

BENT'S LANDING RETAIL CENTER

LAKE MARY, FL (ORLANDO MSA)



Orlando Health Multi-Specialty
On-Campus MOB



300 Units



193 Units



INTERSTATE-4
145,500 VPD

Future Medical
Office Building



SUBJECT
PROPERTY



100% LEASED MULTI-TENANT RETAIL INVESTMENT | RAPID GROWTH MEDICAL & RETAIL SUBMARKET

EXCLUSIVELY LISTED BY

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale, lease, and availability are subject to change or withdrawal without notice.



RYAN BENNETT, LEAD AGENT PRINCIPAL
760.448.2449
rbennett@lee-associates.com
License: 01826517

MATTHEW B. WEINBERGER
Lee & Associates | Central Florida
Local Market Expert
FL License: SL3327690

DREW OLSON, ASSOCIATE
760.448.1372
dolson@lee-associates.com
License: 02049653

JAKE NEUFELD, ASSOCIATE
760.448.2455
jneufeld@lee-associates.com
License: 02205115

EXCLUSIVELY LISTED BY
LEE & ASSOCIATES OF CENTRAL FLORIDA
Florida Broker’s License: BK3258565

Lee & Associates hereby advise all prospective purchasers of Net-Leased Investment property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Lee & Associates has not and will not verify any of this information, nor has Lee & Associates conducted any investigation regarding these matters. Lee & Associates makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of an investment property, it is the Buyer’s responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Lee & Associates expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of an investment property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer’s tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any investment property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer’s legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant’s past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant’s projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer’s legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and Rod Noles and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this investment property.

Confidentiality: Tenant requires that all terms and conditions of this Lease shall be held in confidence, except as necessary to obtain financing and potential buyers of the property. Accordingly, the information herein is given with the understanding that those receiving it shall similarly hold it in confidence.

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale, lease, and availability are subject to change or withdrawal without notice.



TABLE OF CONTENTS

INVESTMENT SUMMARY

Offering Summary	6
Property Summary	8
Investment Highlights	10
Rent Roll	12
NOI/Site Plan	14
Cash Flow Projection	16
Pricing Assumptions	18
Lease Summaries	20

AREA OVERVIEW

Subject Storefronts	23
Market Aerials	24
Property Photos	26
Adjacent Medical	30
Aerials	33

TENANT OVERVIEW

Demographics	45
Tenant Write-Ups	46

ORLANDO OVERVIEW

About Orlando	49
About Lake Mary	50

01

INVESTMENT SUMMARY



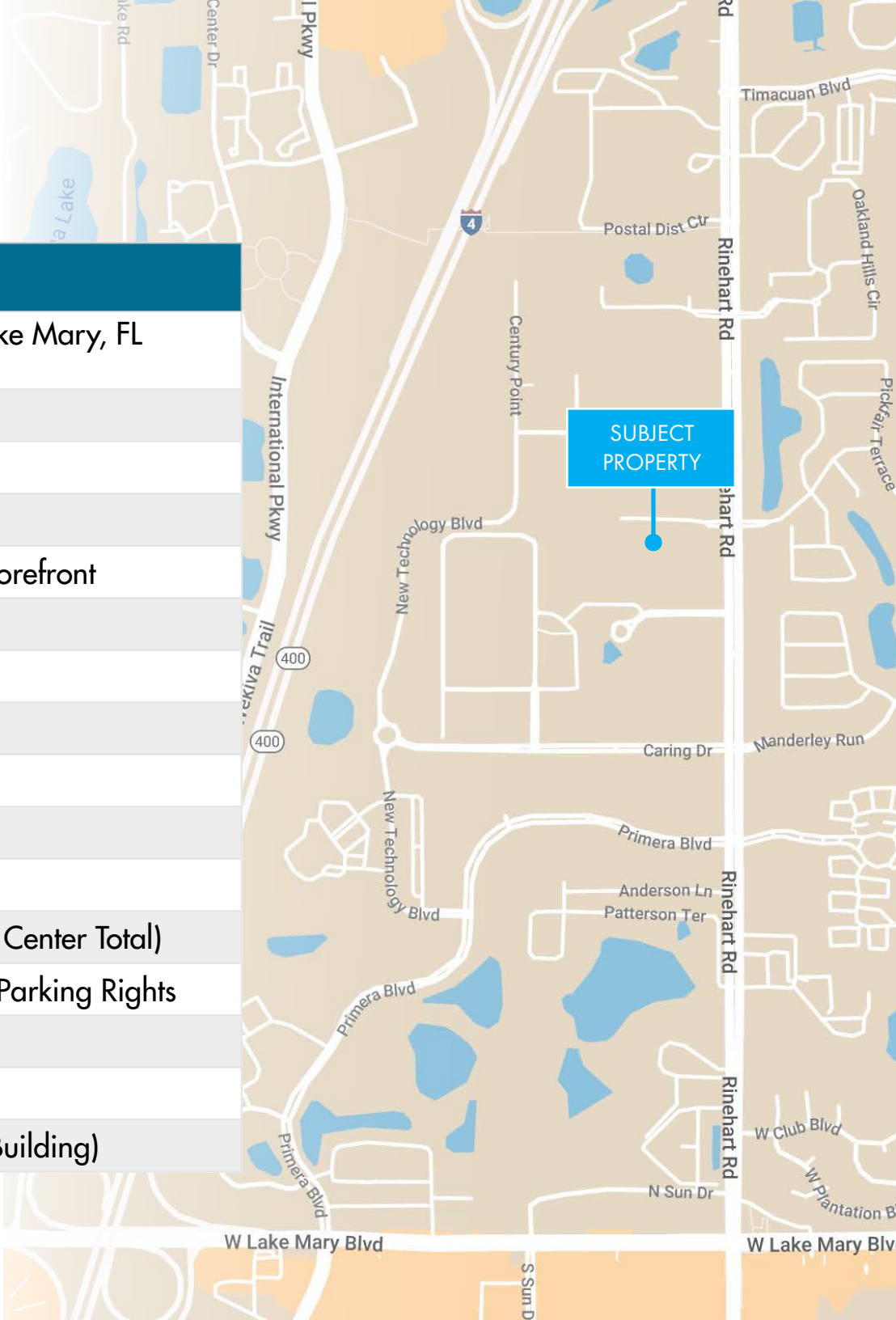
OFFERING SUMMARY

LIST PRICE \$4,500,000	CAP RATE 5.85%	PRICE/PSF \$623	NOI \$263,430
----------------------------------	--------------------------	---------------------------	-------------------------



