

LAND PARCELS FOR LEASE

11763 Narcoossee Road Orlando, FL 32832

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Broker / Owner

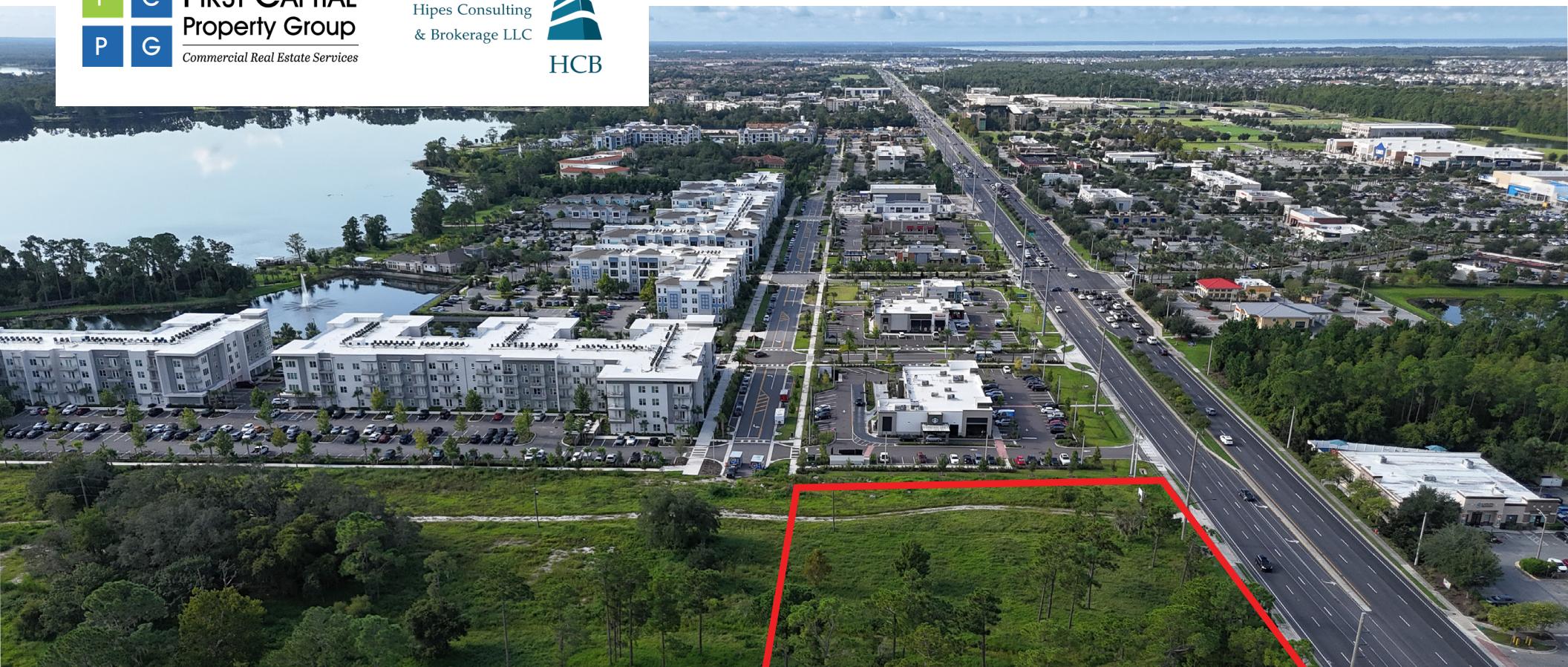
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P: 407.416.6832

