



Bishop Beale Duncan
COMMERCIAL REAL ESTATE

LAKE NONA

14314 Boggy Creek Road
Orlando, FL 32824

RETAIL PADS AND IN-LINE SPACE AVAILABLE



**IN-LINE SPACE FOR LEASE/BTS/
GROUND LEASE**

- + Pads: Ground Lease or Build to Suit
- + Inline Space Available: 2,500 SF - 10,000 SF
- + Land Size: 1-7 Acres
- + Primary Use: Retail / Restaurant / Drive-Thru



// LAKE NONA

Called "the Future of Cities" by Fortune magazine, Lake Nona ranks among the fastest-growing, best-selling communities in America.

Highlights

- Boggy Creek Road Widening Completed by December 2023
- Located in the Lake Nona Submarket with over 29,000 cars passing the site daily.
- Boggy Creek widening construction is now complete with 4 lanes of traffic.
- There are over 19,000 employees within a 10-Minute drive and an average income of \$96,110.
- The site will be part of a 115-Acre Master Planned Community by DR Horton with 188 Townhomes and 796 Luxury Multifamily Units.
- Lake Nona has been experiencing exponential growth. There will be an addition of over 1,300 residential units adjacent to the property.

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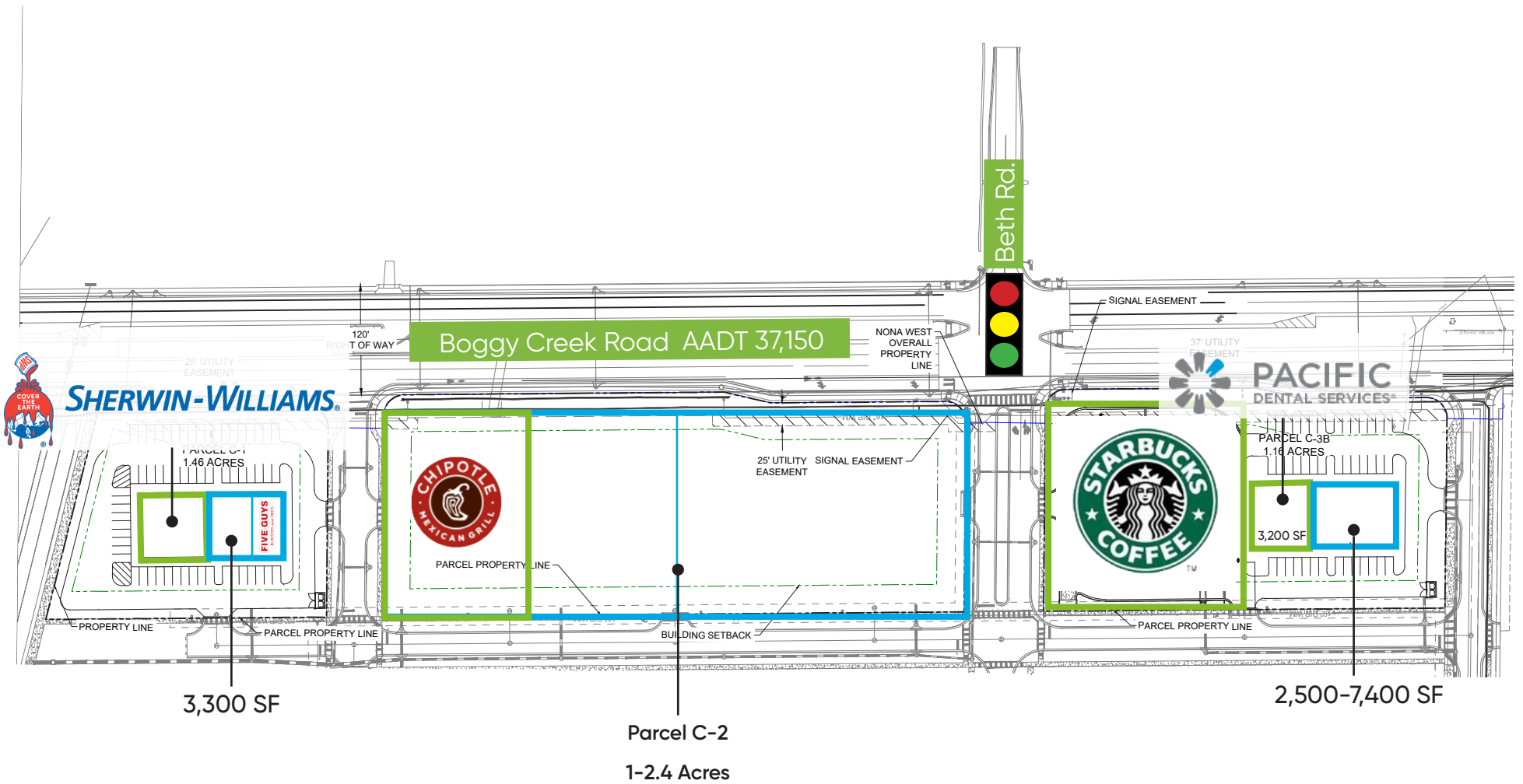
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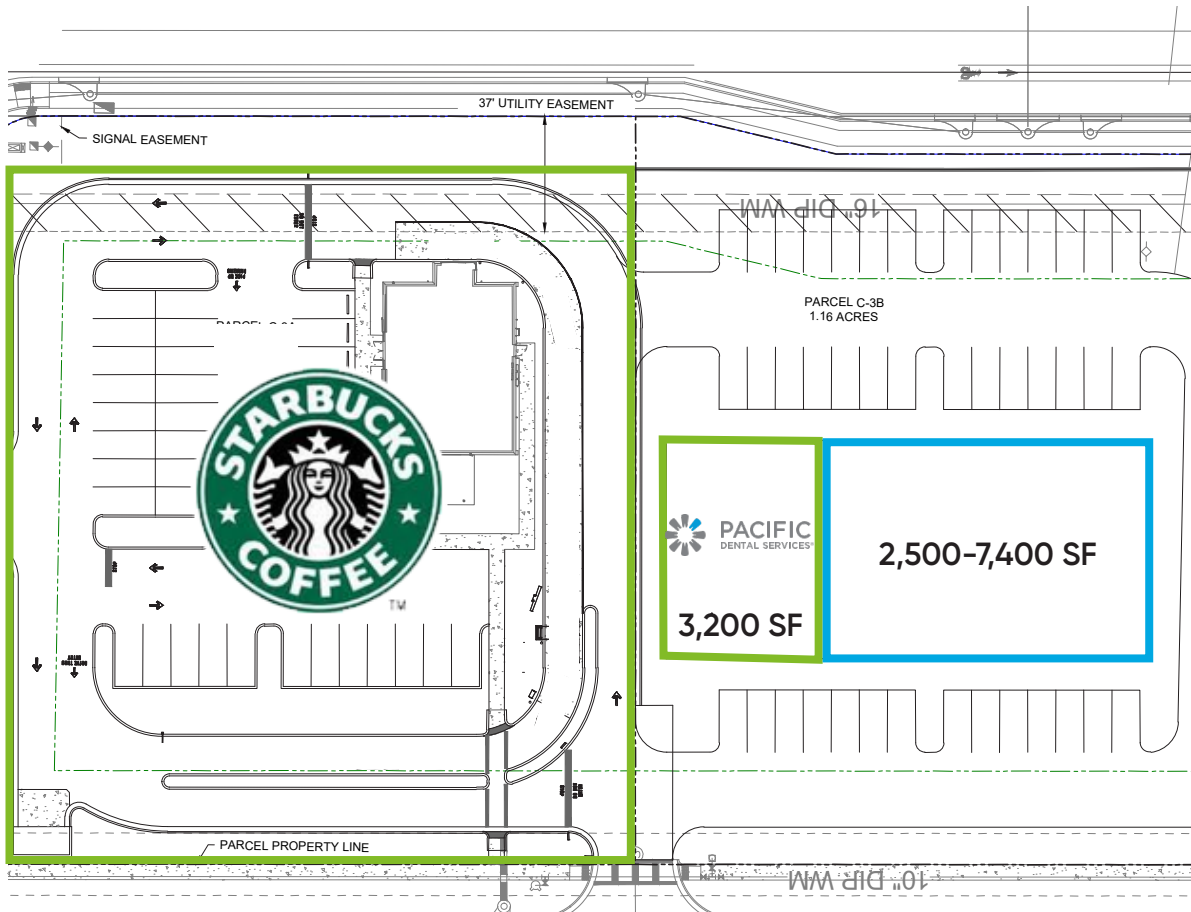
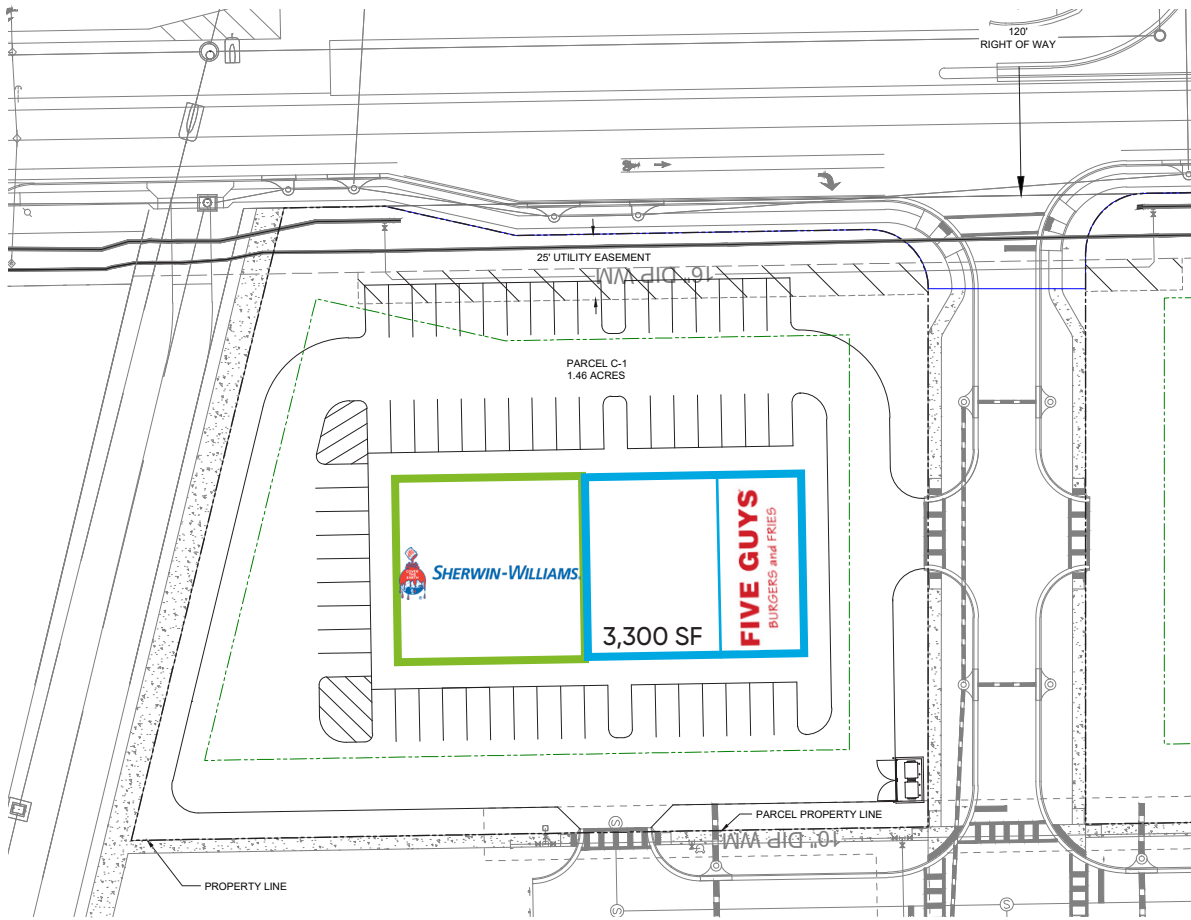
Site Location



