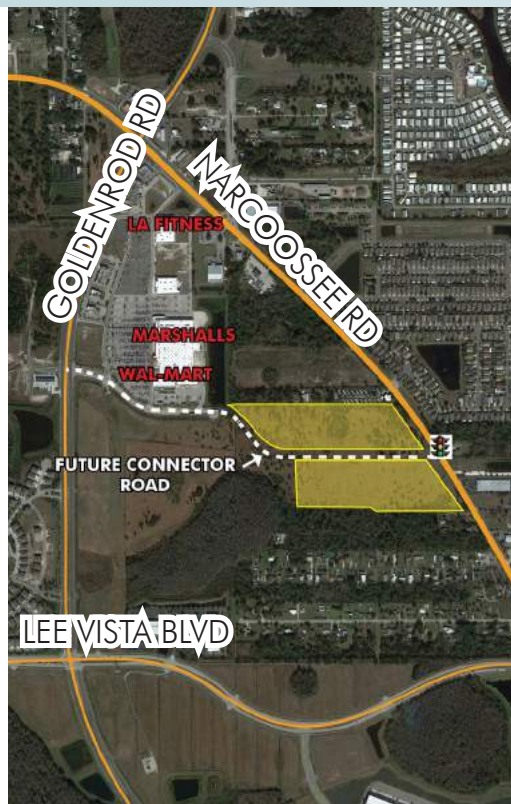


# ORLANDO INT'L AIRPORT/MEDICAL CITY AREA

27.43± acres

Orlando, FL



## LOCATION

Two miles north of Orlando International Airport which had approx. 35.71 million air passengers in 2014, and north of Lake Nona/Medical City area. The property is located on Narcoossee Rd between Goldenrod Rd and Lee Vista Blvd. Accessibility to site will increase with the widening of Narcoossee Rd and the expansion of Marketplace Dr, connecting Goldenrod Rd and Narcoossee Rd.

## SIZE

27.43± acres

## PRICE

\$7,900,000

## UTILITIES

City of Orlando.

## MARKET OVERVIEW

Tremendous economic growth can be expected for this region as Lake Nona/Medical City continues to develop and generate jobs.

- Four major medical/research facilities have been built in the last 5 years, with a VA Medical Center expected for 2015.
- 47,500 new jobs in Orlando in 2014, a 4.3% increase in employment from the previous year.
- Unemployment rate down to 5% at the end of 2014, lowest in over 6 years.
- Residential sales for Orlando 10% higher in Jan 2015 than Jan 2014.

Offering subject to errors, omission, prior sale or withdrawal without notice.

## ZONING

PD/AN. Approved for 285,000 SF Office/Retail.

## ROAD FRONTAGE

995± feet on Narcoossee Road.

Expansion of Marketplace Drive will add 2,700± ft of frontage.

Traffic Counts (2013): Narcoossee Rd= 42,727 ADT.

## DEMOGRAPHICS

- Population (3 miles): 68,734
- Median Household Income (3 miles): \$43,095

COMMERCIAL/OFFICE  
DEVELOPMENT  
LAND FOR SALE



CO-LISTED WITH

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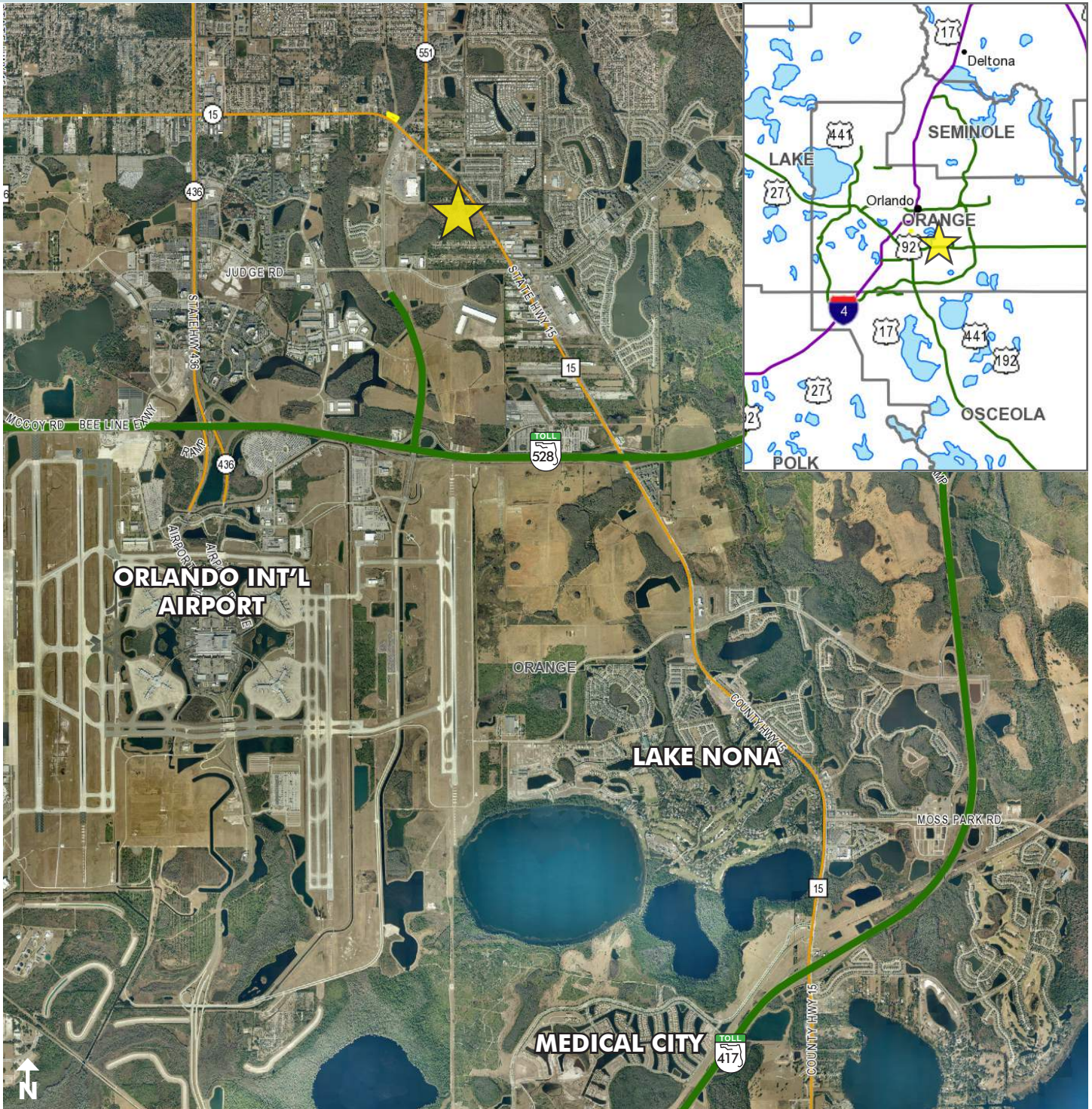
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LOCATION MAP



