

LAND PARCELS FOR LEASE

11763 Narcoossee Road Orlando, FL 32832

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Contact: Kevin Hipes
Broker / Owner

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For Lease: Inquire For Pricing

North Parcel: \pm 1.07 Acres

South Parcel: \pm 1.25 Acres

Approved for up to 25,000 SF Commercial



Hipes Consulting
& Brokerage LLC



HIGHLIGHTS



2,700 High-End Units Under Development
within 1 mile



± 38,000 AADT
Narcoossee Road

Two of the last available retail outparcels within the highly sought after corridor within rapidly expanding Lake Nona

Both outparcels feature ±348 ft total of frontage along main retail corridor from 417 to Boggy Creek




Located two blocks north of a signalized intersection sharing access with the Narcoossee Cove Multifamily and Retail development

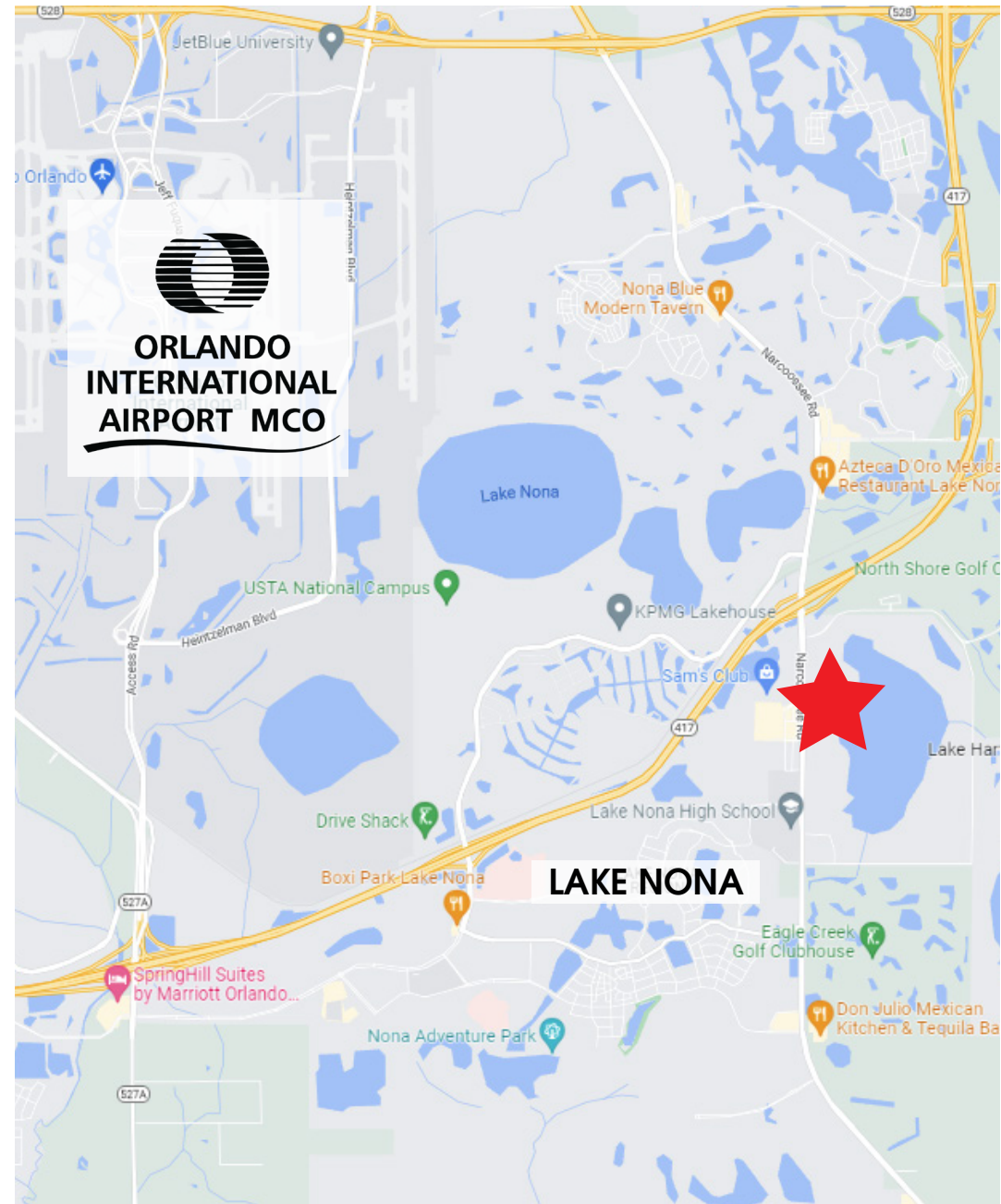
Over 2,700 high-end apartment units either under development or recently built within 1 mile of parcels

