

# LAND PARCELS FOR LEASE

11763 Narcoossee Road Orlando, FL 32832

Contact: Austin McWilliams  
Senior Sales & Leasing Associate  
Multifamily & Mixed-Use Land Team Lead

E: Austin@FCPG.com  
P: 407.872.0177 ext. 134

Contact: Kevin Hipes  
Broker / Owner

E: Kevin@HCBRealEstate.com  
P: 407.416.6832

## 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



HCB

# HIGHLIGHTS



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



**± 57,500 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

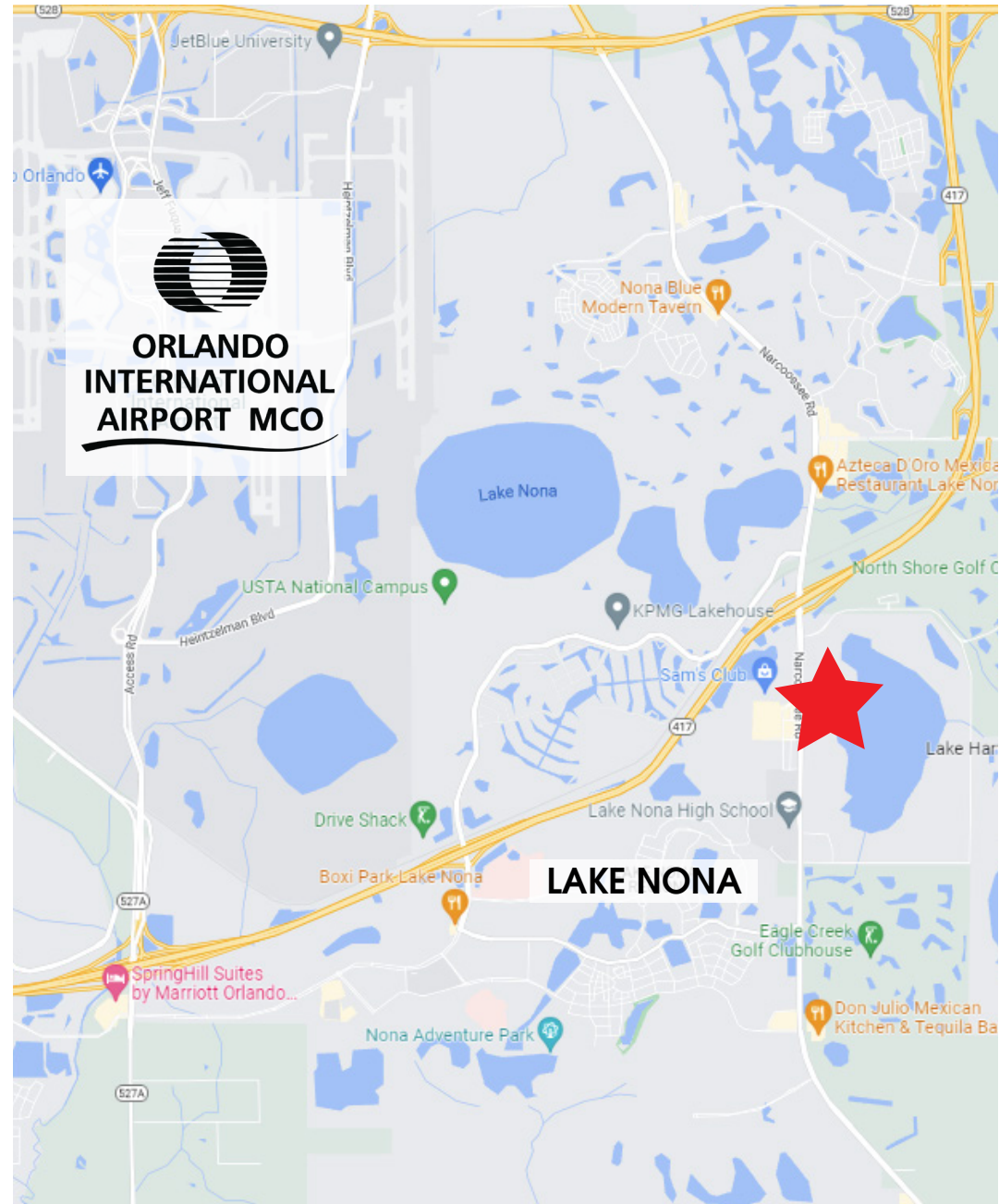
Over 2,700 high-end apartment units either under development or recently built within 1 mile of parcels

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

± \$152,233 average household income within 10 min radius

## DEMOGRAPHICS

2024	 Total Population	 Total Households	 Average HH Income
5 Mins	6,961	2,615	\$88,320
10 Mins	57,584	19,794	\$152,233
15 Mins	215,235	70,503	\$120,435



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

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2024 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.



