

# SUNSTONE PARK

LAKE NONA 



Sunstone Park Lake Nona | Northwest Corner of Tyson Road & Sunstone Avenue

UNDER DEVELOPMENT | NEW CONSTRUCTION | STATE-OF-THE-ART

Our project is a 4.69 acre project and part of a larger 11+ acre Planned Commercial Development located directly across the street from Lake Nona High School and Lake Nona Middle School. The project will offer 65,000+ square feet of Professional & Medical Office space along with commercial and retail uses and is conveniently located near major roadways including SR 417 and SR 528. The site is also minutes from Orlando International Airport and Lake Nona's Medical City.

**FOR LEASE**  
**1,500 - 10,000+ SQ. FT. SPACES**

# SUNSTONE PARK LAKE NONA

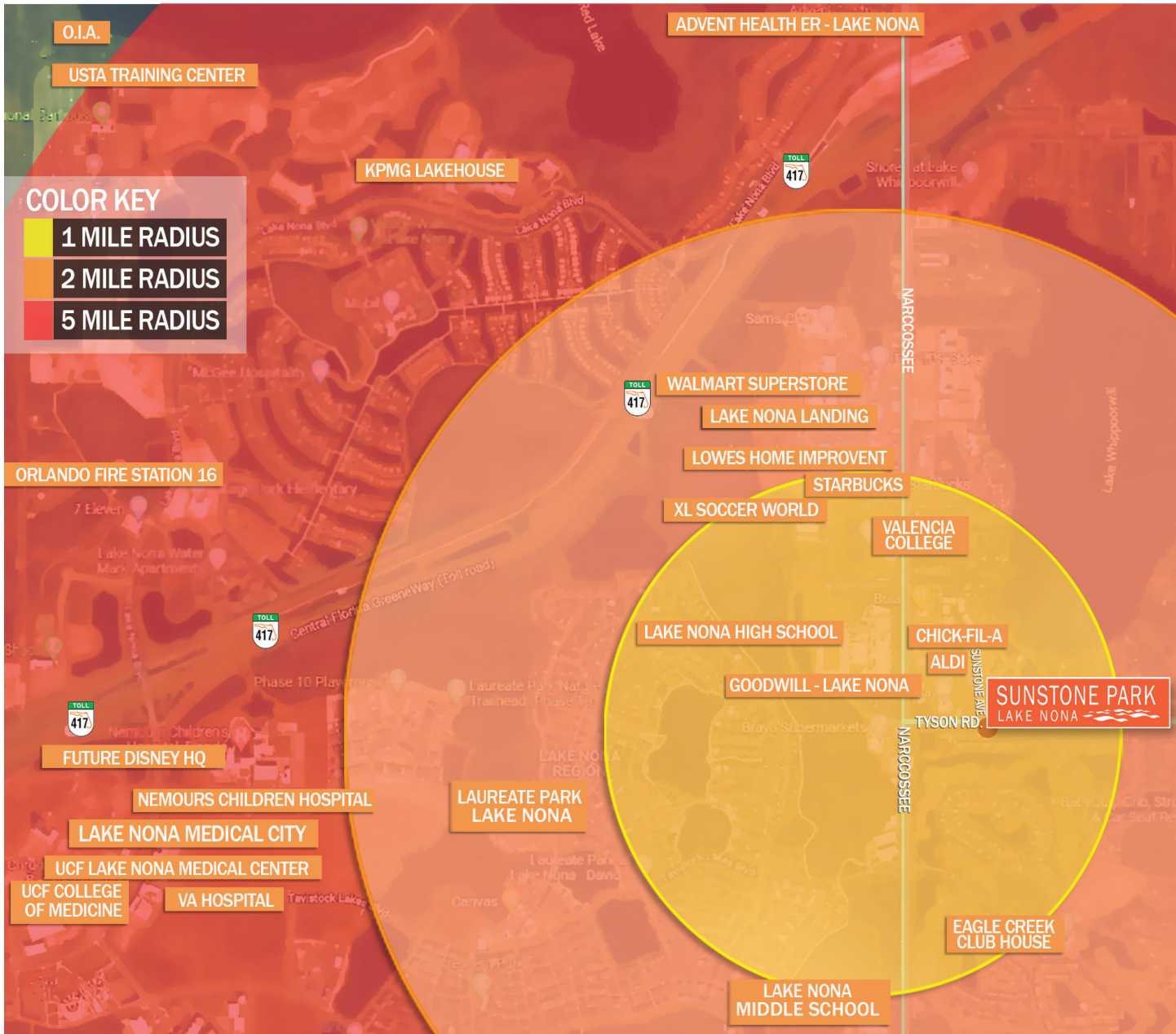
## AREA DEMOGRAPHICS

Distance	Population	Households	Av. HH Income
1 mi.	4,795	1,748	\$112,041
3 mi.	32,292	11,566	\$113,501
5 mi.	69,155	119,826	\$89,096

### Population

**2.5X**

Population has increased over 2.5X within a 1 mile radius.



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CLOSE TO SR 417 | 16 MINUTE DRIVE TO ORLANDO INTERNATIONAL AIRPORT

- 56,000+ AADT at the intersection of Narcoossee at Tyson.
- Major Corporations located within a 5 mile radius of Sunstone Park Lake Nona include: KPMG USTA, VA, Nemours, and more.
- Existing & planned communities include: Laureate Park, Eagle Creek, Sunbridge & more.

