

FOR LEASE

Available Retail Space in Lake Nona

12701 Narcoossee Rd | Orlando, FL



Overview

LEASE RATE	Contact Broker
AVAILABLE SF	1,513 SF



Description

- Join a national tenant lineup of fast casual restaurants and service oriented users
- Located in Lake Nona trade area which is home to a dynamic cluster of research, education and medical facilities
- Prime retail space available across from Lake Nona High School
- Located at entrance to new 275 unit luxury apartment community Dwell at Nona Place
- Convenient access to traffic signal
- Strong demographics with high income and future residential growth
- Located in close proximity to new Lake Nona Landing power center anchored by Walmart, Sam's and Lowe's
- Existing space ready to be delivered upon lease execution

Demographics

	3 MILE	5 MILE	7 MILE
Total Population	32,118	64,977	124,959
2025 Growth	5.18%	5.32%	3.90%
Median HH Income	\$101,781	\$96,964	\$78,731
Daytime Population	28,437	55,149	113,845

Year: 2020 | Source: ESRI

Traffic Counts

Narcoossee Rd	56,233 VPD
Central Florida Greenway	69,000 VPD

Year: 2019 | Source: FDOT

Contact

BLAKE HUNTER

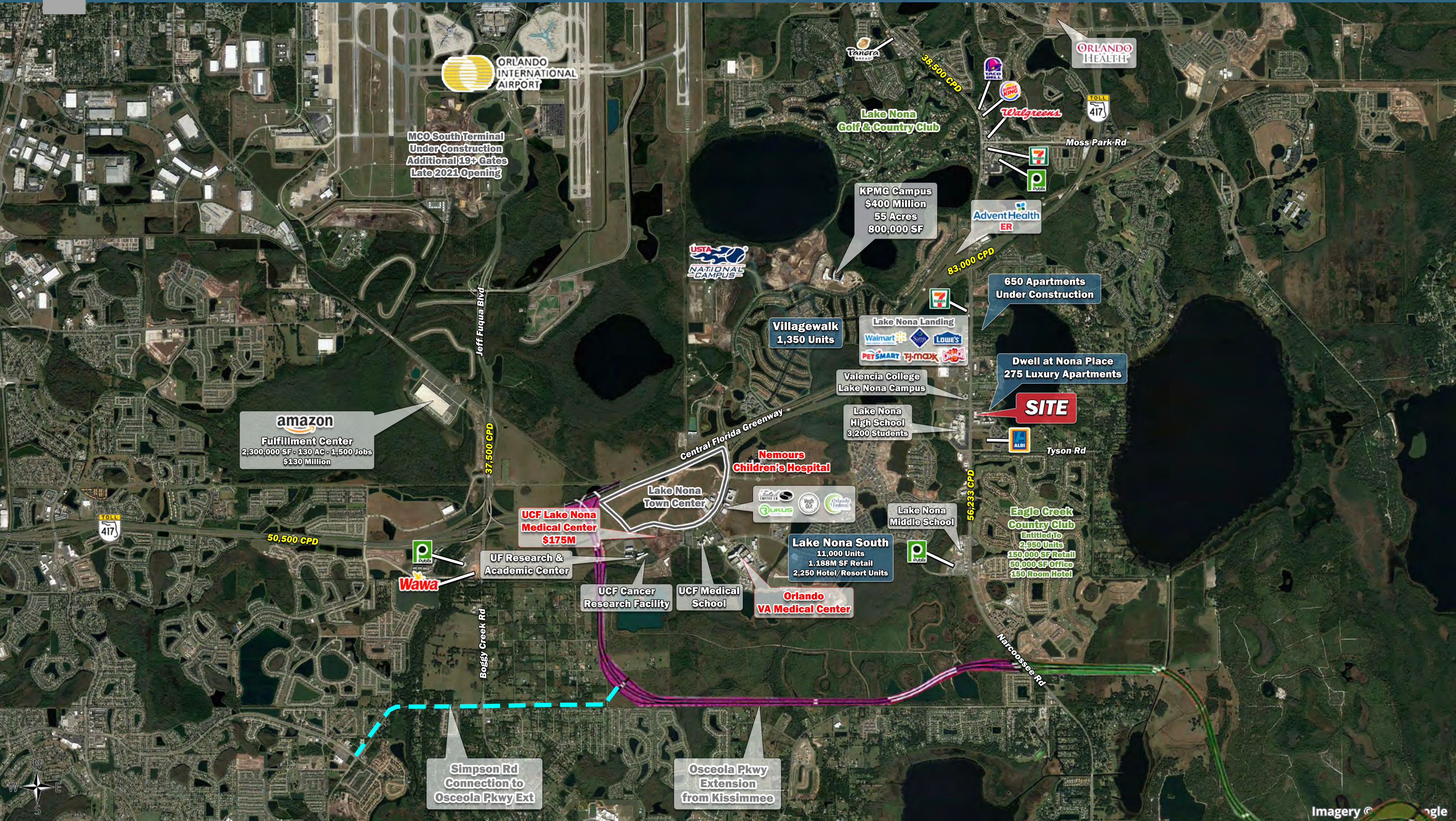
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69,000 CPD