PROPERTY SUMMARY

PROPERTY SUMMARY	
Address	446 Rinehart Rd., Lake Mary, FL 32746
Submarket	Lake Mary
MSA	Orlando
County	Seminole
Property Type	Multi-Tenant Retail Storefront
Class	A
GLA	7,224 SF
% Leased	100%
Vacancy	0%
Tenants	3
Year Built	2023
Land Area	1.6 Acres (Shopping Center Total)
Parking	5/1000 + Overflow Parking Rights
Stories	1
Zoning	M1A
Ownership Type	Fee-Simple (Land & Building)



INVESTMENT HIGHLIGHTS



2024 CONSTRUCTION UNANCHORED STOREFRONT RETAIL – FRONTS ORLANDO HEALTH MEDICAL CAMPUS DEVELOPMENT AND RINEHART ROAD

The two separate retail buildings, Buildings 1 and 2, totaling 17,033 SF, were delivered in 2024. Building 2 was sold in 2025 and is not available. The property is part of a new development that consists of two Class “A” medical buildings totaling 56,000 SF, one of which is the new Orlando Health Jewett Orthopedic Institute and Cardiovascular Center.



100% LEASED TO A SYNERGISTIC MIX OF MEDICAL, HEALTHCARE, AND FITNESS TENANTS – LONG-TERM NNN LEASES WITH STRONG ANNUAL RENT GROWTH

The property is 100% leased to a desirable and “sticky” tenant mix such as Urgent Vet, 100% Chiropractic, and BodyRok. All tenants are on newer 10-year leases, with the majority of tenants paying 3% annual rent increases.



IMMEDIATELY ADJACENT TO ORLANDO HEALTH’S NEW LAKE MARY CAMPUS (250+ BEDS)

At 320,000 square feet, Orlando Health Lake Mary Hospital will be a comprehensive acute care facility. Once complete, the hospital will be connected to the existing Orlando Health Emergency Room – Lake Mary, which opened in September 2019 and features 25 treatment rooms, an imaging department, and an outpatient pharmacy.

INVESTMENT HIGHLIGHTS



LOCATED IN THE NEW \$800M, 153-ACRE LAKE MARY WELLNESS AND TECHNOLOGY PARK

This plan includes the development of five sites, including multifamily residential, single-family residential, hospitality, healthcare, and office spaces across 153 acres.



STRONG TRAFFIC COUNTS – LOCATED IN A DENSE RESIDENTIAL AND HEALTHCARE CORRIDOR

The property is located on Rinehart Road with visibility to 28,500 VPD and close proximity to Interstate 4 with over 145,000 VPD. Bents Landing is situated between the 1.1 million square foot Seminole Towne Center and the 500,000 square foot Shoppes at Lake Mary. Surrounding national healthcare providers include AdventHealth, Orlando Health, and HCA Healthcare.



ATTRACTIVE CONCEPT LENDING DEMOGRAPHICS – HIGH POPULATION DENSITY AND DAYTIME POPULATION

The average household income within 1 mile of the property is \$137,329. The average household income within 3 miles is \$115,337. The daytime population within 1 mile of the property is 9,912 people. Within 3 miles of the property, there are 64,885 residents and a daytime population of 74,707.