Site Plan



Site Plan



North Multi-Tenant Building



1 EAST ELEVATION

SCALE: 1/8" = 1'-0"

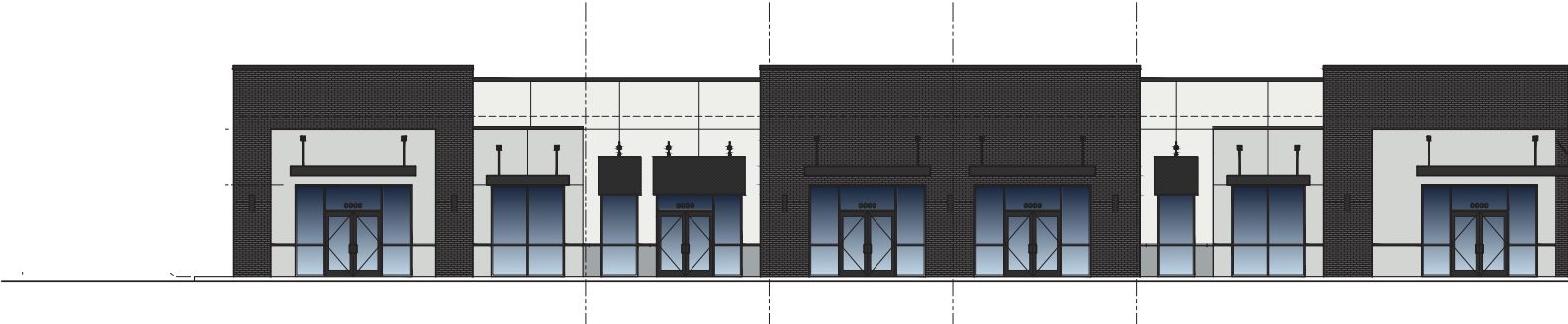


2 NORTH ELEVATION

SCALE: 1/8" = 1'-0"

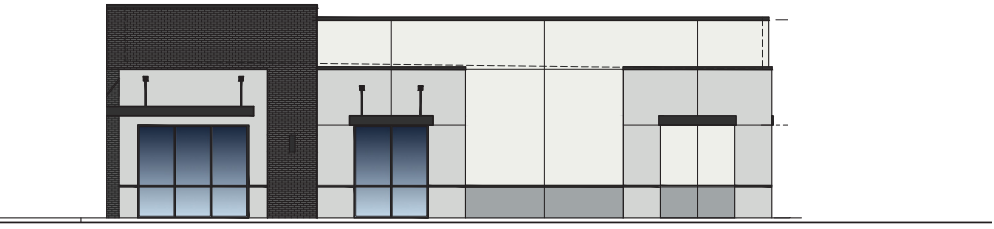


South Multi-Tenant Building



1 EAST ELEVATION

SCALE: 1/8" = 1'-0"