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



HIGHLIGHTS



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



± 58,500 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

± \$161,101 average household income within 10 min radius

DEMOGRAPHICS

2025



Total Population



Total Households



Average HH Income

5 Mins

7,218

2,754

\$110,137

10 Mins

61,833

21,359

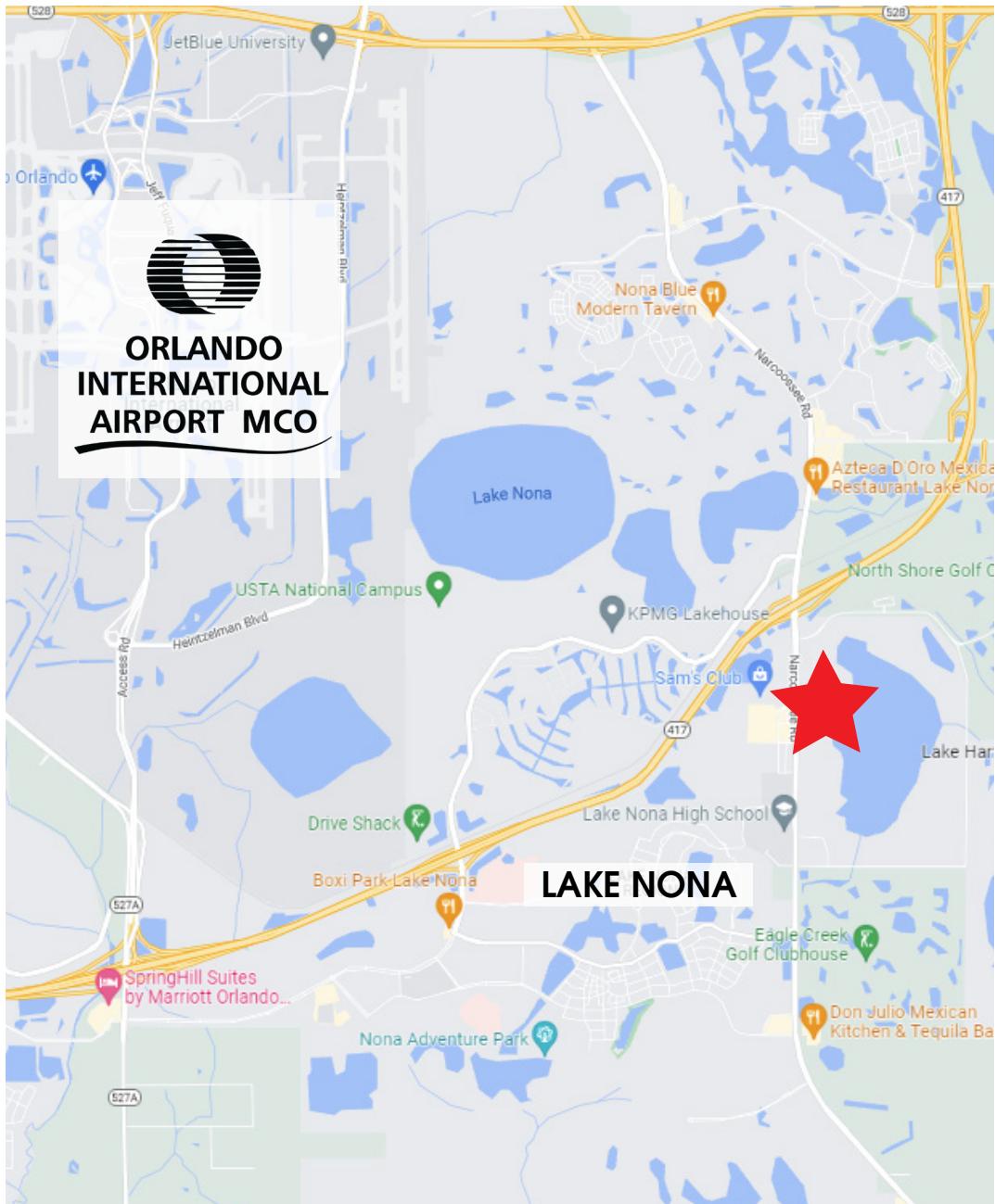
\$161,101

15 Mins

225,963

74,625

\$126,614



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

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THE NEIGHBORHOOD



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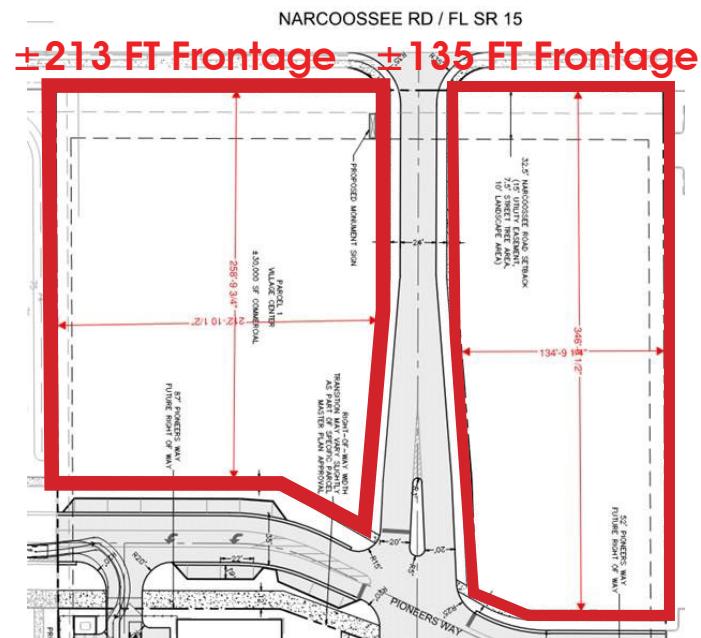
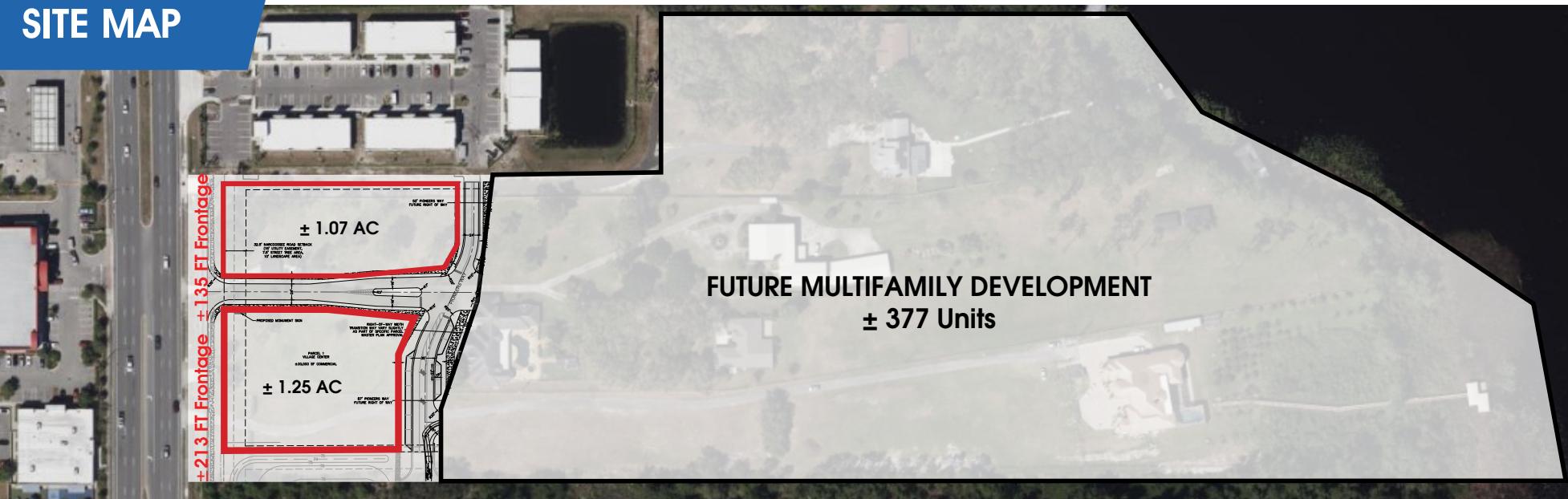
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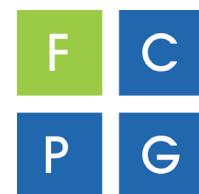
Commercial Real Estate Services