RENT ROLL

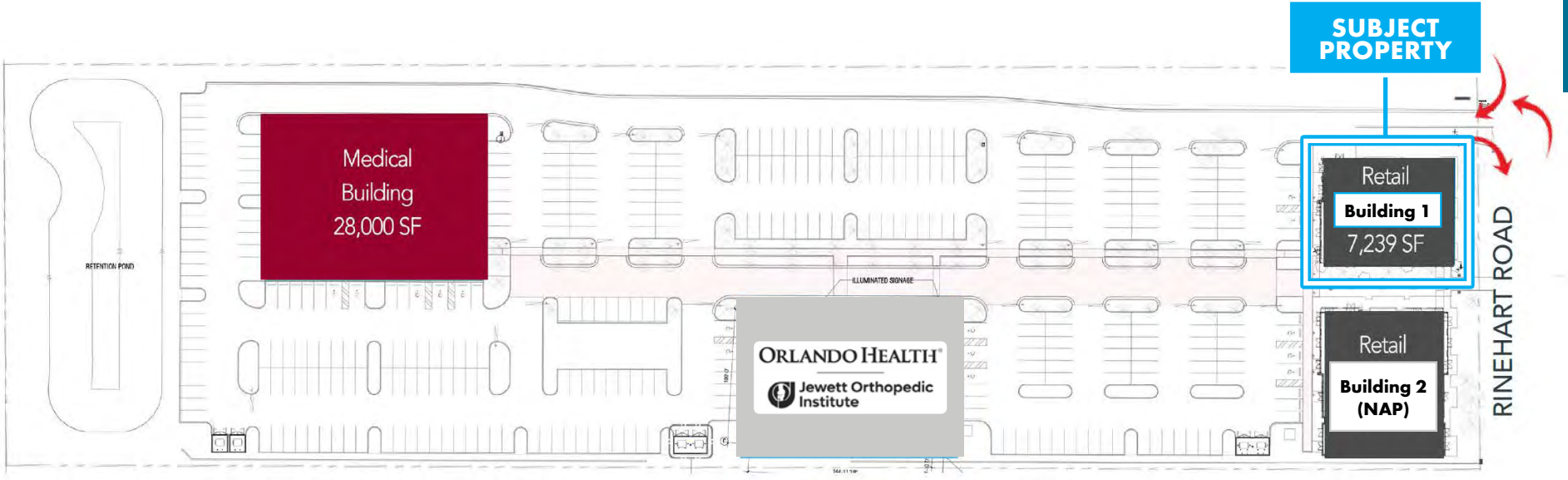
Suite	Tenant	SF	PERCENT TOTAL	RCD	LEASE END	MONTHLY RENT	MONTHLY RATE	ANNUAL RENT	ANNUAL RATE	NNN MONTH	RENT CHANGE	NEW RATE	COMMENTS/OPTIONS
1-C	Urgent Vet	2,600	4.90%	2/23/2024	2/28/2034	8,667	3.33	104,000	40.00	1,918	03/01/25 03/01/26 03/01/27 03/01/28 03/01/29 03/01/30 03/01/31 03/01/32 03/01/33	41.20 42.44 43.71 45.02 46.37 47.76 49.19 50.67 52.19	Initial Term: 3% annual increases Options: Two 5-year Option Rent: 3% annual increases
101	Bodyrok Pilates Studio	2,600		3/26/2026	3/25/2036	6,500	2.50	78,000	30.00	1,918	03/26/27 03/26/28 03/26/29 03/26/30 03/26/31 03/26/32 03/26/33 03/26/34 03/26/35	30.90 31.83 32.78 33.77 34.78 35.82 36.90 38.00 39.14	Initial Term: 3% annual increases Options: Two 5-year Option Rent: 3% annual increases
102	100% Chiropractic	2,204		1/16/2024	1/31/2034	6,578	3.25	78,936	39.00	1,493	02/01/25 02/01/26 02/01/27 02/01/28 02/01/29 02/01/30 02/01/31 02/01/32 02/01/33	40.17 41.38 42.62 43.89 45.21 46.57 47.97 49.40 50.89	Initial Term: 3% annual increases Options: One 5-year Option Rent: 3% annual increases
Total Occupied		7,224	100%			21,745	3.01	260,936	36.12	5,328			
Total Available		0	0%			0	0.00	0	0.00	0			
Building Total		7,224	100%			21,745	3.01	260,936	36.12	5,328			

NET OPERATING INCOME

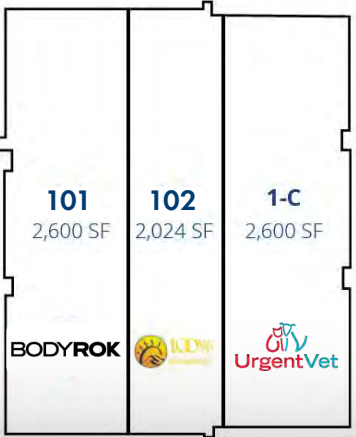
	PSF	Year 1
Base Rental Revenue	37.95	274,178
Expense Reimbursement Revenue	11.64	84,087
Sign Income	0.00	0
Potential Gross Revenue	49.59	358,265
(less) Vacancy	(1.49)	(10,748)
Effective Gross Revenues	48.11	347,517
Operating Expenses		
Management Fee	0.00	0
Real Estate Taxes	0.00	0
Insurance	0.00	0
CAM	11.64	84,087
Total Operating Expenses	11.64	84,087
Net Operating Income	36.47	263,430

*NOI assumes lease up to 100% occupancy and any free rent has been satisfied; for purposes of illustration, the amount shown above is equal to a FIRST year projected NOI.

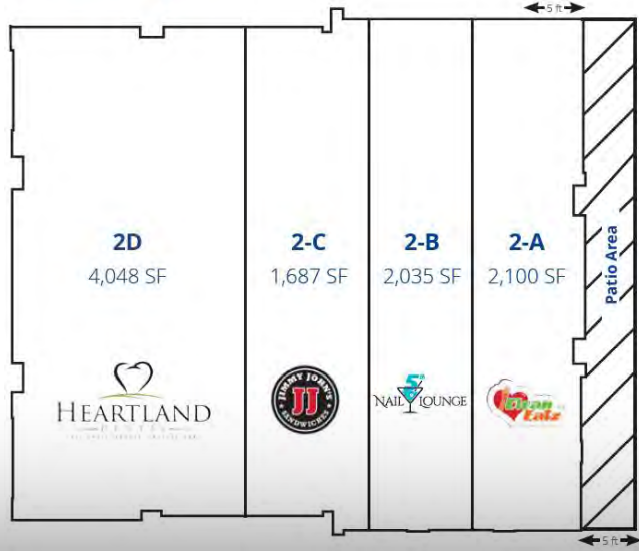
SITE PLAN



Building 1



Building 2 (NAP)



Tenants				
101	BodyRok	2,600	SF	
102	100% Chiropractic	2,024	SF	
1-C	Urgent Vet	2,600	SF	
2A	Clean EatZ	2,100	SF	
2B	Nail Lounge	2,035	SF	
2C	Jimmy John's	1,687	SF	
2D	Heartland Dental	4,048	SF	