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# THE NEIGHBORHOOD



## FOR LEASE

1,500 - 10,000+ SQ. FT. SPACES

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CONTACT:

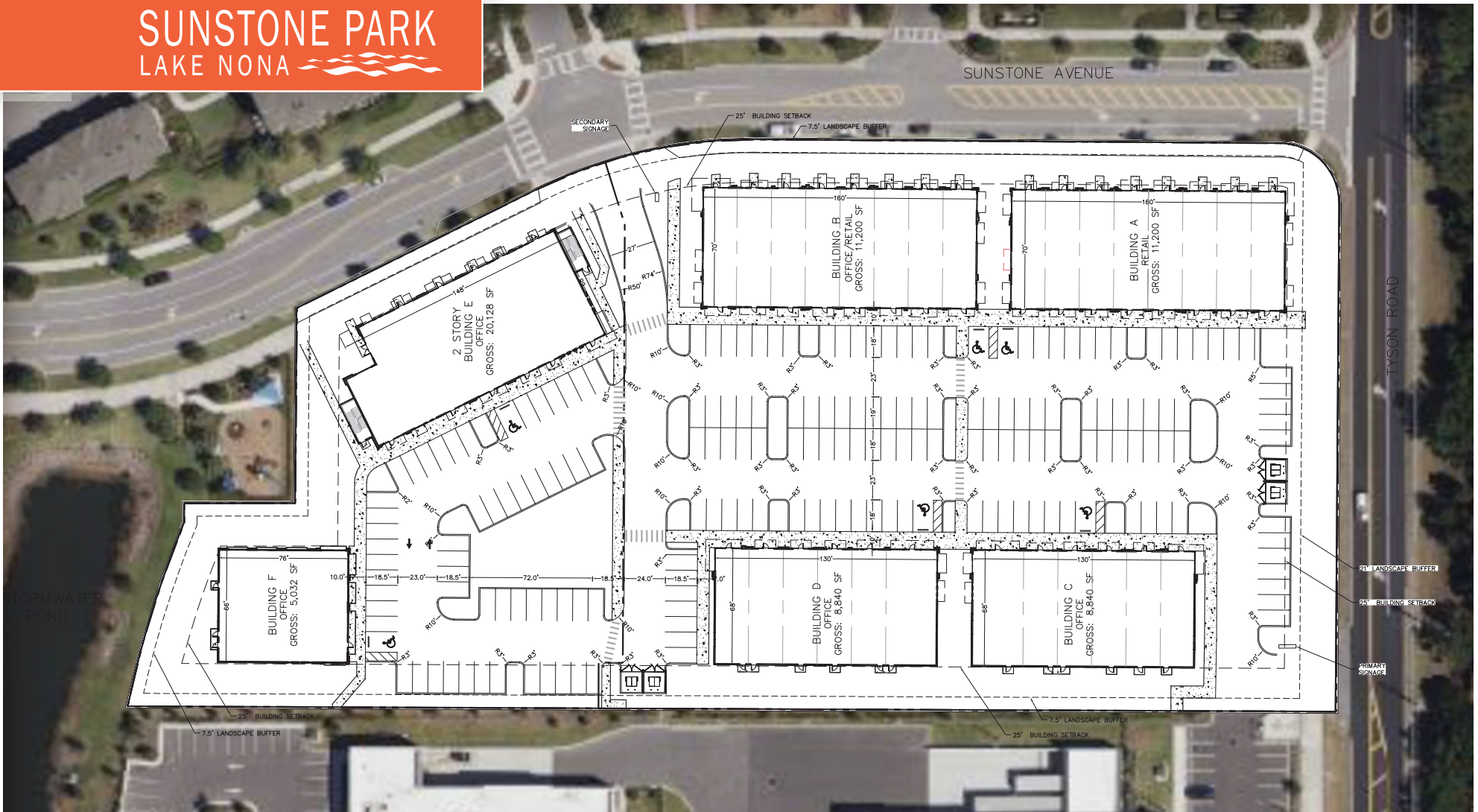
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# SUNSTONE PARK LAKE NONA



- State-of-the-art Development
- Up to 65,000 sq. ft. of space
- Delivered in Gray Shell condition
- Tenant Improvement Allowances
- Rates Available Upon Request
- Located in one of the fastest growing communities in Central Florida

## PROPOSED BUILDING AREA

**65,000** Total square feet of building area available

**Plentiful Parking** with Overflow Parking Available

Building	Sq. Ft.	Buildings Available	Total Sq. Ft Available
A-B	11,200	2	22,400
C-D	8,840	2	17,680
E	20,128	1	20,128
D	5,032	1	5,032

# QUICK FACTS ABOUT LAKE NONA



- Among the **top-selling U.S. master-planned communities** (RCLCO 2021)
- **2026 Projected Population**, within 5 miles, to be 92,004
- **Median age:** 36
- **17 square-mile, 11,000 acre community**
- Millions of square feet of planned residential and commercial construction in the next five years. (fact sheet Q2 2021)
- Education focused from pre-K to PhD/MD
- Neighborhoods designed to support an active lifestyle with 40+ miles of trails, dozens of parks, and **hundreds of community events held each year**
- **Medical City:** East coast hub for leading health and life sciences companies, academic programs, and research organizations
- **Conveniently located minutes to Orlando International Airports**

Sunstone Park Lake Nona		Corner of Tyson Rd & Sunstone Ave.				CONTACT: 	
UNDER DEVELOPMENT	NEW CONSTRUCTION	2023/2024				Randall Gill, Broker Assoc.®	
Located near SR 417 at the intersection of Narcoossee Road at Tyson Road, which had an ADDT of 56000+. Major Corporations such as KPMG USTA, VA, Nemours, Medical City are within minutes. Also close to Laureate Park, Eagle Creek Country Club & the up and coming Sunbridge Community.						☎️ 407-756-0071 ✉️ <a href="mailto:randysellsorlando@gmail.com">randysellsorlando@gmail.com</a>	