Lake Nona Campus Valencia College (7,000 students) and Lake Nona High School (3,300 students) are located ± 1 mile south of site

± \$141,664 average household income within 10 min radius

DEMOGRAPHICS

2023	 Total Population	 Total Households	 Average HH Income
5 Mins	6,253	2,337	\$98,974
10 Mins	61,887	21,190	\$141,664
15 Mins	219,031	73,029	\$112,397



615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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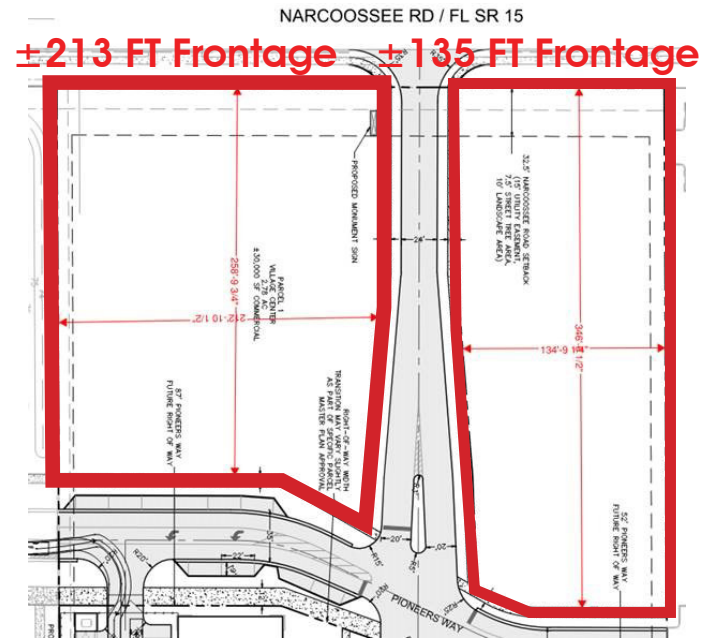
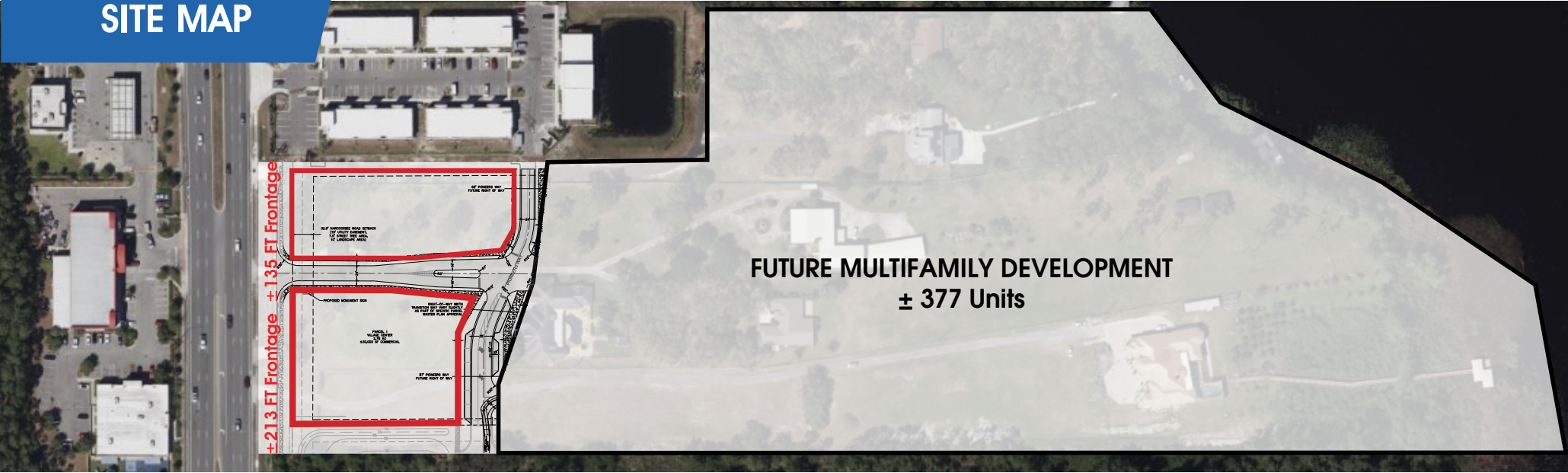
THE NEIGHBORHOOD



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SITE MAP



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