



Bishop Beale Duncan
COMMERCIAL REAL ESTATE

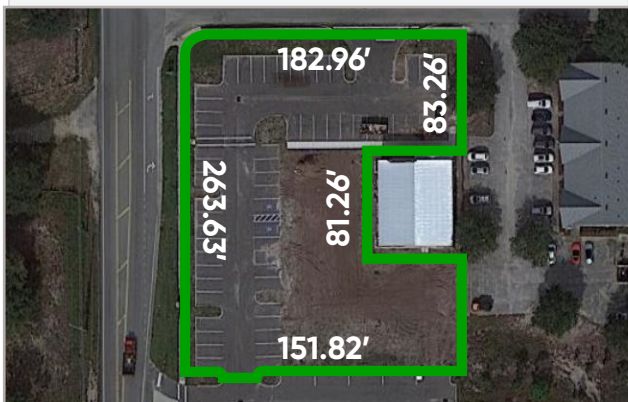
101 Town Center Boulevard
Davenport, Florida 33896

BUILDING PADS AVAILABLE



FOR SALE

- + Pricing: Call for Pricing
- + Land Size: 1.25 Acres
- + Primary Uses: Retail/Medical/Office
- + Zoning: CCX



Highlights

- Located in the ChampionsGate Market that is Experiencing Explosive Growth
- Just a Few Minutes from the Orlando Health Campus that is Currently Under Construction
- The Site is Accessible through Interstate 4, Osceola Polk Line Road and Ronald Reagan Parkway
- 264' of Frontage on Lake Wilson Road
- 26,000 AADT on Ronald Reagan Parkway
- 30,502 AADT on Osceola Polk Line Road
- 20,671 AADT on South Old Lake Wilson Road

RUSSELL MAYS
Associate
(407) 734.7209
Russell@BBDRE.com

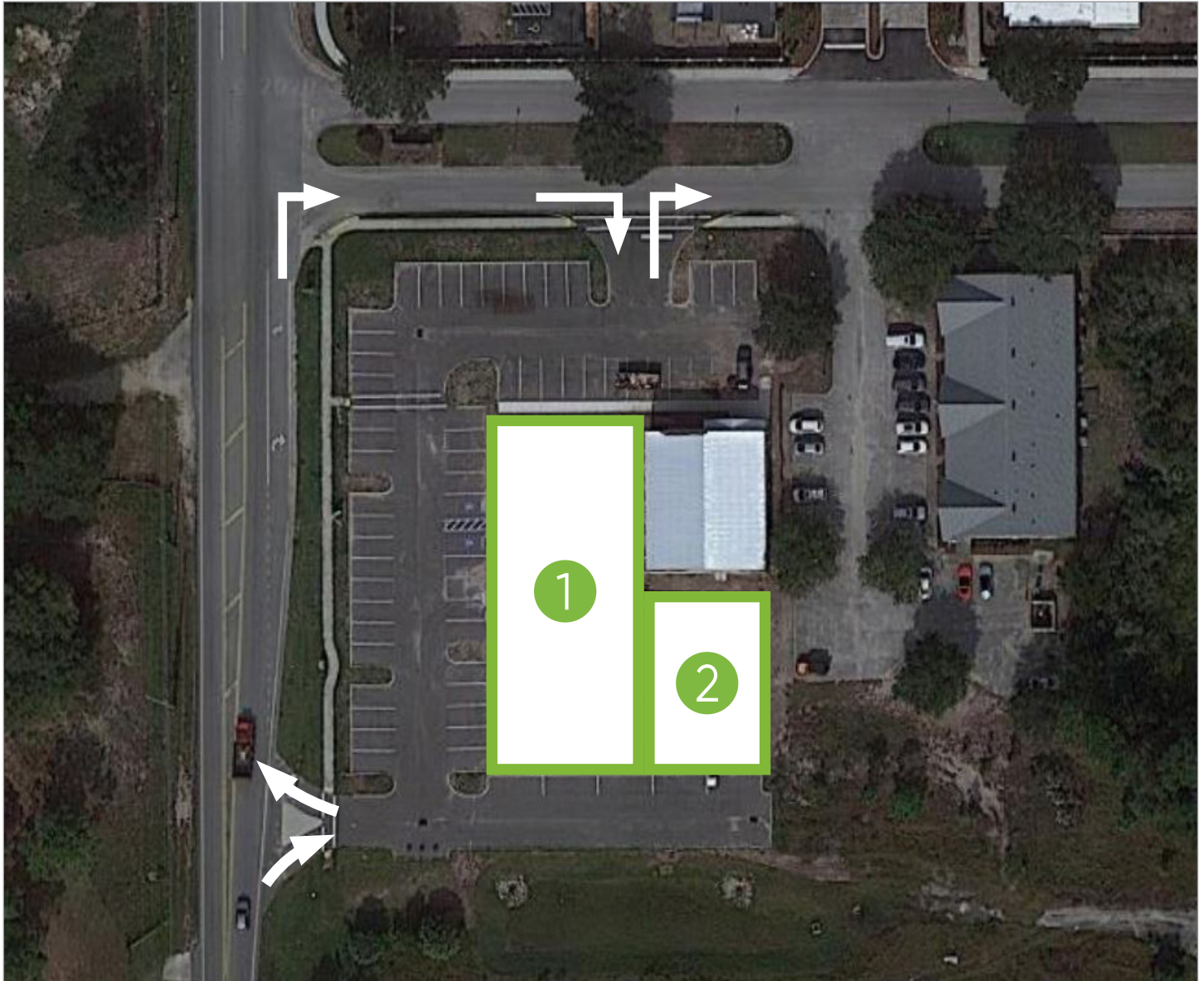
JP BEAULIEU, CCIM, CLM
Director of Retail Services
(407) 734.7201
JP@BBDRE.com