CASH FLOW

For the Years Ending	Year 1 PSF	Year 1 May-27	Year 2 May-28	Year 3 May-29	Year 4 May-30	Year 5 May-31	Year 6 May-32	Year 7 May-33	Year 8 May-34	Year 9 May-35	Year 10 May-36
Potential Gross Revenue											
Base Rental Revenue	\$37.95	\$274,178	\$282,396	\$290,865	\$299,589	\$308,573	\$317,827	\$327,370	\$337,194	\$347,317	\$357,730
Base Rental Abatement	\$0.00	0	0	0	0	0	0	0	0	0	0
Absorption & Turnover Vacancy	\$0.00	0	0	0	0	0	0	0	0	0	0
Scheduled Base Rental Revenue	\$37.95	274,178	282,396	290,865	299,589	308,573	317,827	327,370	337,194	347,317	357,730
Expense Reimbursement Retail	\$11.64	84,087	87,451	90,949	94,587	98,370	102,305	106,397	110,653	115,079	119,683
Total Potential Gross Revenue	\$49.59	358,265	369,847	381,814	394,176	406,943	420,132	433,768	447,847	462,396	477,413
General Vacancy	(\$1.49)	(10,748)	(11,095)	(11,454)	(11,825)	(12,208)	(12,604)	(13,013)	(13,435)	(13,872)	(14,322)
Effective Gross Revenue	\$48.11	\$347,517	\$358,752	\$370,360	\$382,351	\$394,735	\$407,528	\$420,755	\$434,412	\$448,524	\$463,090
Operating Expenses											
CAM	\$11.64	\$84,087	\$87,451	\$90,949	\$94,587	\$98,370	\$102,305	\$106,397	\$110,653	\$115,079	\$119,683
Total Operating Expenses	\$11.64	84,087	87,451	90,949	94,587	98,370	102,305	106,397	110,653	115,079	119,683
(Percent Recovered)		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Net Operating Income	\$36.47	\$263,430	\$271,301	\$279,411	\$287,764	\$296,365	\$305,223	\$314,357	\$323,759	\$333,445	\$343,408

Global	
Analysis Period	
Analysis Start	June 1, 2026
Analysis End	May 31, 2036
Term	10 Years
Area Measure	
Building Square Footage	7,224 SF
Growth Rates	
Operating Expenses	4.00%
Real Estate Taxes	4.00%
Market Rent Growth	
Year 2	4.00%
Year 3	4.00%
Year 4	4.00%
Year 5	4.00%
Year 6	4.00%
Year 7	4.00%
Year 8	4.00%
Year 9	4.00%
Year 10	4.00%
Year 11	4.00%
General Vacancy Loss	3.00%
Capital Reserves	\$0.25/SF

PRICING ASSUMPTIONS

Available Space Leasing and Absorption Cont.	
Annual Rental Adjustments	3.00%
Expense Reimbursement Type	NNN
Tenant Improvements	\$30.00/SF
Commissions	6.00%
* Space is leased at the inflation adjusted market rate.	

Expenses	
Operating Expense Source*	Estimates
Management Fee (% of EGR)	N/A
*See expense worksheet for more details.	

Second Generation Leasing	
Renewal Probability	75%
CYE 2023 Market Rental Rates	See Rent Roll
Rent Adjustment	3% annually
Lease Term	10
Expense Reimbursement-Retail	Shops Net

Tenanting Costs	
Rental Abatement	
New	0 Months
Renewal	0 Months
Blended Average	0.0 Months
Tenant Improvement	
New	\$30.00/SF
Renewal	\$15.00/SF
Blended Average	\$18.75/SF
Commissions	
New	6.00%
Renewal	3.00%
Blended Average	3.75%
Downtime	
New	6 Months
Blended Average	1.5 Months

LEASE SUMMARIES

Tenant	100% Chiropractic
Suite	102
Space Size (SF)	2,024
Guarantor	Personal
% of Total Leasable SF	28%
Lease Type	NNN
Rent Commencement	1/16/2024
Lease Expiration	1/31/2034
Base Lease Term	10 Years
Base Term Remaining	10 Years
Renewal Options	One (1) Five (5) year Option
Rent Increases	3% Annual

Tenant	Urgent Vet
Suite	1-C
Space Size (SF)	2,600 SF
Guarantor	N/A
% of Total Leasable SF	36%
Lease Type	NNN
Rent Commencement	2/23/2024
Lease Expiration	2/28/2034
Base Lease Term	10 Years
Base Term Remaining	10 Years
Renewal Options	Two (2) Five (5) Year options
Rent Increases	3% Annual

Tenant	BodyRok
Suite	101
Space Size (SF)	2,600 SF
Guarantor	Personal
% of Total Leasable SF	36%
Lease Type	NNN
Rent Commencement	03/26/2026
Lease Expiration	03/25/2036
Base Lease Term	10 Years
Base Term Remaining	10 Years
Renewal Options	Two (2) Five (5) Year Options
Rent Increases	3% Annual



