

RETAIL FOR LEASE | FOUR CORNERS — ORLANDO MSA

NE Corner of Hwy US 192 & Bali Blvd



HIGHLIGHTS

—AVAILABILITY:

1. Pad(s) for lease ranging from 0.5 acres to 2.4 acres.
2. Endcap & in-line space from 1,200 to 5,000 sq. ft.

—**ACCESS:** New traffic signal approved for U.S. 192 & Bali Blvd. Plus additional right-in/right-out on U.S. 192.

—**EXISTING IMPROVEMENTS:** Graded soil, full underground stormwater infrastructure and surface pond, water/sewer lines pulled into property, lift station, grease traps.

—**TRAFFIC:** Between 49,500 & 56,000 CPD on hwy U.S. 192, between major interchanges with U.S. 27 & S.R. 429

—**VISIBILITY:** 550 ft of frontage on major hwy U.S. 192

—**HIGH BARRIER TO ENTRY:** Few remaining developable parcels in booming, rapidly growing Four Corners market of Orlando MSA.

—**NEW HOMES & APTS:** Thousands of new homes & apts, mostly recent builds, within immediate vicinity, including hundreds more in permitting (see pg. 4).

TRAFFIC COUNTS

| Road | Cars Per Day (CPD) |
|----------------------|--------------------|
| US 192 (W of SR 429) | 49,500 to 56,000 |
| US 27 (S of US 192) | 57,000 |
| US 27 (N of US 192) | 43,500 |
| CR 545 (Avalon Rd) | 16,600 |

Source: FDOT, Orange and Osceola Counties

DEMOGRAPHICS

| Radius | 1 mi | 3 mi | 5 mi |
|---------------|----------|----------|----------|
| Population | 25,200 | 71,200 | 75,300 |
| Avg HH Income | \$83,700 | \$78,500 | \$78,600 |