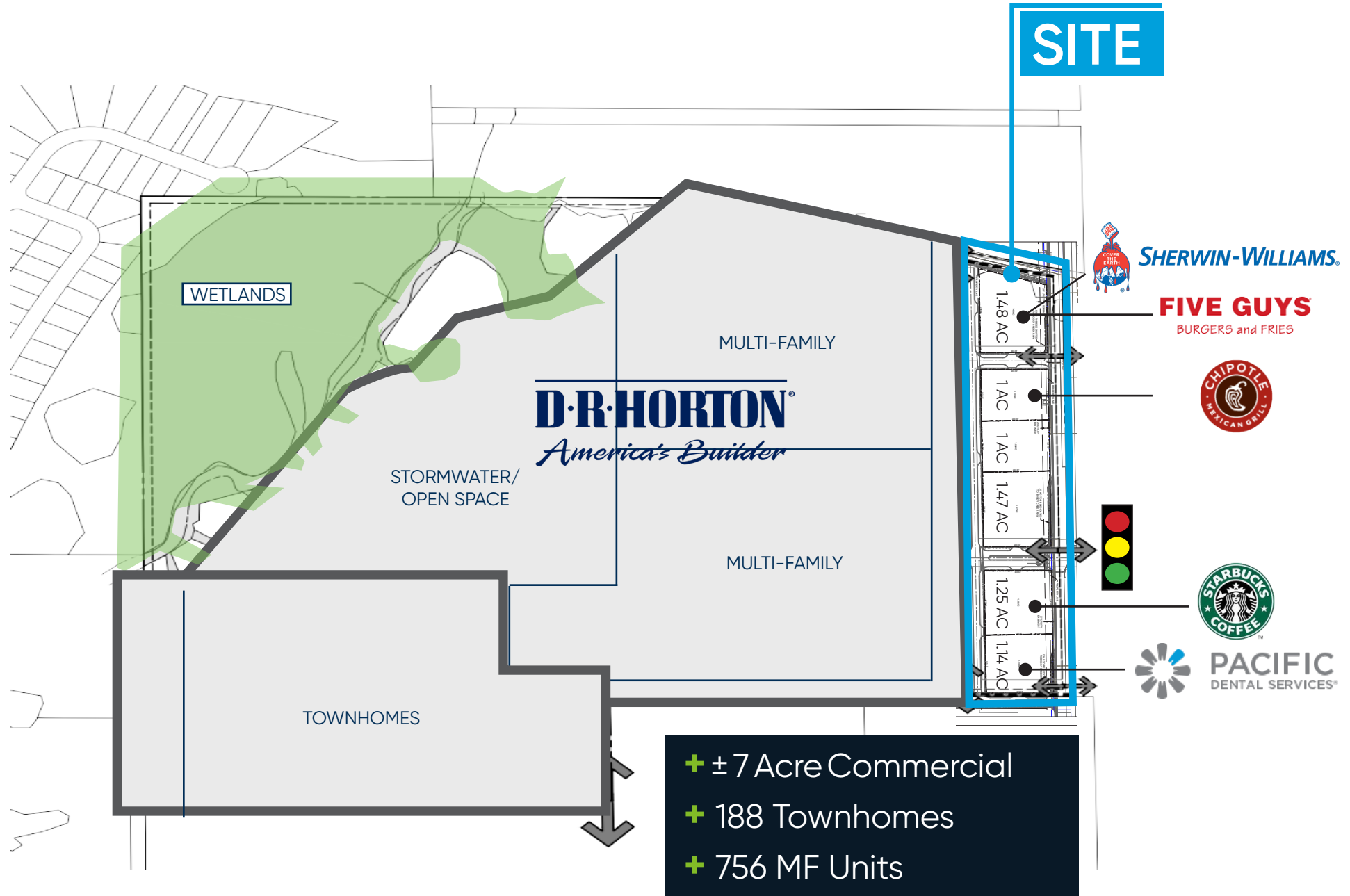


2 NORTH ELEVATION