PROPERTY SUMMARY

SUBJECT STOREFRONTS



MARKET AERIAL - HEALTHCARE



MARKET AERIAL - RETAIL



PROPERTY PHOTOS



PROPERTY PHOTOS



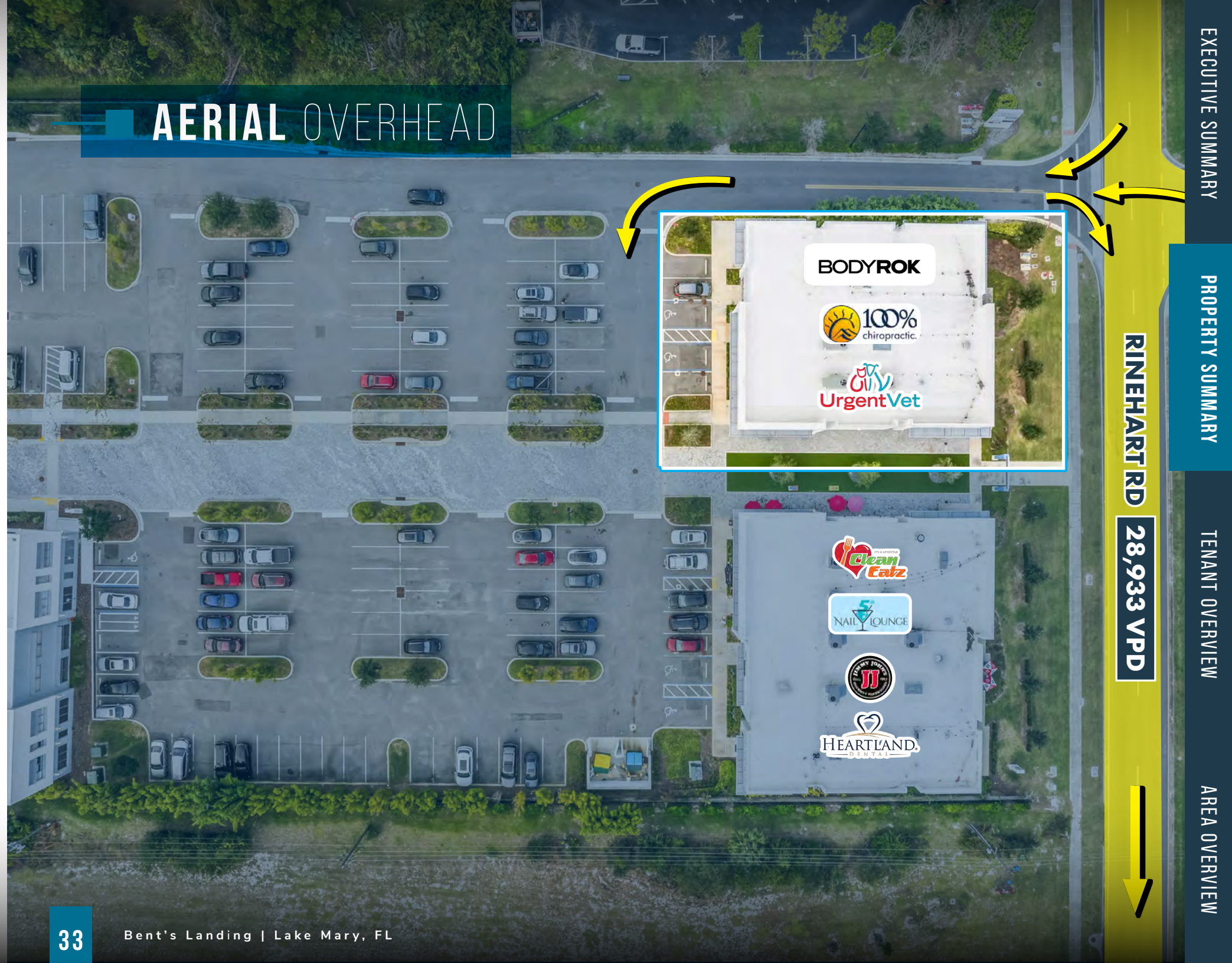
PROPERTY PHOTOS

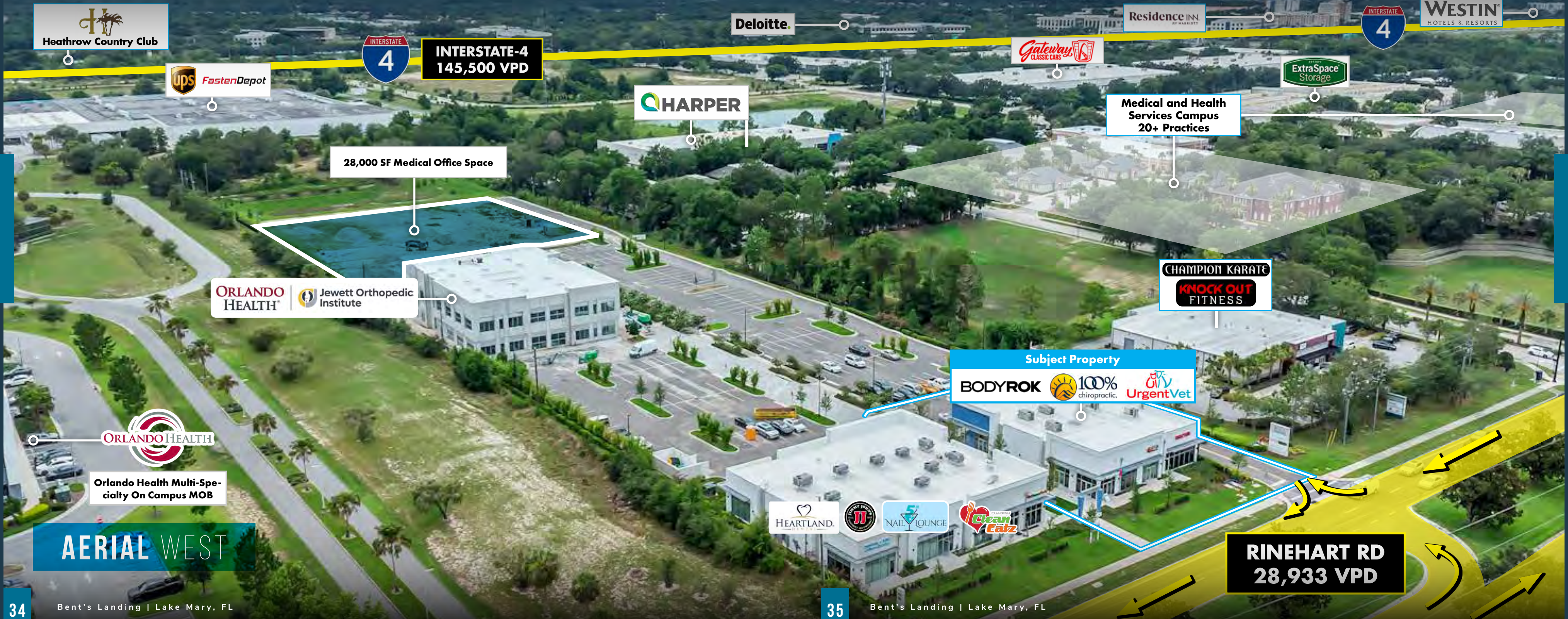


PROPERTY PHOTOS









Heathrow Country Club

ups FastenDepot



INTERSTATE-4
145,500 VPD

Deloitte

Gateway
CLASSIC CARS

Residence INN.
BY MARRIOTT



WESTIN
HOTELS & RESORTS

ExtraSpace
Storage

Medical and Health
Services Campus
20+ Practices

HARPER

28,000 SF Medical Office Space

ORLANDO
HEALTH | Jewett Orthopedic
Institute

CHAMPION KARATE
KNOCK OUT
FITNESS

Subject Property
BODYROK 100%
chiropractic. UrgentVet

ORLANDO HEALTH

Orlando Health Multi-Spe-
cialty On Campus MOB

AERIAL WEST

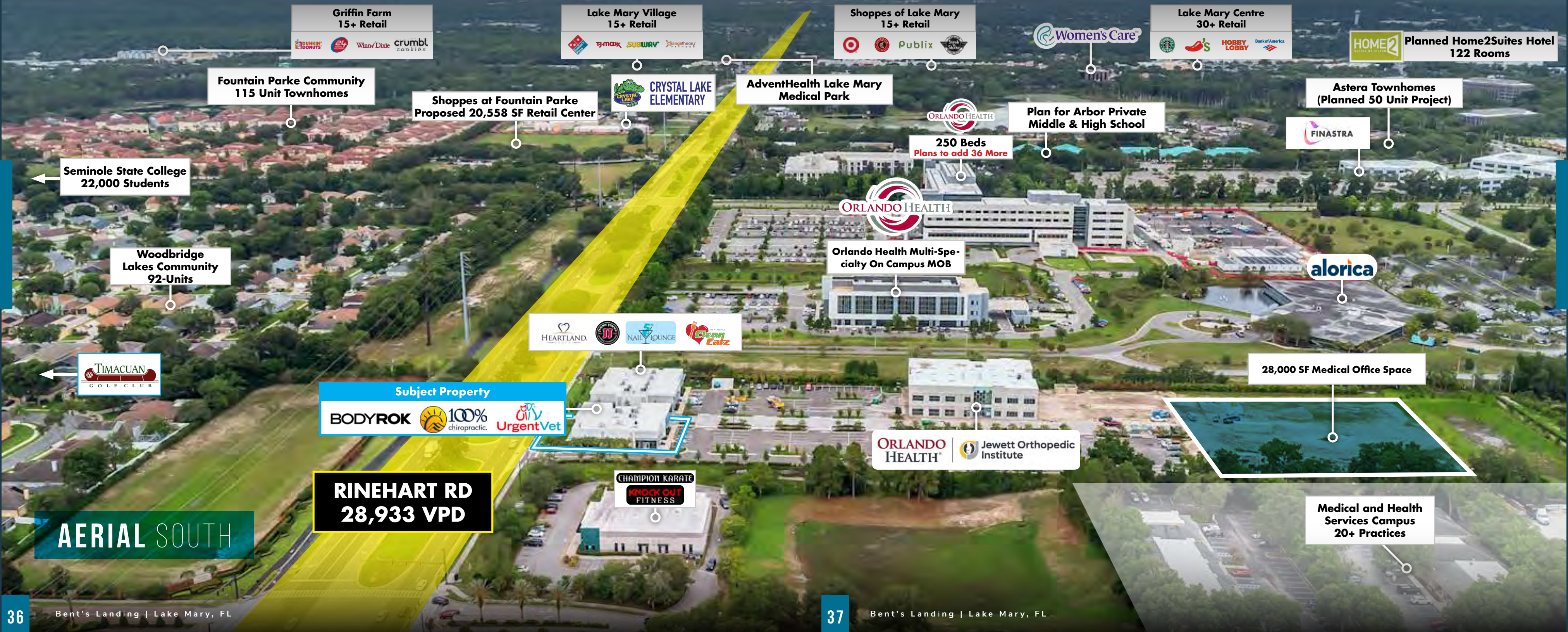
HEARTLAND
DENTAL

JJ

NAIL LOUNGE

Clean Eatz

RINEHART RD
28,933 VPD





Seminole State College
22,000 Students

Griffin Farm
15+ Retail

Lake Mary Village
15+ Retail

Shoppes of Lake Mary
15+ Retail

Lake Mary Centre
30+ Retail

Woodbridge
Lakes Community
92-Units

RINEHART RD
28,933 VPD

250 Beds
Plans to add 36 More

Orlando Health Multi-Spe-
cialty On Campus MOB

ORLANDO
HEALTH

Jewett Orthopedic
Institute

TIMACUAN
GOLF CLUB

HEARTLAND

5
NAIL LOUNGE

5
NAIL LOUNGE

CLEAN
EATZ

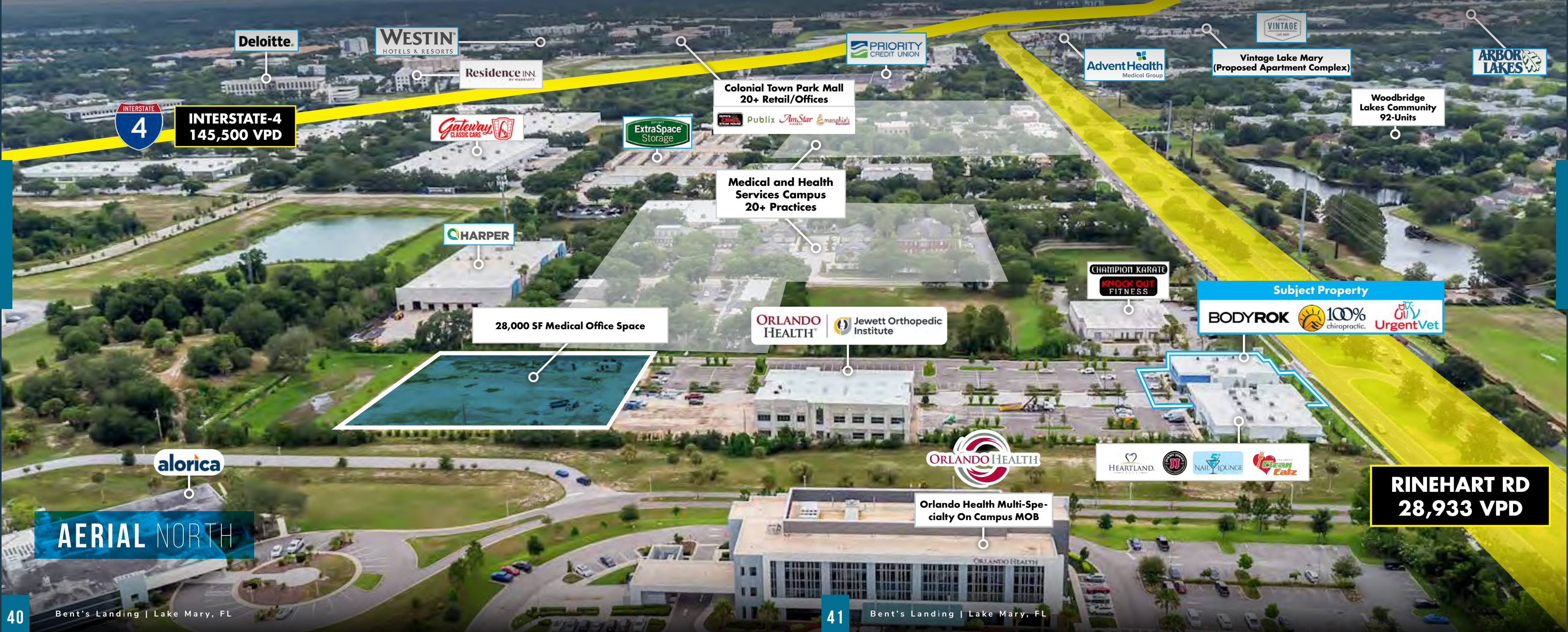
Subject Property

BODYROK

100%
chiropractic

UrgentVet

AERIAL SOUTH (OVERHEAD)