SITE MAP



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

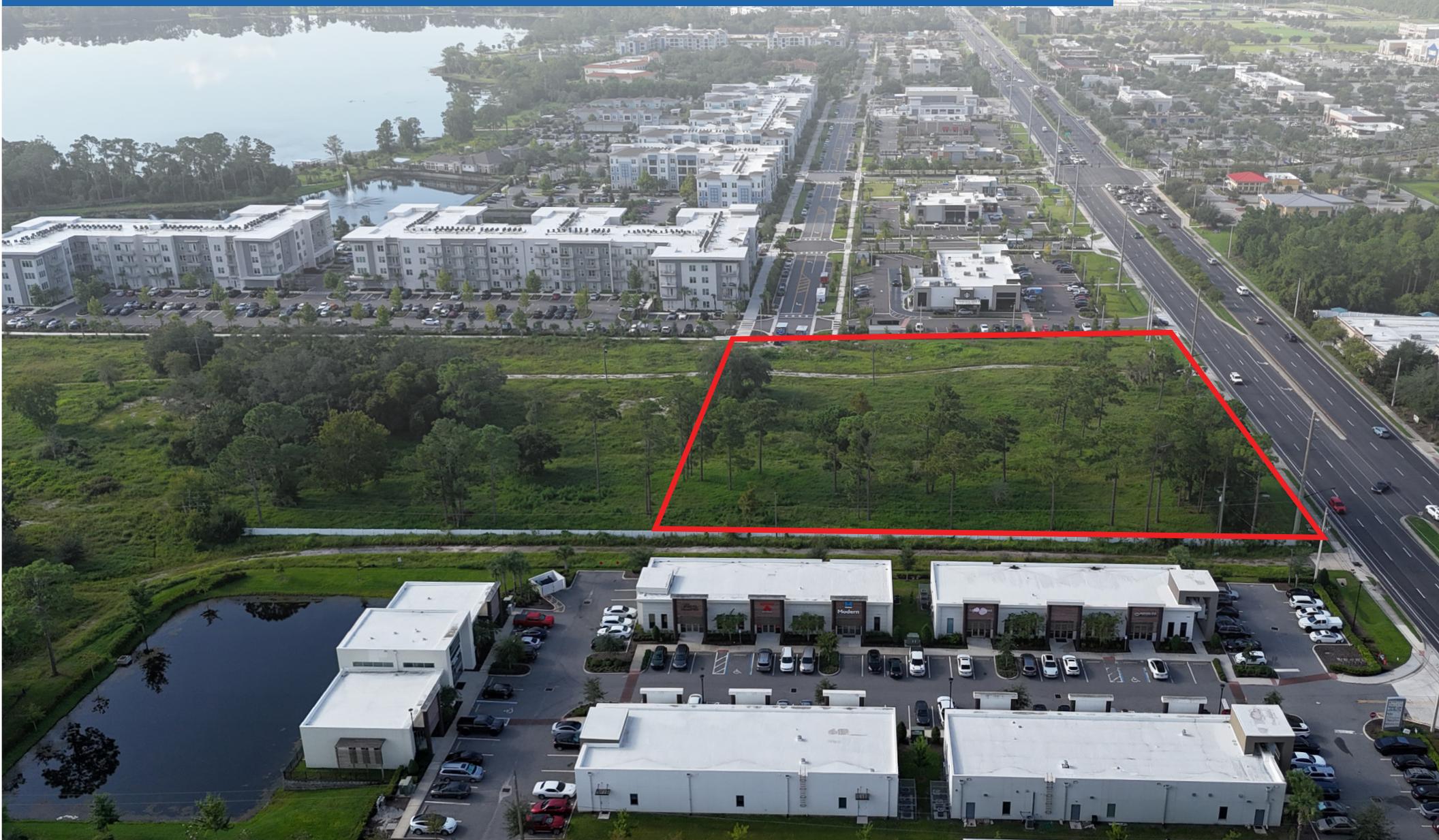
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Commercial Real Estate Services

ABOUT THE MARKET AREA



THE SUNSHINE STATE: FLORIDA

Florida stands out for its diverse and thriving economy, drawing businesses from various sectors. The state's strategic location has made it a hub for both domestic and international markets, offering businesses unique advantages in terms of connectivity and access. Florida's geographical location as the southeastern gateway to the Americas is a strategic advantage for businesses with regional or global ambitions. The state's well-connected infrastructure, encompassing highways, ports, and airports, facilitates efficient logistics and distribution. Businesses in the state can leverage this strategic location, gaining access to major markets and a diverse talent pool.

Florida has emerged as a hub for innovation and technological progress, with a network of research institutions, technology parks, and incubators fostering collaboration between academia and industry. Lake Nona, exemplified by its Medical City, embodies a thriving innovation ecosystem that attracts top talent. This collaborative environment supports businesses in their pursuit of growth and excellence.

Florida's reputation as a business-friendly state is anchored in its commitment to providing incentives and a supportive environment for corporations. The absence of state income tax and a regulatory framework that fosters business growth make Florida an appealing choice for companies seeking operational efficiency.

Florida's real estate market has demonstrated resilience, consistently attracting investment and development. Lake Nona, with its thoughtful approach to sustainable growth, reflects the state's commitment to creating thriving communities. Florida's appeal for business expansion is rooted in its diverse economy, supportive business environment, strategic location, innovation ecosystem, and high quality of life. Lake Nona, as a reflection of these qualities, offers an exciting opportunity for businesses seeking a strategic and sustainable corporate presence.



ORLANDO MSA

The Orlando, FL MSA is comprised of a four county region; Orange, Osceola, Lake and Seminole Counties spanning across 4,012 square miles. With 75 million annual visitors, Orlando is a top tourist destination. Orlando is the 4th fastest growing city in the U.S. with a population of ±2.6 million and 1,500 people moving to Orlando every week.

As the "Theme Park Capital of the World," home to NBA, MLS, NWSL, ECHL and many other professional sports organizations, the presence of a strong research park, high concentration of post-secondary institutions, technologically advanced companies & communities, two of the nation's largest healthcare systems, and it's proximity to the Space Coast, the Orlando MSA is a highly diverse, sought after market that fosters an environment for continued growth and advancements.

Currently, \$15 billion is designated for infrastructure improvements throughout the MSA. The overwhelmingly high demand for apartments in Orlando surpasses the supply, leading to \$1.16 billion in apartment developments either proposed or under-construction. The Orlando International Airport's \$2.15 billion expansion of the South Terminal, the \$2.7 billion construction of the Intermodal Terminal Facility and the \$2.3 billion I-4 Ultimate Improvement Project are all improving transportation throughout Orlando.

