

SHOPPES AT



PREMIER RETAIL LEASING OPPORTUNITY



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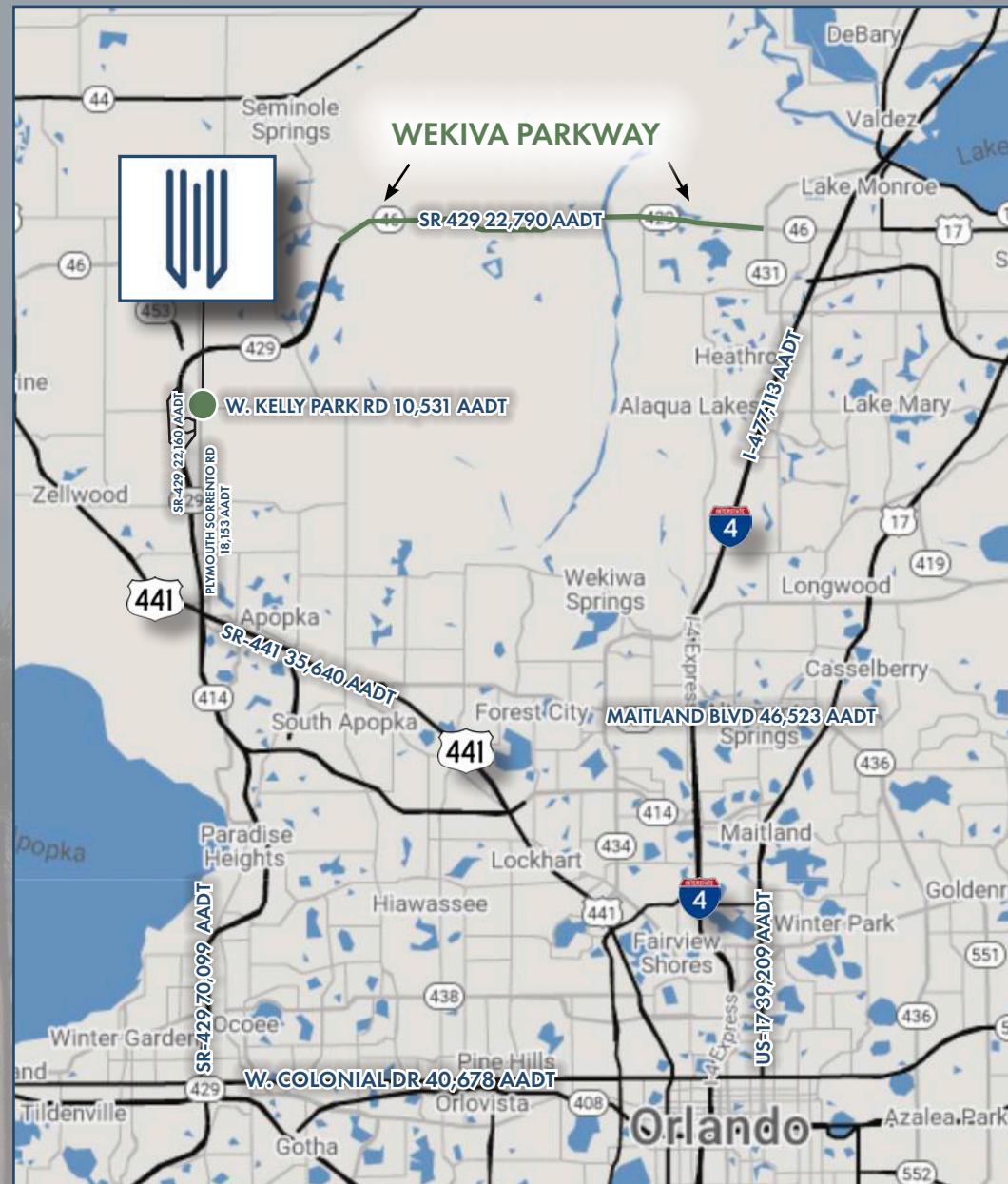
# SITE SPECIFICATIONS

NOW LEASING

- ◊ Total Retail GLA: 33,776 SF
- ◊ On-Site Multi-Family: 368 Units
- ◊ On-Site Parking
- ◊ HIGH Visibility Signage
- ◊ Outdoor Space Available

## CONNECTIVITY IS KEY!

This opportune location makes traveling to Downtown Orlando & surrounding areas a breeze. Gone are the days of congested local roads & US-441 with a nearly complete Wekiva Parkway. The Wekiva Parkway will complete the Orlando Beltway, and decrease motorists drive times while increasing commuter safety. From I-4 or US-441, The Shoppes at Wekiva Ranch are accessible within minutes.