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VICINITY MAP



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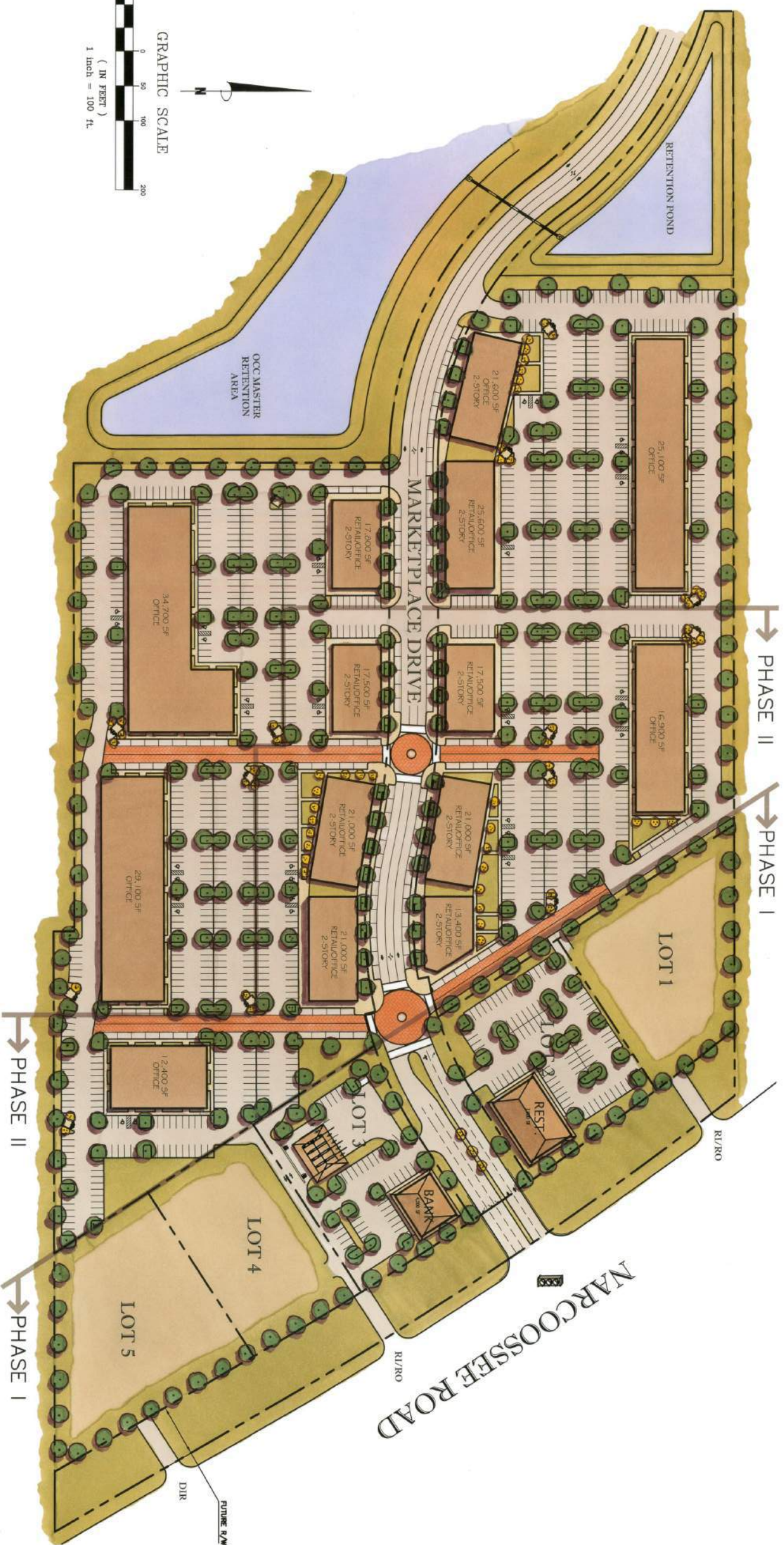
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# THE MARKETPLACE