BISHOP BEALE DUNCAN
250 N. Orange Ave., Ste. 1500
Orlando, FL 32801 + (407) 426.7702
www.BBDRE.com

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Site Opportunities



OVERVIEW

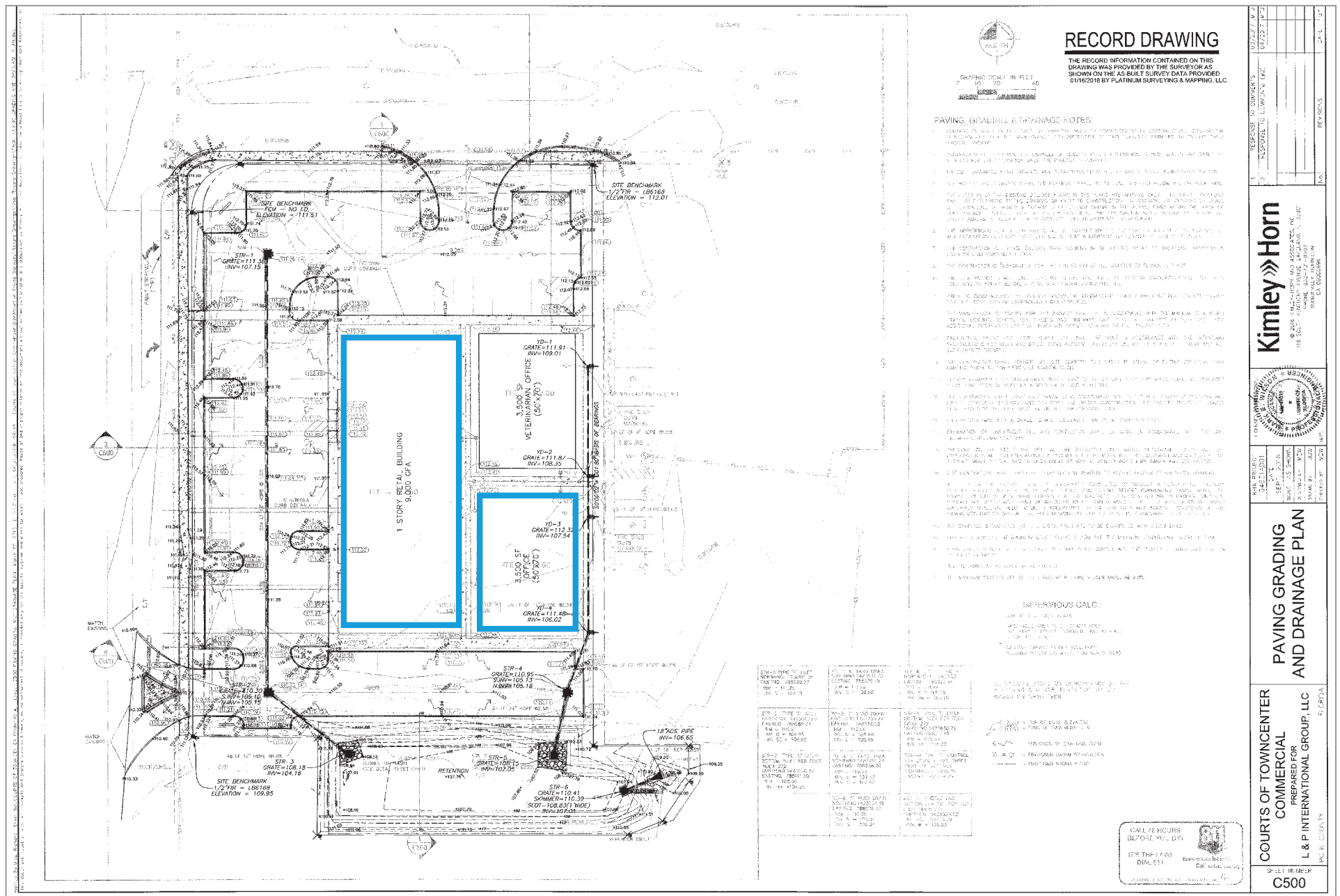
- + For Sale or Build-to-Suit
- + 64 Parking Spaces
- + 2 Entrances on Lake Wilson Road
- + Explosive Growth
 - + 5,688 Apartments Within a 10 Minute Drive
- + New Projects like the Orlando Health Hospital Campus, Verso Luxury Apartments, Forest Hills Mixed-Use Development & More