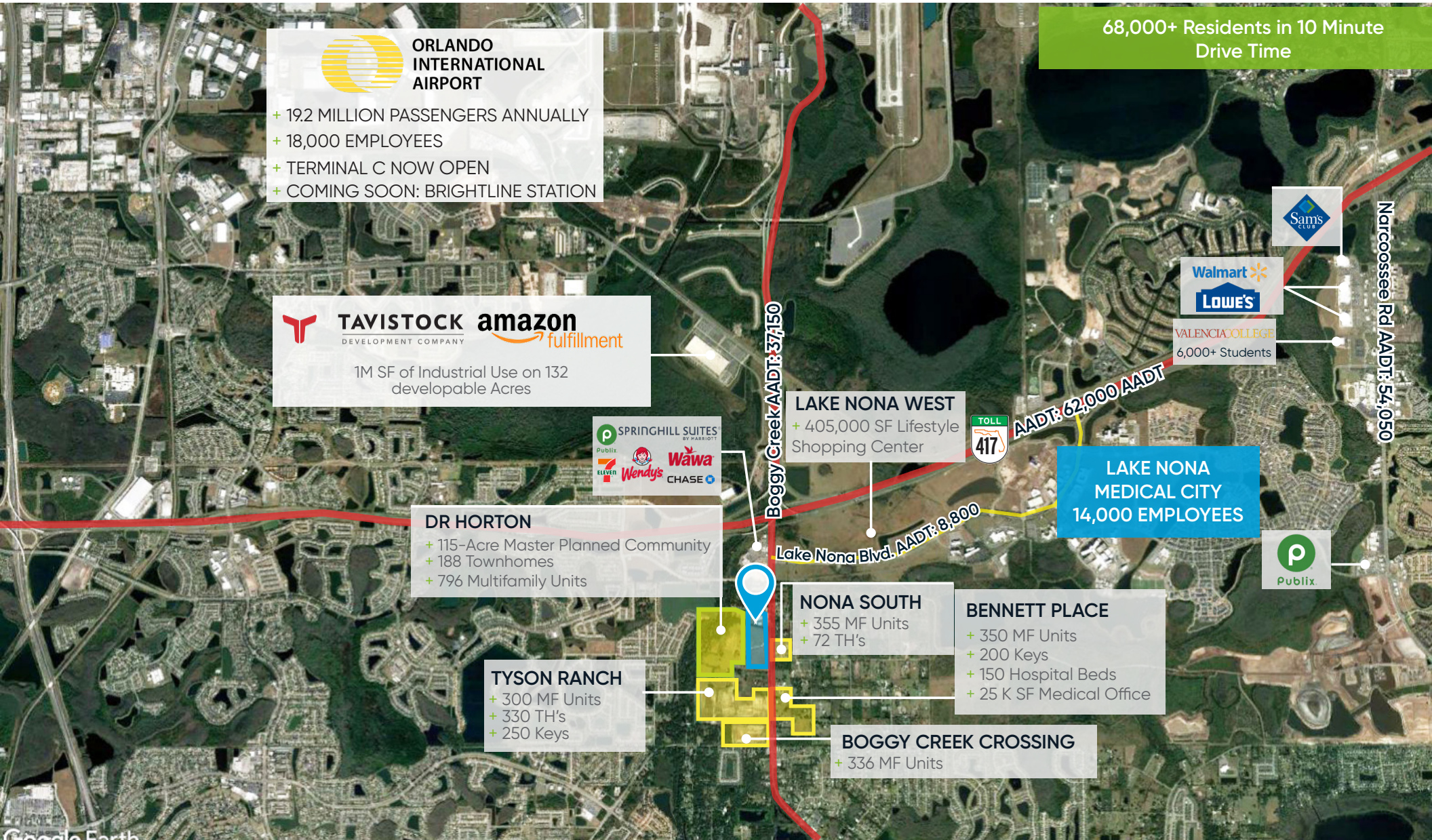
SCALE: 1/8" = 1'-0"



