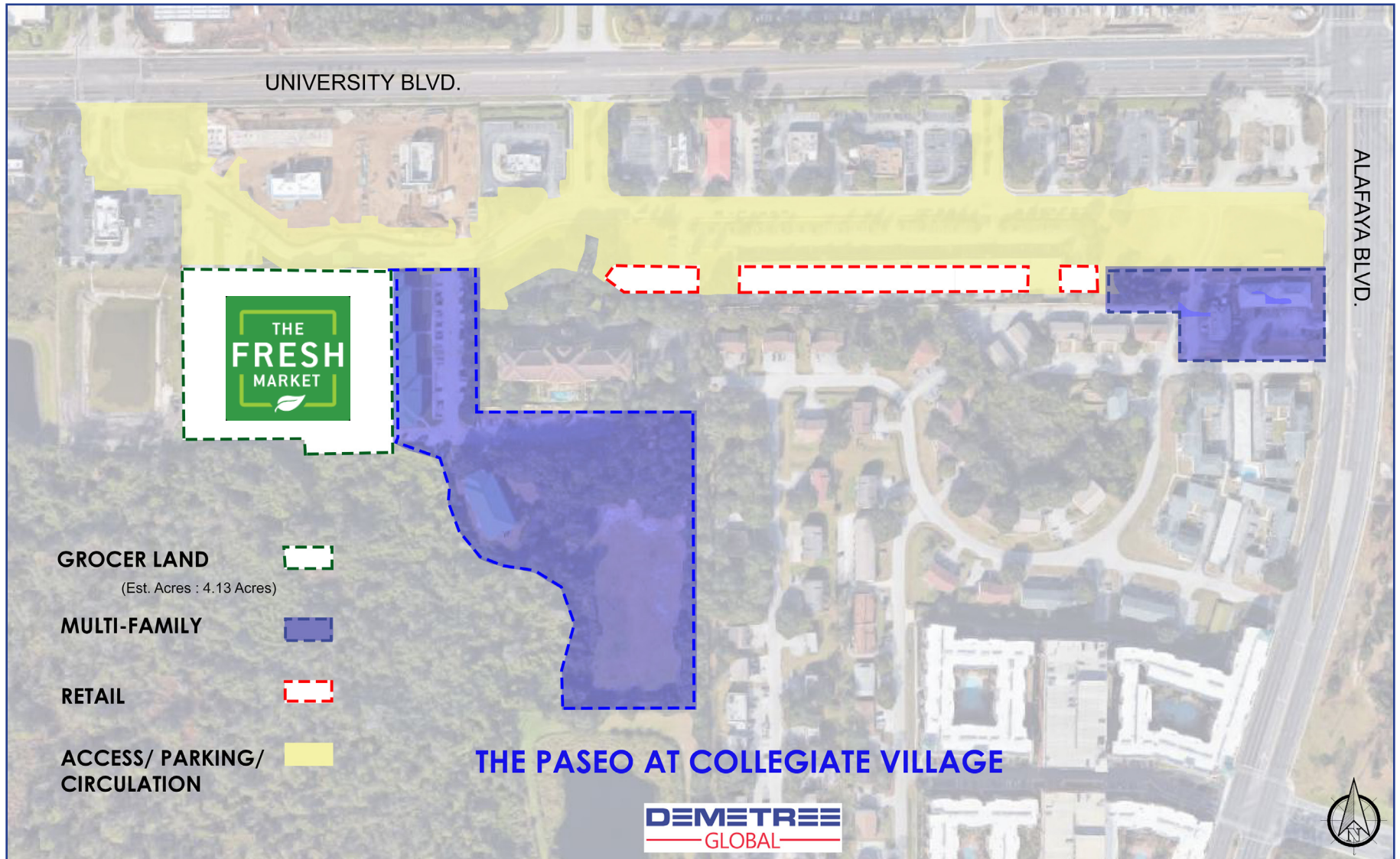


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