80% of Orlando's Workforce is Employed Outside of Leisure & Hospitality Industries
Orlando Economic Partnership

±550,000 Students Attending 35 Post-Secondary Institutions within 100 miles of Orlando
Orlando Economic Partnership

1,546,609 Civilian Labor Force
May 2025 | BLS.gov
3.1% Unemployment Rate
May 2025 | BLS.gov

#1 in the U.S. for Job Growth
Florida Department of Commerce, 2025

MAJOR RELOCATIONS & EXPANSIONS

CMG Cleantech S.A
New to Market Expansion
Advanced Manufacturing
Kissimmee, FL | 1,201 Jobs

KPMG LLP
Local Expansion
Corporate Headquarters
Orlando, FL | 985 Jobs (2022)

AMAZON
New to Market Expansion
Advanced Manufacturing
Orlando, FL | +100 Jobs

Luminar Technologies
Local Expansion
Corporate Headquarters
Orlando, FL | 100 Jobs

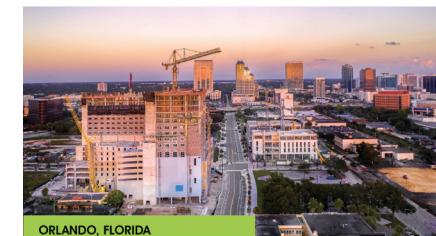
Lockheed Martin
Local Expansion
Aviation, Aerospace, Defense
Orlando, FL | 1,000 Jobs

Checkr Inc.
New to Market Expansion
Corporate Headquarters
Orlando, FL | 630 Jobs

Village M.D.
New to Market Expansion
Healthcare Center
Various | 411 Jobs

Deloitte Consulting LLP
Local Expansion
Software Development
Lake Mary, FL | 400 Jobs

KPMG LLP
Local Expansion
Regional Office
Orlando, FL | 350 Jobs (2021)



ORLANDO, FLORIDA

MARKET HIGHLIGHTS

First Capital Property Group (FCPG) is a full-service commercial real estate company serving all of Central Florida from the Gulf Coast to the Space Coast. Since 1995, FCPG has specialized in acquisition, disposition, leasing, property management & consulting for commerce owners & occupiers.

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CORFAC
INTERNATIONAL
Affiliate Firm

LEARN MORE ABOUT THE ORLANDO MARKET IN OUR "WHY ORLANDO" PACKET
www.FCPG.com/WhyOrlando



INNOVATION HUB & GROWING FAMILIES

Situated southeast of Downtown Orlando and directly east of the Orlando International Airport, these Narcoossee outparcels are surrounded by recent residential and commercial developments throughout Lake Nona and Tavistock's new Sunbridge development.

The area benefits from a high concentration of medical, tech, and professional business services employers, reflecting in Lake Nona's above-average incomes within Orlando.

With 73.4% of residents in a 5-minute radius holding college degrees, the demographic profile is dominated by the "["Up and Coming Families" Tapestry Segment](#)". Comprising 73.4% of households, this segment includes young families with multiple workers, characterized as ambitious, working hard to get ahead, and willing to take some risks to achieve their goals. These factors contribute to the area's appeal, making it an attractive location for businesses and residents alike.

	1 Mile	3 Miles	5 Miles
POPULATION			
2025 Population	7,218	61,833	225,963
2030 Population	8,293	80,218	257,740
2024-2029 Annual Rate	2.82%	5.34%	2.67%
2025 Median Age	34.1	35.8	36.8

	1 Mile	3 Miles	5 Miles
HOUSEHOLDS			
2025 Households	2,754	21,359	74,625
2030 Households	3,178	27,411	84,992
2024-2029 Annual Rate	6.90%	5.72%	2.74%
2025 Average Household Size	2.61	2.89	2.98

	1 Mile	3 Miles	5 Miles
MEDIAN HOUSEHOLD INCOME			
2025 Median Household Income	\$77,207	\$126,753	\$126,614
2030 Median Household Income	\$94,260	\$147,572	\$116,764
2024-2029 Annual Rate	4.07%	3.09%	3.00%

	1 Mile	3 Miles	5 Miles
AVERAGE HOUSEHOLD INCOME			
2025 Average Household Income	\$110,137	\$161,101	\$126,614
2030 Average Household Income	\$128,321	\$182,282	\$145,032
2024-2029 Annual Rate	3.10%	2.50%	2.75%

SURROUNDING AREA

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F C G
P





"A COMMUNITY OF & FOR THE FUTURE"

Master-planned Lake Nona has quickly become one of the most sought-after submarkets in Central Florida for homeowners and businesses alike. Tavistock Development Company's innovative community, comprised of 17 square miles of former cattle land, includes cutting-edge medical research, upscale fine dining, and Fortune 500 training and education. Within the millions of square feet of commercial real estate in Lake Nona are boutique coffee shops, Michelin-recognized fine dining, locally brewed beer, and state-of-the-art medical office facilities.

KPMG relocated their corporate training and education facility to Lake Nona in 2020, alongside Johnson & Johnson, the U.S. Department of Veterans' Affairs, Verizon, and the United States Tennis Association, among other high-profile employers. The University of Florida, University of Central Florida, and Nemours Children's Hospital all provide top-tier medical education and care within the confines of the Tavistock development as well.

As a hub for high-wage employment, and with its proximity to Orlando International Airport, Lake Nona is a highly sought after neighborhood for professionals and families alike. For apartment tenants, homeowners, retirees and even senior living residents, a carefully curated quality of life has been made available for residents of this wellness-focused community. Morning mediation and yoga sessions are made available to residents, easily accessible via miles of running and biking paths. Art also abounds, via 'Art After Dark' events and multiple public art installations highlighted by the sculpture garden at the newly opened Wave Hotel.

Simply put, Lake Nona sets the standard for quality of life in Central Florida for the 21st century and beyond.