Lake Nona Landing

350 Apartments Under Construction

300 Apartments Under Construction

SITE

Primrose School of Lake Nona

Valencia College Lake Nona Campus
2,452 Students

Lake Nona High School
3,200 Students

Dwell at Nona Place
275 Luxury Apartments

Bainbridge at Nona Place
288 Luxury Apartments

Lake Nona South
11,000 Units
1.188M SF Retail
2,250 Hotel/Resort Units

Shoppes at Nona Place

Tyson's Corner

Advent Health Health Park

Tyson Rd

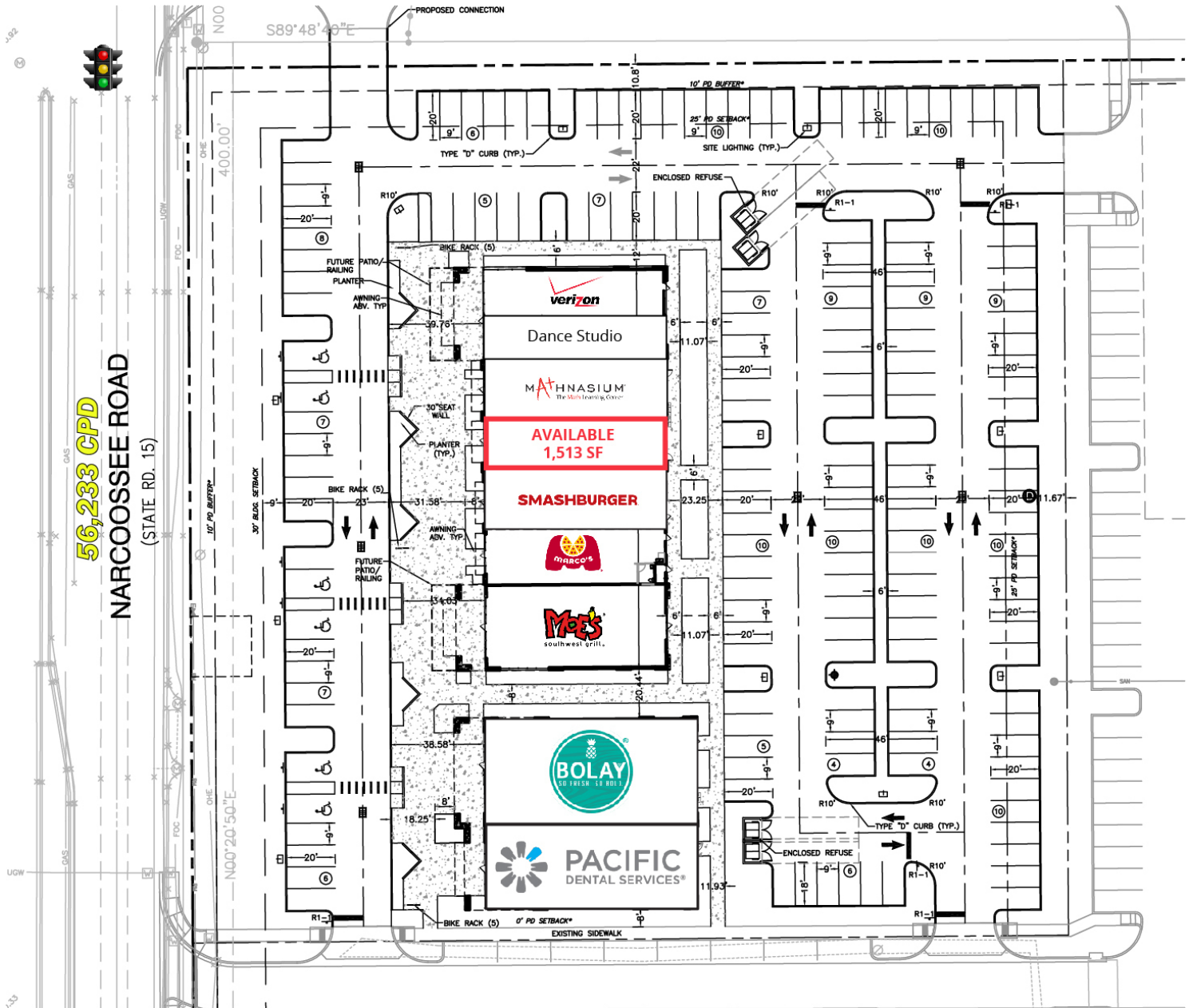
Eagle Creek Country Club
Entitled For 2,950 Units
150,000 SF Retail
50,000 SF Office
150 Room Hotel