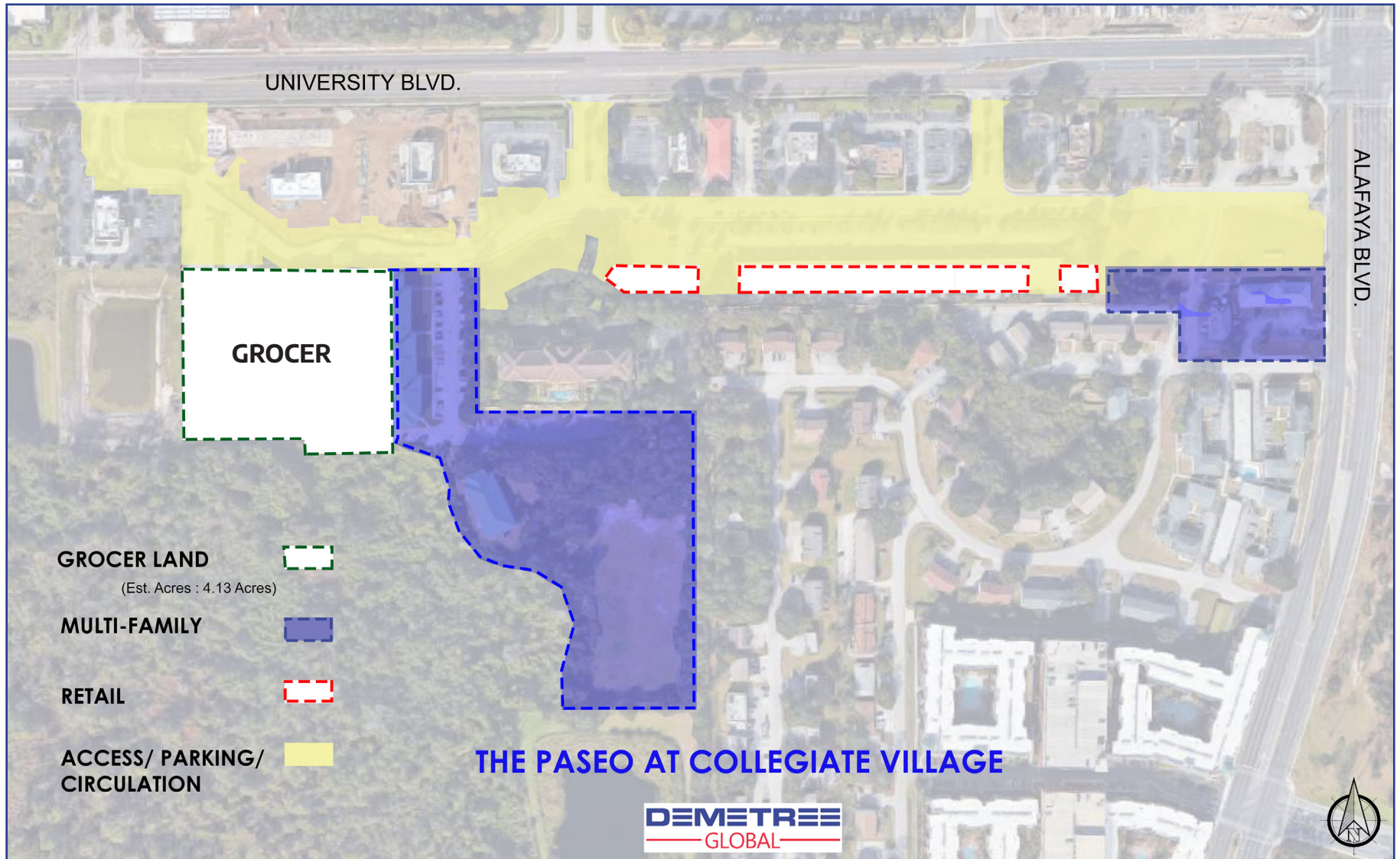


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