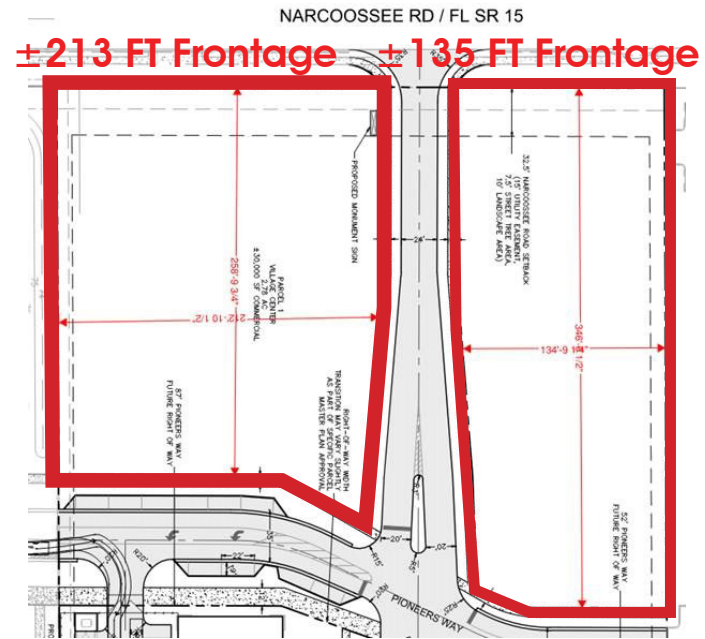
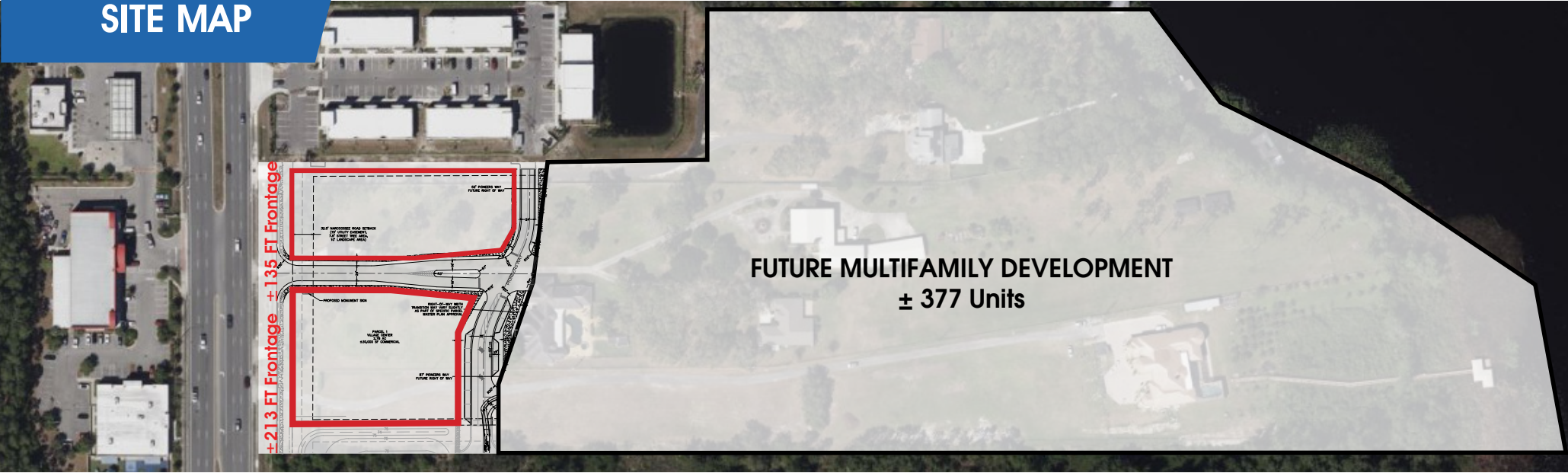
# THE NEIGHBORHOOD



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

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2024 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.

# SITE MAP



■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ [www.FCPG.com](http://www.FCPG.com) ■

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2024 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.



**Austin McWilliams**  
*Senior Sales & Leasing Associate*  
Multifamily & Mixed-Use Land Team Lead  
407.872.0177 ext. 134  
Austin@FCPG.com



**Kevin Hipes**  
*Broker/Owner*  
407.416.6832  
Kevin@HCBRealEstate.com

■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ [www.FCPG.com](http://www.FCPG.com) ■

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2024 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.