1

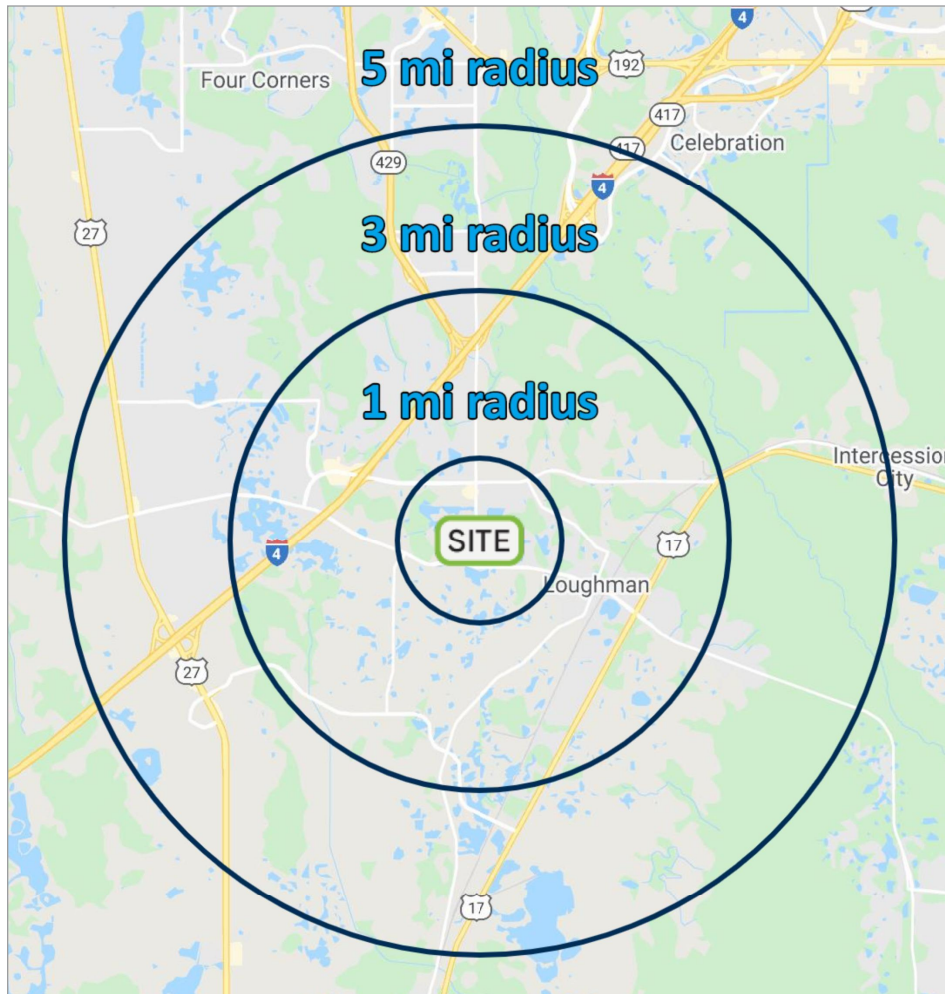
Up to 9,000 SF of Buildable Space

2

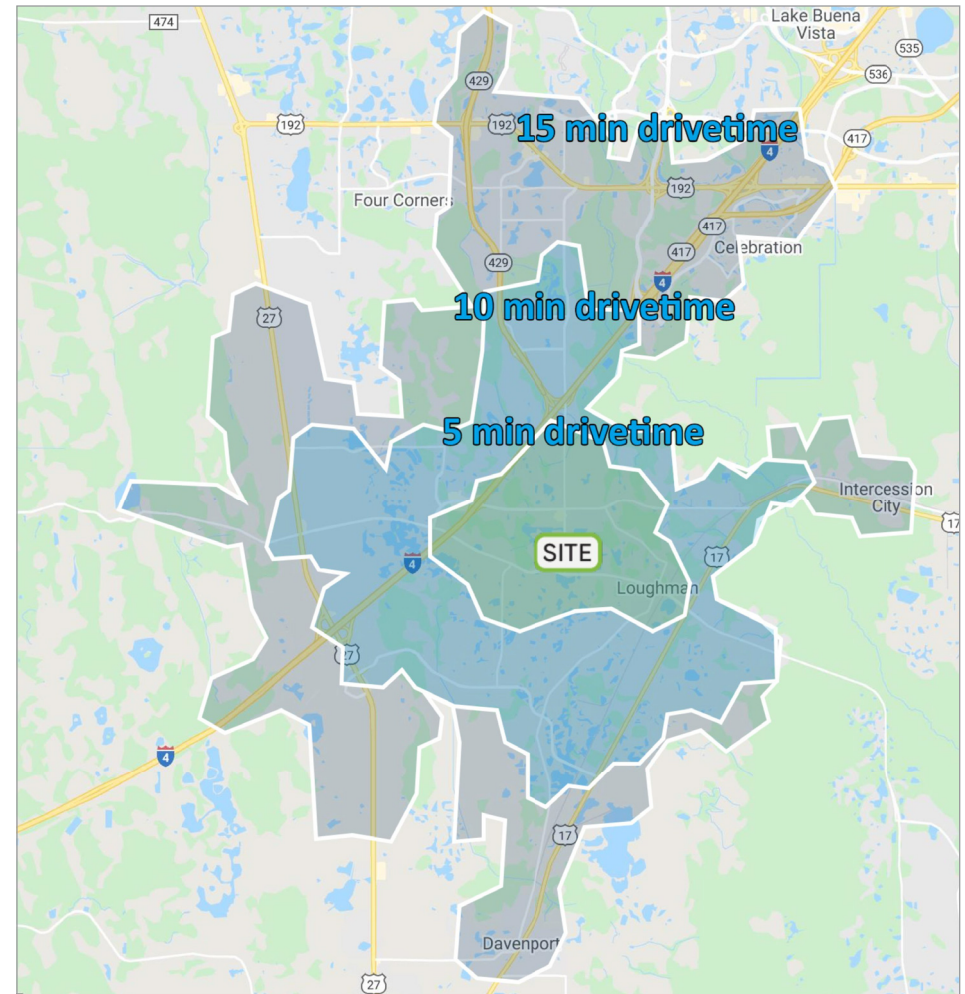
Up to 3,500 SF of Buildable Space

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Demographics



Radius	Population	HH Income	Businesses	Employees
1-Mile	6,534	\$65,622	116	668
3-Mile	23,864	\$62,366	678	6,457
5-Mile	52,008	\$66,905	1,341	11,778



Drive Times	Population	HH Income	Businesses	Employees
5-Minutes	14,454	\$57,624	357	3,145
10-Minutes	32,533	\$56,139	881	8,440
15-Minutes	64,841	\$66,511	2,529	22,632

Surrounding Developments



Nearby Hotels:

Reunion Resort

- 1 Mile from the Site
- 275 Rooms

Comfort Inn & Suites Maingate South

- 6.4 Miles from the Site
- 74 Rooms

Holiday Inn Express & Suites Orlando South

- 6.4 Miles from the Site
- 95 Rooms

Hampton Inn Orlando-Maingate

- 5.7 Miles from the Site
- 83 Rooms

ChampionsGate: Orlando Florida's World-Renowned Public Golf Facility

- 1,500 Acres
- 862-Room Omni Resort
- 1,970 Residential Units
- 450,000 SF - Commercial
- 2.4 Miles from the Site

Reunion Resort: An Exclusive 2,300-acre Golf Community

- 2,300 Acres
- 1,600-Room Resort
- 6,200 Residential Units
- 700,000 SF - Commercial