# SITE PLANS

NOW LEASING



A



B



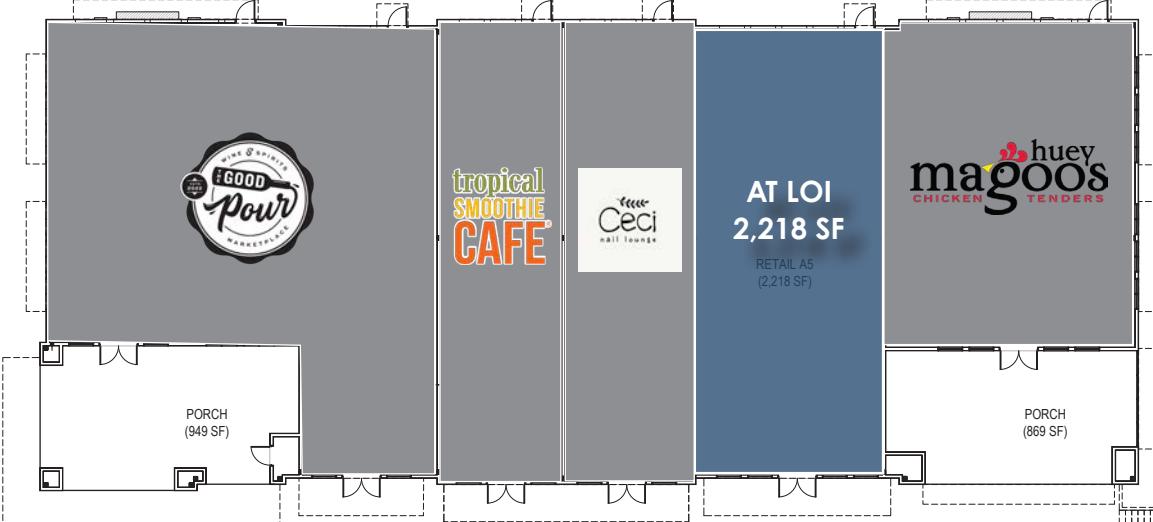
C



# SITE PLANS

NOW LEASING

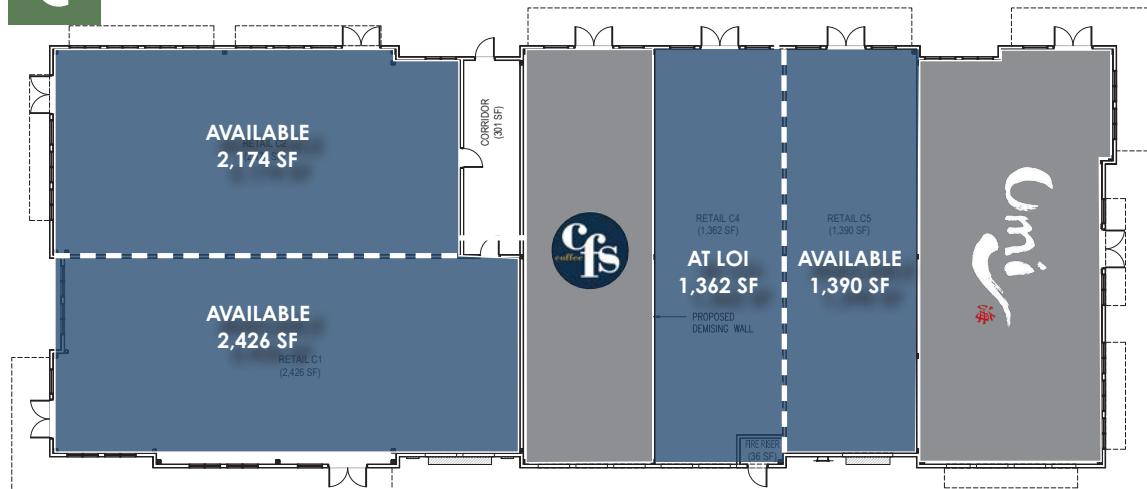
A



B



C



D



C1 & C2 CAN BE  
COMBINED UP TO 4,600 SF

C4 & C5 CAN BE  
COMBINED UP TO 2,752 SF

# GROWTH ON THE HORIZON



Over 13,000 +/- New Single-Family Homes Under Development



Over 5,500 +/- Multi-Family Units Planned or Under Development



6.7 Million SF of Industrial Under Contract/Under Construction within a 5-Mile Radius



Future Widening of Kelly Park Road: Project Consists of Expanding to 4-Lanes Between Golden Gem Rd to Jason Dwelley Pwky Including Median, Sidewalk & Trail Improvements