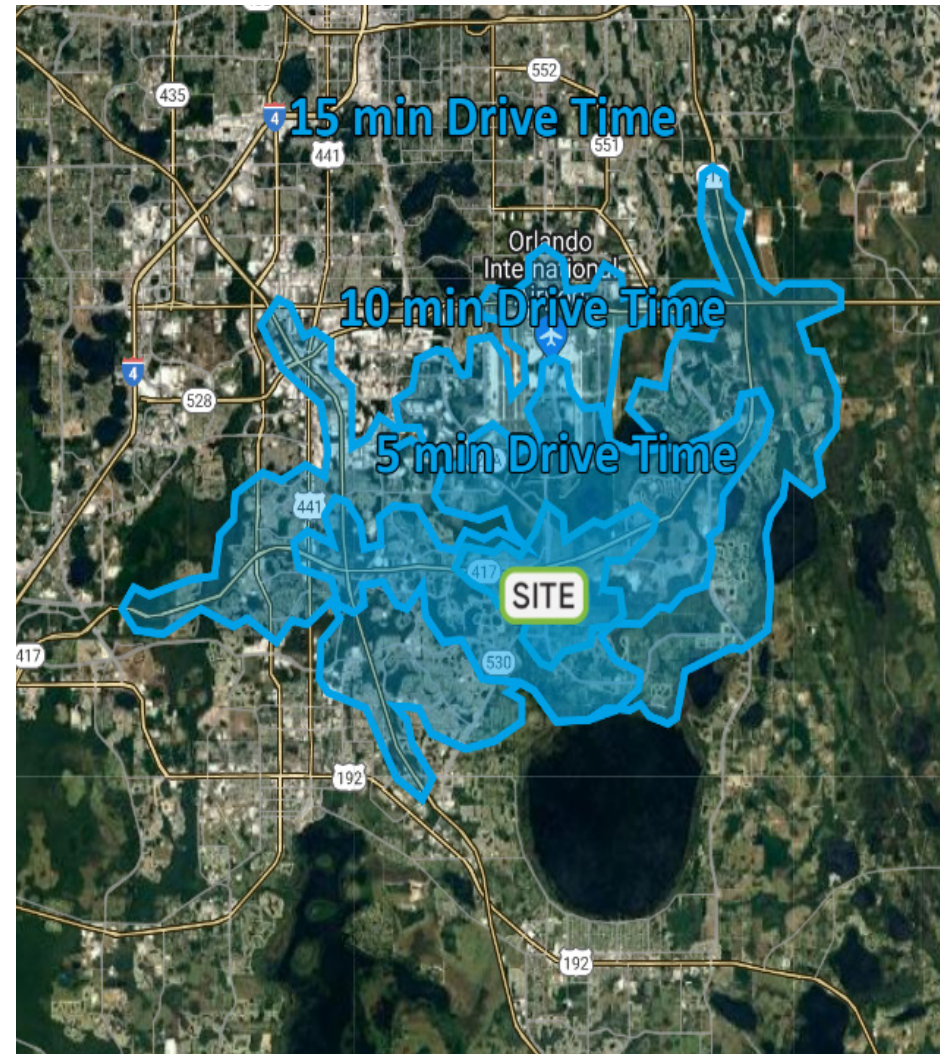
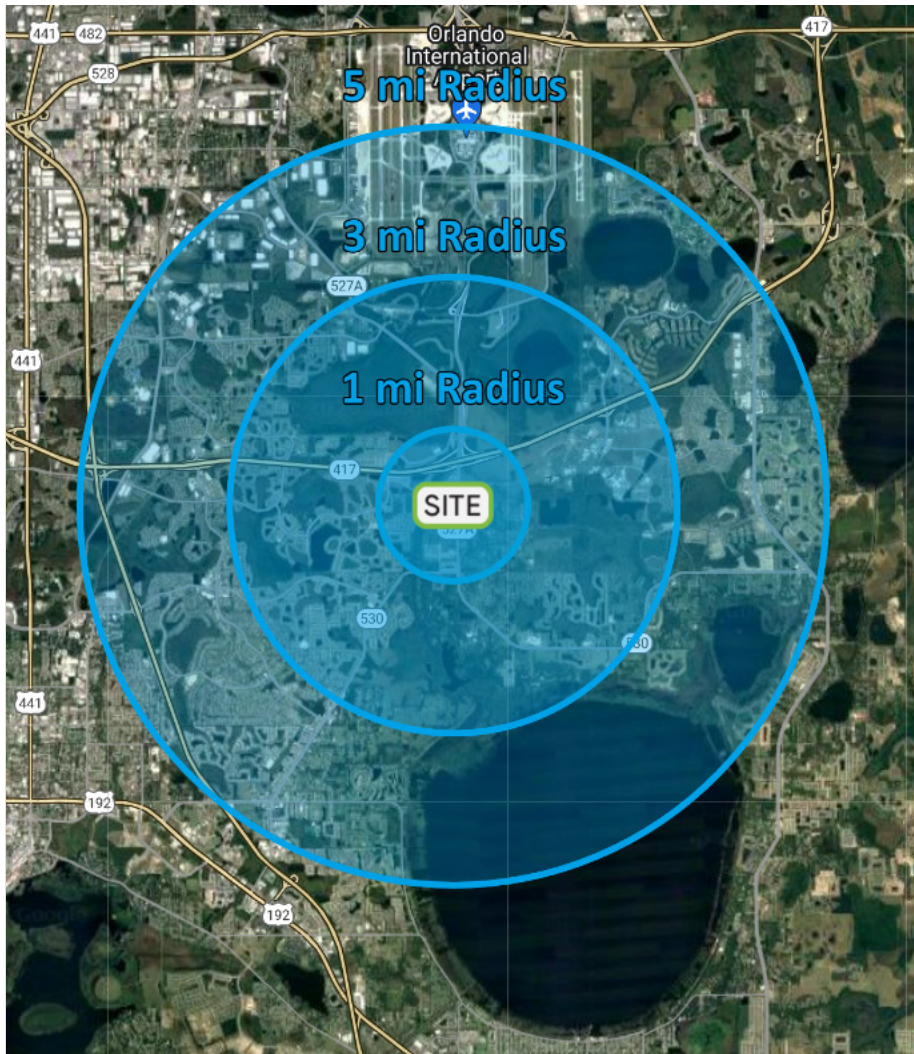
Master Site Plan