Deloitte.

WESTIN[®]
HOTELS & RESORTS

Residence INN[®]
BY HARRIOTT

PRIORITY
CREDIT UNION

Advent Health
Medical Group

VINTAGE
LAKE MARY

Vintage Lake Mary
(Proposed Apartment Complex)

ARBOR
LAKES

Woodbridge
Lakes Community
92-Units



INTERSTATE-4
145,500 VPD

Gateway
CLASSIC CARS

ExtraSpace
Storage

Colonial Town Park Mall
20+ Retail/Offices

PUBLIX
AmStar
mangia's

Medical and Health
Services Campus
20+ Practices

HARPER

28,000 SF Medical Office Space

ORLANDO
HEALTH

Jewett Orthopedic
Institute

CHAMPION KARATE
KNOCK OUT
FITNESS

Subject Property

BODYROK

100%
chiropractic.

UrgentVet

alorica

ORLANDO HEALTH

Orlando Health Multi-Spe-
cialty On Campus MOB

HEARTLAND.

JJ

NAIL LOUNGE

Clean
Catz

RINEHART RD
28,933 VPD

AERIAL NORTH



Deloitte.

Gateway
CLASSIC CARS

ExtraSpace
Storage

Colonial Town Park Mall
20+ Retail/Offices

Woodbridge
Lakes Community
92-Units

Medical and Health
Services Campus
20+ Practices

HARPER

RINEHART RD
28,933 VPD

CHAMPION KARATE
KNOCK OUT
FITNESS

28,000 SF Medical Office Space

Subject Property
BODYROK 100% chiropractic. UrgentVet

ORLANDO
HEALTH Jewett Orthopedic
Institute

HEARTLAND. JJ NAIL LOUNGE Clean Catz

AERIAL NORTH (OVERHEAD)



TENANT OVERVIEW

DEMOGRAPHICS



RINEHART RD
28,933 VPD

INTERSTATE 4
145,500 VPD

W. LAKE MARY BLVD./
I-4 EXIT:
1 MILE AWAY

POPULATION		
1 MILE - 5,834	3 MILE - 64,885	5 MILE - 140,022