ORLANDO  
HEALTH®



51 Acre Orlando Health Campus

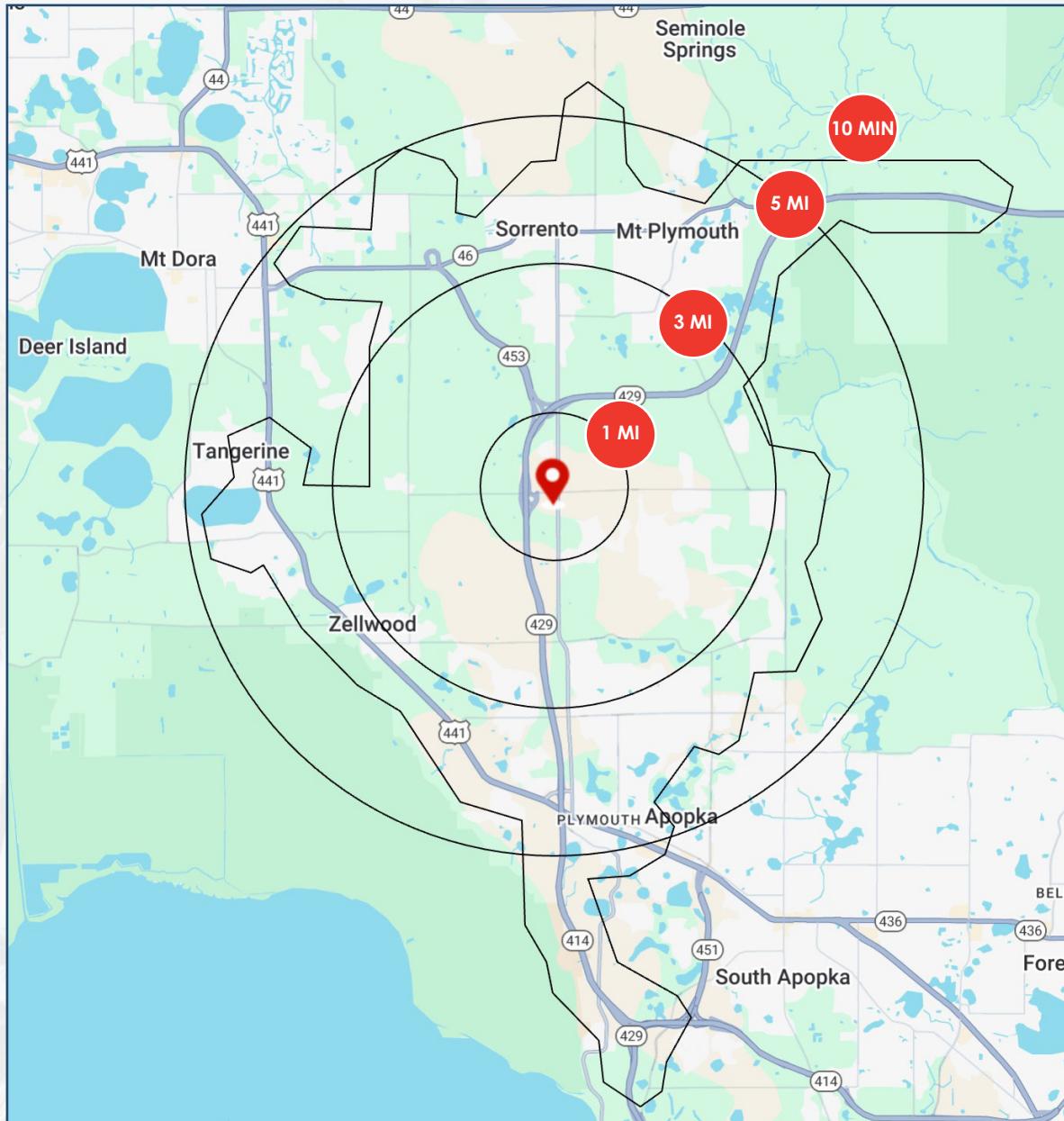


AdventHealth



12-Room Freestanding ER & 3 Story Mixed-Use Building

# AREA DEMOGRAPHICS



## POPULATION



1 MI	4,059
3 MI	18,977
5 MI	60,937
10 MIN	41,015

## AVG HH INCOME



1 MI	\$134,450
3 MI	\$126,707
5 MI	\$118,803
10 MIN	\$115,758

## MEDIAN AGE



1 MI	41.8
3 MI	45.9
5 MI	42.3
10 MIN	41.4

## DAYTIME POPULATION



1 MI	1,030
3 MI	8,491
5 MI	26,963
10 MIN	20,182

# VISION BOARD



# MARKET GROWTH



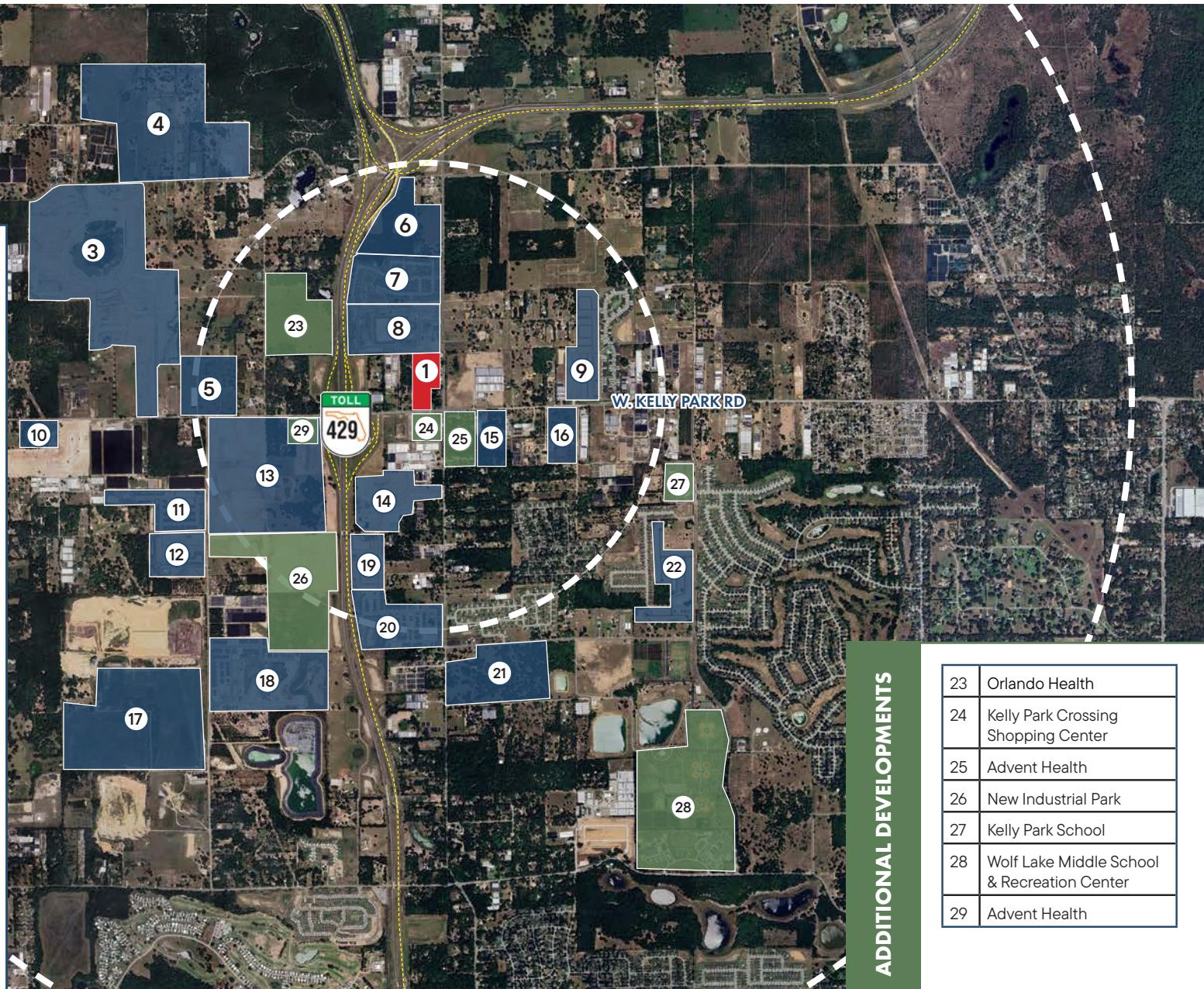
Future Widening of Kelly Park Road: Project Consists of Expanding to 4-Lanes Between Golden Gem Rd to Jason Dwelley Pkwy Including Median, Sidewalk & Trail Improvements



# MARKET GROWTH

## HOUSING DEVELOPMENTS

DEVELOPMENT HOMES		
1	WEKIVA RANCH	368 MF
2	Foothills Preserve	125
3	Kelly Park Crossings	780 MF
4	Ondich N	197
5	Crossroads at Kelly Park	300
6	Plymouth Sorrento North	110
7	Bridle Path Subdivision	152
8	Windrose	202
9	Oaks at Kelly Park	124
10	Oakview Subdivision	139
11	Golden Orchard Estates	120
12	Gardenia Reserves	141
13	Wyld Oaks	6,000 MF   54 SF
14	Lauren Oaks	126
15	Kelly Park Estates	177
16	Ashton Woods	392
17	Parkview Preserve	282
18	Golden Gem Estates	300
19	Winding Meadows North	85
20	Winding Meadows	179
21	Willow Run	110
TOTAL:		10,539



## ADDITIONAL DEVELOPMENTS

23	Orlando Health
24	Kelly Park Crossing Shopping Center
25	Advent Health
26	New Industrial Park
27	Kelly Park School
28	Wolf Lake Middle School & Recreation Center
29	Advent Health



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