Source: CREXI

AMEER DIAB

M: (407) 409-1998

diabameer@sundev.com

SUNDEV REALTY

O: (407) 352-0175

diab@sundev.com

PROPERTY AERIAL

Looking East

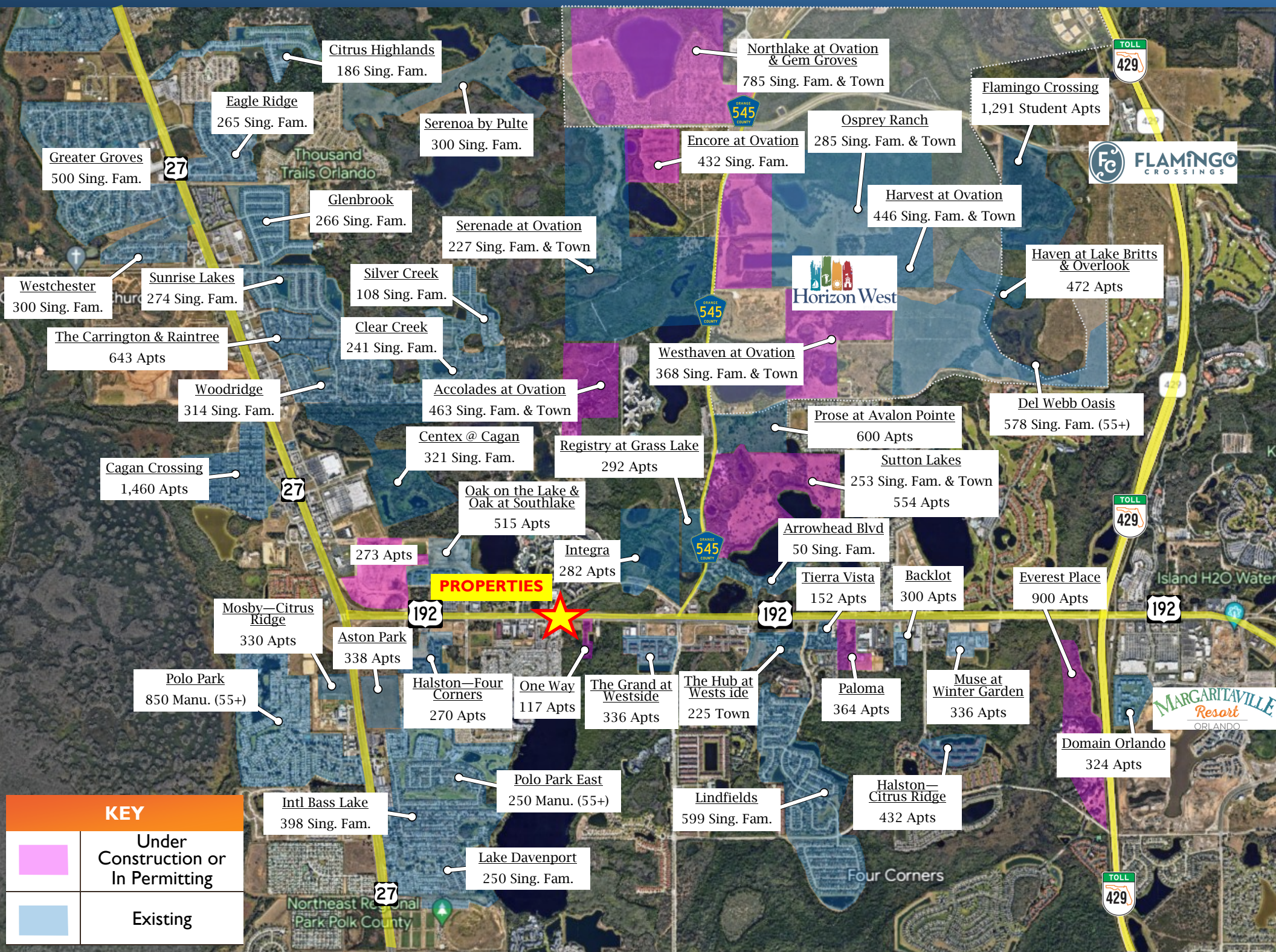


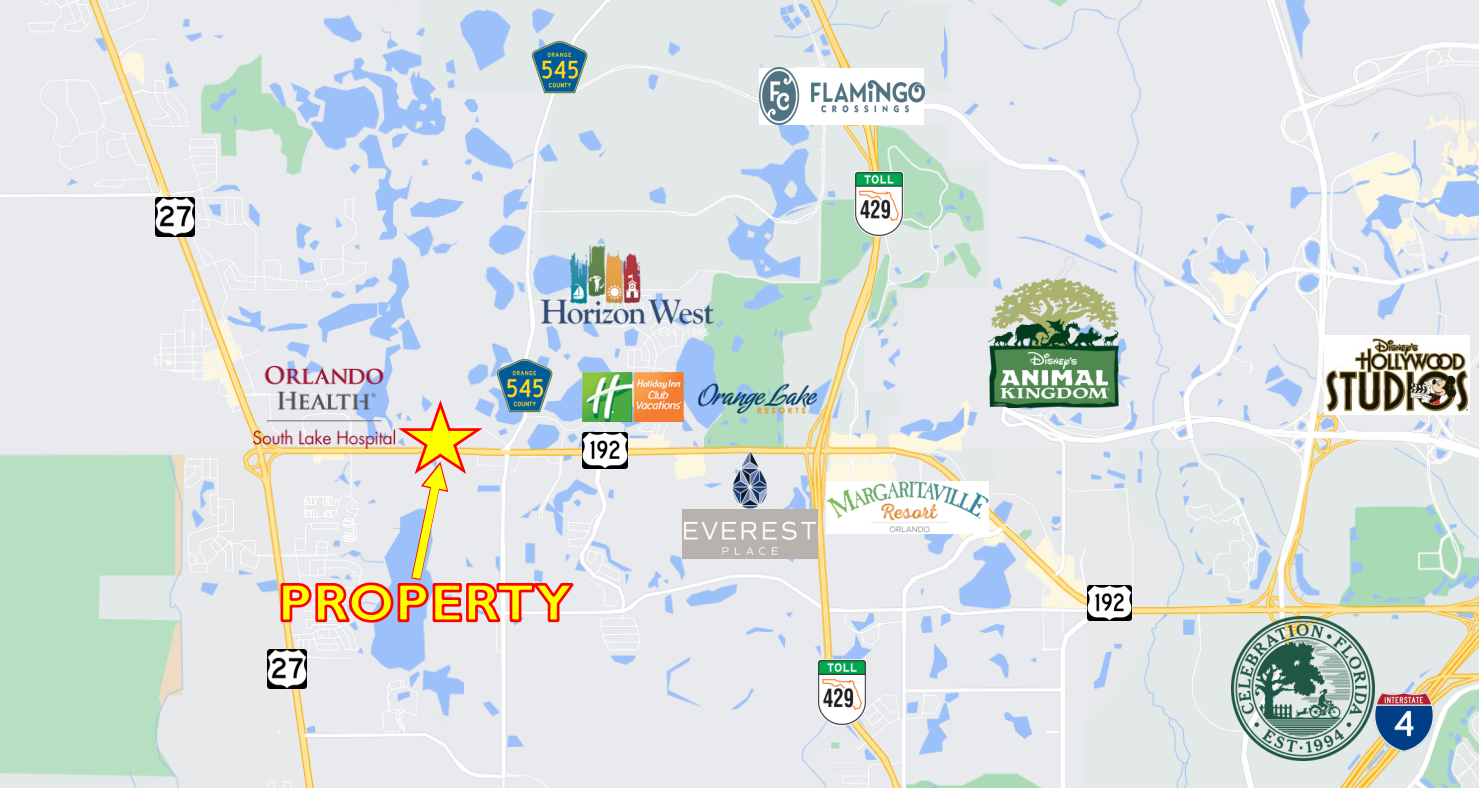
PROPERTY AERIAL

Looking West



RESIDENTIAL SNAPSHOT





Major Attractions in Close Proximity

Disney's Animal Kingdom: 7.5 MI

Disney's Epcot: 10.5 MI

Disney's Hollywood Studios: 9.5MI

Celebration Village: 10 MI

Margaritaville Orlando Resort: 3 MI

Margaritaville Orlando Resort, a massive retail and entertainment hub, is a short-drive from the property and the under-construction, \$1B-Everest Place community and attraction, future home of the Nickelodeon Hotel and the Corpus Museum of the Human Body, is only 2 mi away.

Tens of thousands of vacation rental homes, timeshare units, and hotel rooms surround the property, including Margaritaville Resort, Holiday Inn's Orange Lake, and the new Grove Resort & Water Park.

HIGH GROWTH MARKET

The Four Corners census-designated place had an estimated 56,000 residents in 2020, more than double the number from 2010.

The subject properties sit on the literal 'four corners' of Orange, Osceola, Polk and Lake counties, less than 1 mile east of the crucial US 27/US 192 interchange connecting the region with Clermont in the north and Davenport and Haines City in the south, while the major interchange with the north-south SR 429 is less than 3 mi to the east.

The property lies in a retail zone which additionally serves master-planned Horizon West, Orange County's fastest-growing community, only 1 mi north of the property. To accommodate the resulting surge of traffic on Avalon Rd (CR 545), 0.3 mi from property, Orange County is scheduled to widen the road to six lanes for the stretch between Hartzog Rd and U.S. 192 in 2025.

Significant Residential Boom

Within 3 mi of the subject properties are over 10,800, mostly new single-family and town homes, in place or under construction, with another 1,500 in permitting or planning. In the same radius are over 5,900 apt units, plus over 4,350 in permitting or planning. Residential growth appears to set to continue at the current rapid pace in both the Four Corners and Horizon West for the foreseeable future.