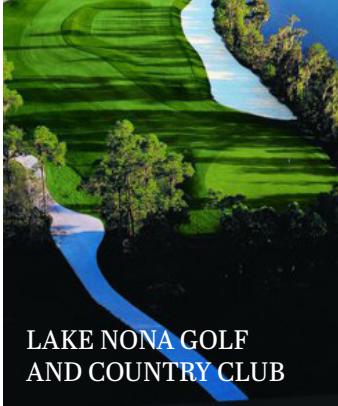
"The master-planned community feels like it's equal parts proof of concept and grand social experiment. Lake Nona was able to effectively start from scratch, creating a community built around the necessities and amenities of our modern culture, economy and way of living."

- FORBES





UNIVERSITY OF FLORIDA COLLEGE OF PHARMACY
LAKE NONA
150 Jobs, 92K SF Facility



LAKE NONA GOLF
AND COUNTRY CLUB



KPMG NATIONAL TRAINING CENTER
\$450M Campus | ± 800,000 SF



UCF LAKE NONA MEDICAL CENTER
300 Jobs, 64 Beds (Expansion to 500 Beds)



NEMOURS CHILDREN'S HOSPITAL
1,300 Jobs, 130 Beds



USTA NATIONAL CAMPUS

MAJOR EMPLOYERS

UF UNIVERSITY of
FLORIDA

VA U.S. Department
of Veterans Affairs

Johnson & Johnson



USTA
NATIONAL
CAMPUS

UCF

GUIDEWELL

SIMCOM
AVIATION TRAINING

BBA Aviation

Nemours

HUMAN
PERFORMANCE
INSTITUTE.

beep

KPMG

verizon



CHROMA MODERN BAR & KITCHEN



DRIVE SHACK



VA HOSPITAL
4,200 Jobs, 1.2M SF

THE NONA EFFECT

Sprawling outward from the confines of the Tavistock site, numerous housing, health, leisure, employment, and education options populate the greater Lake Nona region.

Students in the area are zoned for 'A' rated public elementary, middle and high schools; Valencia College also has a Lake Nona campus fronting main artery Narcoossee Rd.

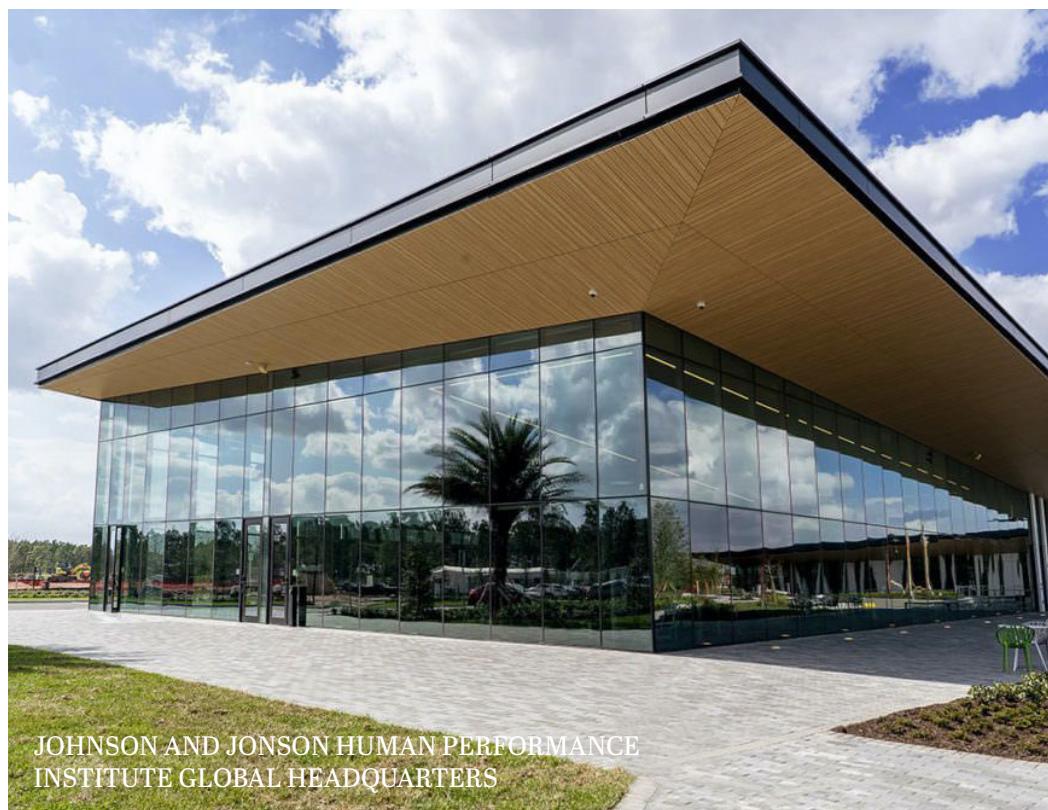
Eagle Creek, North Shore and Lake Nona Country Clubs, Drive Shack, USTA's National Campus, and Nona Adventure Park offer ample opportunity for sports enthusiasts. Moss Park and Split Oak Forest give locals the chance to reconnect with nature just a few minutes' drive from the future-focused Lake Nona Town Center.

Retail staples all along bustling Narcoossee Road include casual and fast casual dining, national grocers and retailers, essential services, and medical specialists. The Narcoossee Rd. corridor offers a convenient balance to the thoughtfully curated and experiential nature of Lake Nona Town Center – designed for quick trips to meet daily needs.

The expansion of the Lake Nona lifestyle outward beyond the master planned development also affords increased quality of life to more area residents. Even in the surrounding areas where average household incomes may be slightly lower than within Tavistock's confines, developers have maintained the same commitment to quality and cater to modern customers' tastes with each new development delivered in the greater Lake Nona region.



CANVAS RESTAURANT & MARKET





SUNBRIDGE

“A community founded on the idea that spending time in nature is more than an every-once-in-a-while luxury. It’s an everyday essential.”

WELCOME TO THE NATUREHOOD

Expanding upon their success with the development of the Lake Nona master planned community, Tavistock Development Company has begun a multi-decade initiative in developing their Sunbridge community. Sunbridge is a 27,000+ acre master planned development spanning Orange and Osceola Counties 20 minutes from Orlando International Airport and 6 minutes from Lake Nona.