Key Points Map



Demographics



Radius	Population	HH Income	Businesses	Employees
1-Mile	3,103	\$83,255	127	531
3-Mile	51,587	\$94,646	2,460	13,404
5-Mile	139,105	\$91,383	6,404	32,936

Drive	Population	HH Income	Businesses	Employees
5 Min	7,554	\$102,962	510	4,714
10 Min	68,460	\$96,110	3,361	19,487
15 Min	207,602	\$95,964	11,540	69,270



Key Points Map



News Highlights



TAVISTOCK ANNOUNCES NEW ALOFT HOTEL COMING TO LAKE NONA

Tavistock Development Company has landed a Marriott flag for its new hotel on Lake Nona Boulevard that will open in early 2023.



LAKE NONA WAVE HOTEL

The iconic Lake Nona Wave Hotel will be located in the heart of Lake Nona's premier entertainment and shopping district, echoing the energy of the Lake Nona Town Center with its modern, exciting and social vibe extending throughout the property.



AVIATION FIRM TO MOVE HQ AND TRAINING CENTER TO LAKE NONA TOWN CENTER

SIMCOM Aviation Training plans to consolidate its two Orlando flight training centers and corporate headquarters into the new facility on Nemours Parkway.



DISNEY REGIONAL HUB AT LAKE NONA COULD BRING 2,000+ JOBS WITH \$120K AVERAGE SALARIES

A new Disney regional hub in Orlando's Lake Nona community will be home to more than 2,000 professional jobs relocating from California.



CHOPRA GLOBAL PARTNERS WITH LAKE NONA PERFORMANCE CLUB TO CREATE FIRST CHOPRA MIND-BODY ZONE AND SPA

This first-of-its-kind partnership brings Chopra Global's signature movement and spa programs to a leading fitness facility and marks the company's first brick-and-mortar partnership.

For full articles please view:

<https://www.growthspotter.com/2023/07/26/tavistock-planning-massive-new-shopping-center-in-lake-nona/>

<https://tavistockdevelopment.com/news/tavistock-announces-new-aloft-hotel-coming-to-lake-nona/>

<https://tavistockdevelopment.com/project/lake-nona-town-center-hotel/https://www.growthspotter.com/news/gs-news-simcom-lake-nona-20200128-6hmmyci4tfalzrlwpttjgwime-story.html>

<https://www.growthspotter.com/news/gs-news-simcom-lake-nona-20200128-6hmmyci4tfalzrlwpttjgwime-story.html>

<https://www.orlandosentinel.com/business/os-bz-disney-campus-lake-nona-jobs-20210715-ypmcypufezfvxpklfnelho6swa-story.html>

<https://www.lakenona.com/news/chopra-global-partners-with-lake-nona-performance-club/>