DAYTIME POPULATION		
1 MILE - 9,912	3 MILE - 74,707	5 MILE - 155,394
HOUSEHOLDS		
1 MILE - 2,387	3 MILE - 25,821	5 MILE - 53,906
AVG HOUSEHOLD INCOME		
1 MILE - \$137,329	3 MILE - \$115,337	5 MILE - \$102,022
DAYTIME EMPLOYMENT - HEALTH SERVICES		
1 MILE - 2,325	3 MILE - 7,158	5 MILE - 14,165

DISTANCES TO POPULAR AREAS			
Orlando - 19 Miles	Lakeland - 75 Miles	Tampa -113 Miles	Clearwater - 134 Miles
St. Petersburg - 136 Miles	Gainesville - 130 Miles	Jacksonville - 127 Miles	

TENANT OVERVIEW



63+ Locations

Urgent Vet - UrgentVet provides immediate relief for mild illnesses and minor injuries that occur in dogs and cats. We are the bridge between your regular veterinarian and the overnight ER. We're open every day of the year, and we are proud to offer pet parents savings of up to 40% less than regular pet emergency hospitals.



90 Locations

100% Chiropractic - It is the mission of 100% to save as many lives as possible through the correction of the vertebral subluxation. Our intention at 100% is to help our patients achieve optimal health and wellness through chiropractic adjustments. By correcting nervous system interference we enable people to maximize their full innate intelligence therefore maximizing their full human potential. We intend to educate our patients allowing them the empowerment to take charge of their health.