Sunbridge will be built on 13,000 acres with a core focus on natural beauty and sustainability for the 37,000 residential units and 18 million SF of commercial space. Residents will have ample access to lakes, oak forests, waterways, and walking trails while protecting the natural environment and preserving water quality. Every home will be pre-wired for solar panels, a power wall, and electric vehicle plug-ins as well as landscaping tactics that will utilize more drought-tolerant and heat-resilient practices.

Current homebuilders linked to Sunbridge include Del Webb, Ashton Woods, Craft Homes, David Weekley Homes, Pulte Homes, and Toll Brothers, all being held to higher-than-normal standards of smart construction and sustainable design. With a range of neighborhoods, employment centers, and commercial districts built around a highly environmentally conscious ethos, Sunbridge will attract residents and companies that want to be near job drivers in both Orlando and Port Canaveral while enjoying Florida’s natural landscape for years to come.

WITHIN ORANGE COUNTY

7,887

Acres

5,720

Single-Family
Homes

1,650

Multi-Family
Units

880,000

SF of Retail

5,470,000

SF of Office

2,900,000

SF of Industrial

490

Hotel Rooms

104

Acres of Civic

WITHIN OSCEOLA COUNTY

19,560

Acres

16,980

Single-Family
Homes

12,340

Multi-Family
Units

1,820,000

SF of Commercial

5,720,000

SF of Office

1,000,000

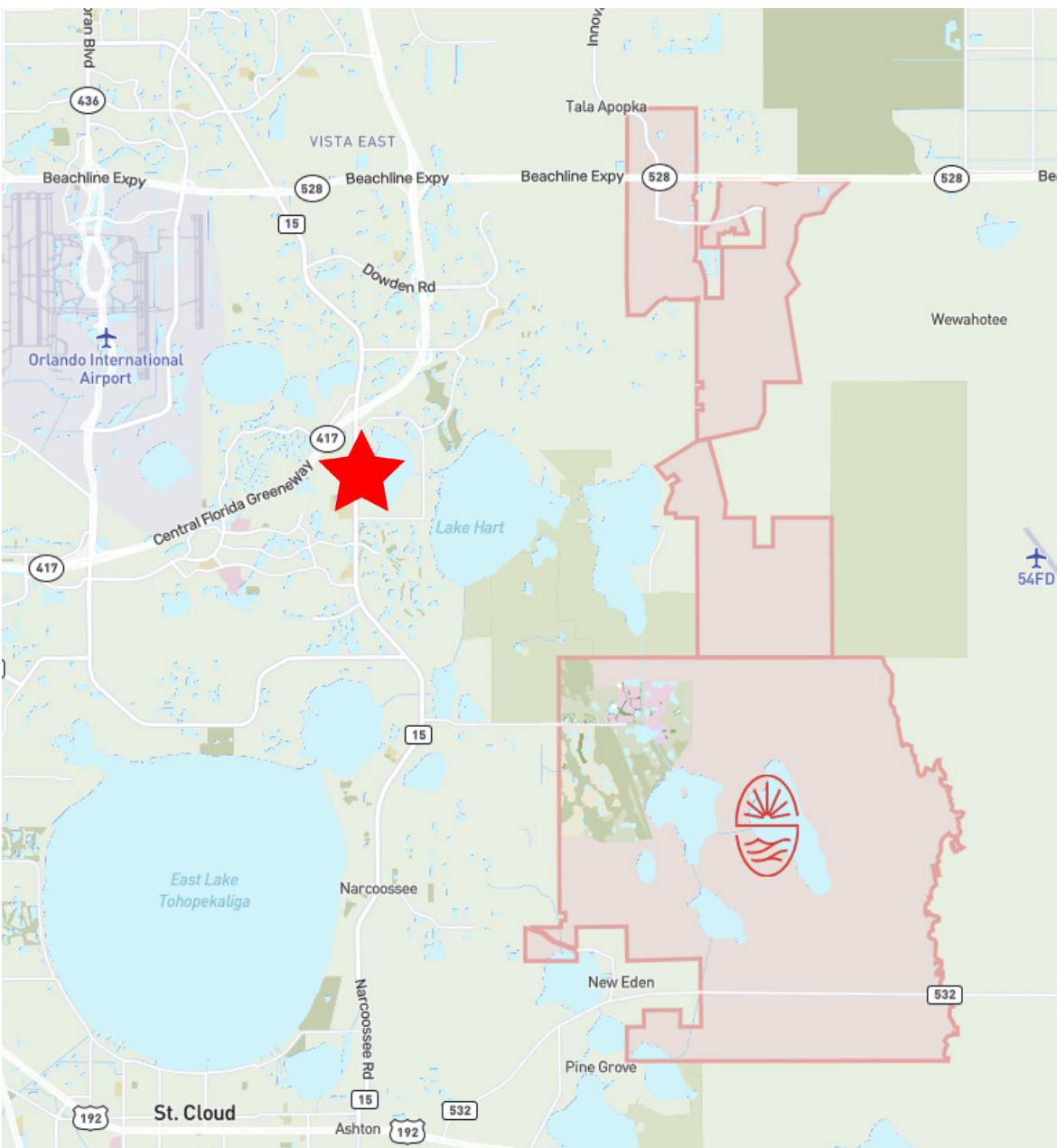
SF of Industrial

5,000

Hotel Rooms

360

Acres of Civic

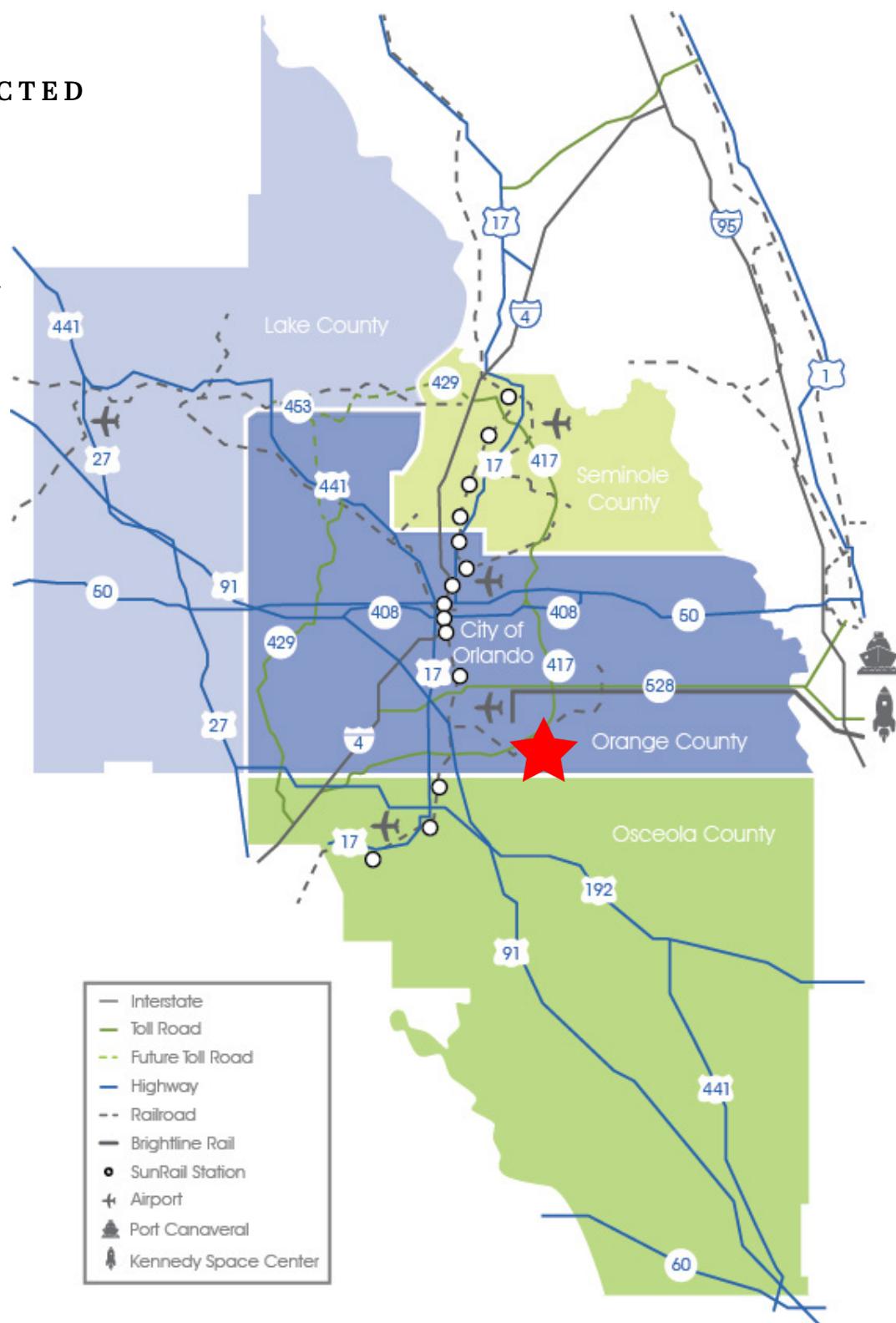


LOCALLY & GLOBALLY CONNECTED

Anchored by Orlando International Airport (MCO), the 7th busiest airport in the U.S., the Lake Nona region is strategically positioned as a centralized transportation hub.

Drivers have direct access to 570 miles of interconnected toll roads and interstate highways just minutes from home, spanning the entirety of Central Florida and leading beyond. Not only is MCO bustling with airline traffic, Brightline's newly opened high-speed rail now offers enhanced connectivity to the Miami/Fort Lauderdale metro areas, with additional service to Tampa on the horizon. Seafarers depart by the thousands daily from Port Canaveral, the 2nd busiest port, just a 50-minute drive away.