Lake Nona Middle School



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Executive Summary

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	3 miles	5 miles	7 miles
Population			
2020 Population	32,118	64,977	124,959
2000 Population	2,459	7,040	25,358
2010 Population	13,329	27,380	61,316
2025 Population	41,335	84,209	151,304
2000-2010 Annual Rate	18.41%	14.55%	9.23%
2010-2020 Population: Annual Growth Rate	8.96%	8.80%	7.19%
2020-2025 Population: Annual Growth Rate	5.18%	5.32%	3.90%
2020 Median Age	35.1	35.4	35.5
Households			
2000 Households	949	2,596	8,681
2010 Households	4,732	9,417	20,375
2020 Total Households	11,402	22,056	40,952
2025 Total Households	14,514	28,338	49,297
2000-2010 Annual Rate	17.43%	13.75%	8.91%
2010-2020 Households: Annual Growth Rate	8.96%	8.66%	7.05%
2020-2025 Households: Annual Growth Rate	4.94%	5.14%	3.78%
2020 Average Household Size	2.82	2.95	3.05
Housing Units			
2020 Total Housing Units	12,270	23,705	44,684
2020 Owner Occupied Housing Units	8,168	16,101	29,534
2020 Renter Occupied Housing Units	3,234	5,955	11,417
2020 Vacant Housing Units	868	1,649	3,732
Race and Ethnicity			
2020 White Alone	71.4%	71.1%	67.5%
2020 Black Alone	8.8%	8.9%	10.7%
2020 American Indian/Alaska Native Alone	0.3%	0.4%	0.4%
2020 Asian Alone	7.4%	6.8%	5.6%
2020 Pacific Islander Alone	0.1%	0.1%	0.1%
2020 Hispanic Origin (Any Race)	42.0%	43.6%	53.1%
Income			
2020 Median Household Income	\$101,781	\$96,964	\$78,731
2020 Average Household Income	\$120,273	\$113,698	\$97,621
2020 Per Capita Income	\$41,572	\$38,664	\$32,319
2020 Population 25+ by Educational Attainment			
Total	20,342	41,798	82,288
High School Graduate	10.4%	11.6%	17.7%
GED/Alternative Credential	1.7%	2.1%	2.9%
Some College, No Degree	15.2%	16.4%	18.8%
Associate Degree	10.2%	10.5%	11.6%
Bachelor's Degree	34.0%	31.8%	25.5%
Graduate/Professional Degree	22.4%	20.1%	14.6%
Data for all businesses in area			
Total Businesses:	790	1,275	2,911
Total Employees:	9,829	14,106	31,058
Total Residential Population:	32,118	64,977	124,959
Employee/Residential Population Ratio:	0:1	0:1	0:1
2020 Total Daytime Population	28,437	55,149	113,845
Workers	11,964	21,624	48,055
Residents	16,473	33,525	65,790

Source: Esri, Esri and Infogroup, U.S. Census