BODYROK - BODYROK, a boutique fitness company, was established in 2012 and provides 40-minute, high-intensity, Pilates-based workouts using its own megaformer equipment. Co-founded by CEO Jakob Irion, BODYROK's workouts emphasize low-impact sculpting with music and lighting. The company operates on a membership and drop-in class model, mandating a three-month minimum contract. Partnering with Mindbody since its founding, BODYROK uses their software for scheduling, marketing, and analytics.

NEIGHBORING TENANT OVERVIEW



Heartland Dental - Heartland Dental is not your typical Dental Support Organization. Its legacy of being built by a dentist, for dentists along with its doctor-led culture and business model enables supported doctors to be the leaders of their practice, working with their teams to focus on providing great dentistry while Heartland Dental focuses on providing support for the day-to-day non-clinical administrative workflow.



100 Unit Operator

Noire Lounge - At 5th Nail Lounge, we take customer satisfaction as our foremost pride. We try our level best to make the customer experience simply the most exquisite. We make sure that every single product we use is of great quality and brand. Our salon's hygiene is also taken seriously for the comfort of our customers. All of our staff is highly trained and quite experienced to deliver the perfect nail services. A clean, warm and friendly place is welcoming you to enjoy a few hours of relaxation. Come join us!



Jimmy John's - At Jimmy John's, we don't make sandwiches. We make The Sandwich of Sandwiches. We use fresh vegetables because we don't hate salads, we just feel bad for them. We hand-slice our provolone cheese and meats in-house every day, because packaged pre-sliced meats doesn't have the same ring to it. And we bake bread all day, every day because stale bread isn't bread, it's... croutons. The flavors of fresh-veggies, combined with hand-sliced meats and fresh-baked bread is what makes a Jimmy John's sandwich The Sandwich of Sandwiches.



88 Locations

Clean EatZ - Clean EatZ is more than a restaurant that offers healthy food. We are heart-driven to change lives through clean, balanced food, thought-provoking education and motivational support that inspires results. We know personal wellness is not one-size-fits-all, so we craft nutritional products and fitness opportunities that meet the needs of every type of lifestyle.



ORLANDO OVERVIEW

■ ABOUT ORLANDO

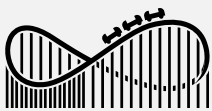
ORLANDO gets more than 51 million tourists every year, including almost 4 million from outside the U.S. It's the most visited city in the country with attractions including Walt Disney World Resort, the Universal Orlando Resort, SeaWorld, Gatorland, and Wet 'n Wild Water Park.

Orlando, Florida may be best known for Disney World and Universal, but it's also known for a lot more. This central Florida region attracts around 60 million visitors every year, who come for the warm climate, the world-famous theme parks, the shopping malls, the golf courses and the nightlife. They come for the beaches too, as some of America's finest are within easy reach.



Disney World

52+ Million
Visitors / Year



Attractions

Home to Disney World, Hollywood
Studios, Magic Kingdom, and Epcot



Growth

Orlando has grown
59% since 2000



\$102,527

Estimated Average
Household Income

LAKE MARY SNAPSHOT

Lake Mary has never lost its focus on promoting a sense of community where people can live, work and play in a safe and friendly environment, that's part of the reason Lake Mary is still one of the fastest growing areas in Central Florida. Located approximately 18 miles north of Orlando just off Interstate 4, the City continues to be a choice location for high-tech businesses, many of which spend considerable time and money searching for the right place. Among other things, Lake Mary is known for its well-planned residential communities, excellent schools, prominent businesses including outstanding restaurants, and a variety of shopping opportunities.



SURROUNDING DEVELOPMENT

Project	Description	Distance to Bent's Landing
Orlando Health	To add 36 more beds to make 170 (Total) & 66 additional parking spaces	0.1 Miles (Adjacent)
Astera Townhomes	Plan for 50-unit townhomes	0.2 Miles
DWELL at Lake Mary	Two sites consisting of 272 Apartments & 19,000 SF of commercial space	1 Mile
Arbor School	Private middle and High School	0.4 Miles
Fairfield Inn	127 Room Hotel	3.1 Miles
Home2Suites	122 Room Hotel	1 Mile

LAKE MARY MASTER PLAN

Lake Mary Wellness & Technology Master Plan

KPM Franklin has been contracted by Lake Mary Owner LLC to provide civil engineering, surveying, permitting assistance and construction phase services to develop a master plan for the Lake Mary Wellness & Technology Park. This plan includes the development of five sites, including multi-family residential, single family residential (townhomes), hospitality, healthcare and office spaces on 153 acres totaling \$750 million.

The multi-use master site plan developed by KPM Franklin includes building sites, sidewalks, roadways, drive aisles, paving, grading and locations for monument signage, directories, architectural signs and notably a roundabout at the three-way intersection where Caring Drive meets New Technology Boulevard. The master plan also includes utilities coordination, water, sewer and stormwater drainage services.



BENT'S LANDING RETAIL CENTER

LAKE MARY, FL (ORLANDO MSA)

**RYAN BENNETT, LEAD AGENT
PRINCIPAL**

760.448.2449

rbennett@lee-associates.com

License: 01826517

MATTHEW B. WEINBERGER
Lee & Associates | Central Florida
Local Market Expert
FL License: SL3327690

DREW OLSON, ASSOCIATE
760.448.1372
dolson@lee-associates.com
License: 02049653

JAKE NEUFELD, ASSOCIATE
760.448.2455
jneufeld@lee-associates.com
License: 02205115

**EXCLUSIVELY LISTED BY
LEE & ASSOCIATES OF CENTRAL FLORIDA**
Florida Broker's License: BK3258565

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

 **NNN INVESTMENT
GROUP**
NET LEASED INVESTMENTS

100% LEASED MULTI-TENANT RETAIL INVESTMENT | RAPID GROWTH MEDICAL & RETAIL SUBMARKET