



The Boggy Creek Road corridor in Central Florida, particularly within the Lake Nona and southeastern Orlando areas, is experiencing significant commercial growth. This development is driven by infrastructure enhancements, residential expansions, and strategic investments from both public and private sectors. [loopnet.com+2bizjournals.com+2cfxway.com+2](#)

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## Infrastructure & Transportation Upgrades

- **Boggy Creek Road Expansion:** Osceola County is investing \$89.8 million to widen Boggy Creek Road between Simpson Road and Narcoossee Road to a four-lane roadway, enhancing capacity and safety. The project includes drainage improvements, stormwater ponds, intersection signalization upgrades, and multi-use paths. Completion is anticipated by the end of 2026. [osceola.org](#)
  - **SR 534 Beltway Extension:** The Central Florida Expressway Authority is designing Phase 1 of SR 534, which will form the northeastern section of the beltway around Osceola County. This limited-access expressway will connect SR 417 to Narcoossee Road, improving east-west connectivity and supporting regional growth. [cfxway.com](#)
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## Commercial & Residential Developments

- **Lake Nona West:** This 405,000-square-foot open-air lifestyle center is strategically located along Lake Nona Boulevard near Boggy Creek Road. It features a curated mix of retailers, including Target, Nordstrom Rack, and Barnes & Noble, and is over 75% pre-leased. The development is part of the broader Lake Nona master-planned community, which encompasses 17 square miles of residential, corporate, hospitality, and institutional development. [tavistockdevelopment.com](#)
- **Creekside Luxe @ Boggy Creek:** A Class-A multifamily community with 300+ luxury units is planned along Boggy Creek Road in Kissimmee. The development is strategically positioned near NeoCity Tech Park and the SunRail Tupperware Station, providing convenient transportation options for residents. The project is expected to deliver its first units by Q3 2027. [onetenwest.com](#)
- **Constellation Air Commerce Park:** Texas-based Constellation Real Estate Partners plans to develop an industrial project named "Constellation Air Commerce Park" at 10195 Boggy Creek Road. The project will comprise three buildings totaling over 970,000 square feet and is located just six miles from Orlando International Airport. Construction is expected to start in late 2024, with completion planned for the third quarter of 2025.

- **Nona South Outparcel:** A 3.24-acre commercial outparcel at 14221 Boggy Creek Road is available for investment. The site is adjacent to large-scale apartment and townhome developments and benefits from the ongoing Boggy Creek Road expansion. The area is experiencing population growth exceeding the national average, making it a prime location for retail or office development. [loopnet.com](https://www.loopnet.com)
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## Market Dynamics

- **Population Growth:** The area is witnessing rapid population growth, with projections indicating a 4.31% annual increase within a 1-mile radius over the next five years. This growth is driven by the influx of residents into new multifamily and townhome communities. [loopnet.com](https://www.loopnet.com)
  - **Affluent Demographics:** The region boasts an average household income exceeding \$122,000 within a 3-mile radius, attracting retailers and service providers targeting high-income consumers. [loopnet.com](https://www.loopnet.com)
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## Strategic Outlook

The Boggy Creek Road corridor is emerging as a dynamic commercial hub in Central Florida. With ongoing infrastructure improvements, a surge in residential developments, and strategic investments in retail and industrial projects, the area presents compelling opportunities for businesses and investors. The combination of enhanced connectivity, a growing and affluent population, and a diversified commercial landscape positions the corridor for sustained economic growth in the coming years.