Existing infrastructure aside, Lake Nona continues to innovate in new modes of transportation as well. German aviation company Lilium has partnered with the City of Orlando to build America's first high-speed, electric air mobility hub in Lake Nona by 2025. Featuring an all-electric, vertical take-off and landing (eVTOL) aircraft, Lake Nona will be a hub for a state-wide urban and regional air mobility network. For locals looking for a quick trip out to dinner but preferring to stay on the ground, Beep Autonomous Vehicles provides Move Nona - the largest and longest-running single-site autonomous vehicle fleet in the country.





ORLANDO INTERNATIONAL AIRPORT (MCO)

1st BUSIEST PASSENGER AIRPORT IN FLORIDA
7th BUSIEST PASSENGER AIRPORT IN THE U.S.
26th BUSIEST PASSENGER AIRPORT IN THE WORLD
5th LARGEST AIRPORT FOR DOMESTIC ORIGIN/DESTINATION
\$2.15 BILLION SOUTH TERMINAL EXPANSION UNDERWAY



ORLANDO SANFORD INTERNATIONAL AIRPORT (SFB)

7 CONSECUTIVE YEARS OF GROWTH
5% ANNUAL PASSENGER GROWTH EXPECTED
\$60 MILLION EXPANSION, COMPLETED IN 2021
190 ACRES RETAINED FOR FUTURE DEVELOPMENT
STATE'S LARGEST FOREIGN TRADE ZONE DESIGNATION



SUNRAIL COMMUTER TRAIN

± 1.5 MILLION PASSENGERS SINCE DECEMBER, 2019
50 OPERATIONAL MILES WITH 16 STATIONS IN VOLUSIA,
SEMINOLE, ORANGE & OSCEOLA COUNTIES
CONNECTOR TO OIA'S INTERNODAL TERMINAL FACILITY
17,000 JOBS CREATED SINCE GROUNDBREAK



BRIGHTLINE PASSENGER TRAIN

\$5 MILLION BRIGHTLINE PASSENGER TRAIN
\$2.1 BILLION ORLANDO LEG OF RAIL LINE COMPLETED
6,000 LOCAL JOBS GENERATED
CONNECTS ORLANDO TO PORT CANAVERAL, MIAMI



PORT CANAVERAL

2ND BUSIEST MULTI-DAY CRUISE EMBARKMENT PORT IN WORLD
BEST CRUISE HOMEPORT IN THE US OF 2021
WORLD'S LARGEST SHIP, ROYAL CARIBBEAN'S WONDER OF THE
SEAS, DEBUTED IN MARCH 2022
HOME TO CARNIVAL, DISNEY CRUISE LINE, ROYAL CARIBBEAN
& NORWEGIAN CRUISE LINE
\$6.2 MILLION CRANE FOR HEAVY CARGO INSTALLED 2019



KENNEDY SPACE CENTER

1.5 MILLION ANNUAL VISITORS
NASA'S LAUNCH & RESEARCH FACILITY
LAUNCH SITE FOR ALL U.S. MANNED SPACE FLIGHT SINCE 1968
HOME TO THE 4TH LARGEST STRUCTURE IN THE WORLD BY
VOLUME: VEHICLE ASSEMBLY BUILDING
219 SQUARE MILES WITH 9% DEVELOPED, WILDLIFE SANCTUARY



UNBELIEVABLY REAL

Orlando Economic Partnership offers a full range of services to businesses looking to locate or expand in Orange, Seminole and Osceola counties and the City of Orlando. Along with confidential project management, financial and entrepreneurial resources, site selection assistance, workforce recruiting and training, in-depth market data, connections and film and commercial production assistance, they also provide aggregated offerings of both state and local incentives.

Incentive programs have been developed conservatively and are aimed at business opportunities that deliver a clear return on investment and provide intense value-added economic impacts, above average wages and/or high levels of capital investment. The Orlando Economic Partnership is an information portal, business advisor and liaison to our state and local governments and their incentive programs.

State Incentives

- Capital Investment Tax credit
- High Impact Business Performance Incentives
- Machinery & Equipment Sales Tax Exemption
- Research and Development Sales/Use Tax Exemption
- Research and Development Tax Credit
- Electricity and Steam Sales Tax Exemption

City of Orlando

- STRIVE Job Creation Grant

Local Incentives

- Expedited Permitting
- Infrastructure Incentives

Workforce Training Grants

- Quick Response Training (QRT)
- Incumbent Worker Training (IWT)
- Florida Veterans Workforce Training Grant

STATE AND LOCAL INCENTIVES OVERVIEW.

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UNBELIEVABLY REAL

STATE INCENTIVES

Capital Investment Tax Credit

An annual credit provided for up to 20 years, against Florida corporate income tax. Eligible projects are those in designated high-impact sectors creating a minimum of 100 jobs and investing at least \$25 million in eligible capital costs. The credit is 10% of all expenses incurred in the acquisition, construction, installation and equipping of a project from the beginning of construction to the commencement of operations.

High Impact Business Performance Incentive

A grant available for pre-approved businesses in certain high-impact sectors that create at least 50 jobs (or 25 jobs for a research & development facility) and make a cumulative investment of \$50 million in a 3-year period (or \$25 million for a research & development facility). The grant is 50% of the eligible grant upon commencement of operations and the awarded grant once full employment and capital investment are met.

Machinery & Equipment Sales Tax Exemption

An exemption from sales and use tax is available for purchases of industrial machinery and equipment used at a fixed location in Florida by an eligible manufacturing business that will manufacture, process, compound, or produce items of tangible personal property. The exemption also includes parts and accessories for the industrial machinery and equipment if they are purchased before the due date the machinery and equipment are placed in service.

Research and Development Sales/Use Tax Exemption

Avaliable to help foster innovation throughout the state. Under this exemption, machinery and equipment used predominantly for research and development are exempt from sales and use tax.

Research and Development Tax Credit

Avaliable to a business enterprise (1) that is in a targeted industry and has qualified research expenses in Florida in the current year, (a) a base amount and, (2) for the same taxable year, claims and is allowed a research credit for such qualified research expenses under 26 U.S.C. s. 41. The credit is equal to 10% of the excess qualified research expenses that exceed the average Florida qualified research expenses allowed to the previous four tax years (base amount).

Electricity and Steam Sales Tax Exemption

Offered to eligible manufacturing businesses exclusively at a fixed location to operate machinery and equipment that is used to manufacture, process, compound, or produce items of tangible personal property for sale, or to operate pollution control equipment, recycling equipment, maintenance equipment, or monitoring or control equipment used in such operations, may be exempt from the sales tax.

INVESTORLANDO.ORG | 1

ECONOMIC DEVELOPMENT SERVICES

CONFIDENTIAL PROJECT MANAGEMENT

The Partnership helps companies evaluate locations within the region in a confidential, objective manner. We serve as our region's single point of contact for business location or expansion.

SITE SELECTION ASSISTANCE

The Partnership stay on top of current real estate availability and can help companies with their location selection for everything from a manufacturing operation to the perfect site for the latest biotech research facility.

IN-DEPTH MARKET DATA

The Partnership provides information for your business, including demographics, labor availability, transportation, taxes, cost of living comparisons, education and much more.

CONNECTIONS

The Partnership can facilitate introductions to key government, education and private partners at the local and state level.

INVESTORLANDO.ORG | 2

FILM AND COMMERCIAL PRODUCTION ASSISTANCE

With the Orlando Film Commission housed in our office, the Partnership can help speed up the permitting process, find the perfect location for your next production and help connect you with crew and support services.

SERVING THE ORLANDO, FL REGION

ORLANDO UNBELIEVABLY REAL

CONTACT

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PLACE WHERE BIG IDEAS REALLY TAKE OFF.

From global powerhouses choose to do business in Florida and specifically in Orlando. Names known worldwide such as JP Morgan Chase and Verizon have discovered an environment rich in innovation, deep in talent and committed to success. Florida's diversified economic structure has enabled it to become a truly global player in the services industry.

UNBELIEVABLY REAL

FINANCIAL SERVICES CLUSTER

Orlando is a hub for financial services, with major companies like Bank of America, Wells Fargo, and TD Ameritrade, as well as smaller firms like First Financial Bank and SunTrust Bank.

Orlando is also a major center for insurance, with companies like Allstate, GEICO, and State Farm.

Orlando is a major center for technology, with companies like Microsoft, Oracle, and IBM.

Orlando is a major center for pharmaceuticals, with companies like Novartis, Pfizer, and GlaxoSmithKline.

Orlando is a major center for aerospace, with companies like Boeing, Lockheed Martin, and United Technologies.

Orlando is a major center for automotive, with companies like Ford, GM, and Honda.

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Orlando is a major center for aerospace, with companies like Boeing, Lockheed Martin, and United Technologies.

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