



# LAKE NONA<sup>®</sup>

The background of the top half of the image shows a brick wall with a blue decorative element and a hanging lantern.



A woman with long brown hair, wearing a black sleeveless top, stands behind a food counter. In the foreground, there is a glass display case filled with various food items. Above the counter, a chalkboard sign reads: "IF YOU CAN'T STAY TAKE ME AWAY" with an arrow pointing right. Below the sign, it says "SPECIALS" and "TO-GO FAMILY DINNER Serves 4".

IF YOU  
CAN'T STAY  
TAKE ME  
AWAY →

SPECIALS

TO-GO FAMILY DINNER  
Serves 4



# Discover Lake Nona – Orlando Florida

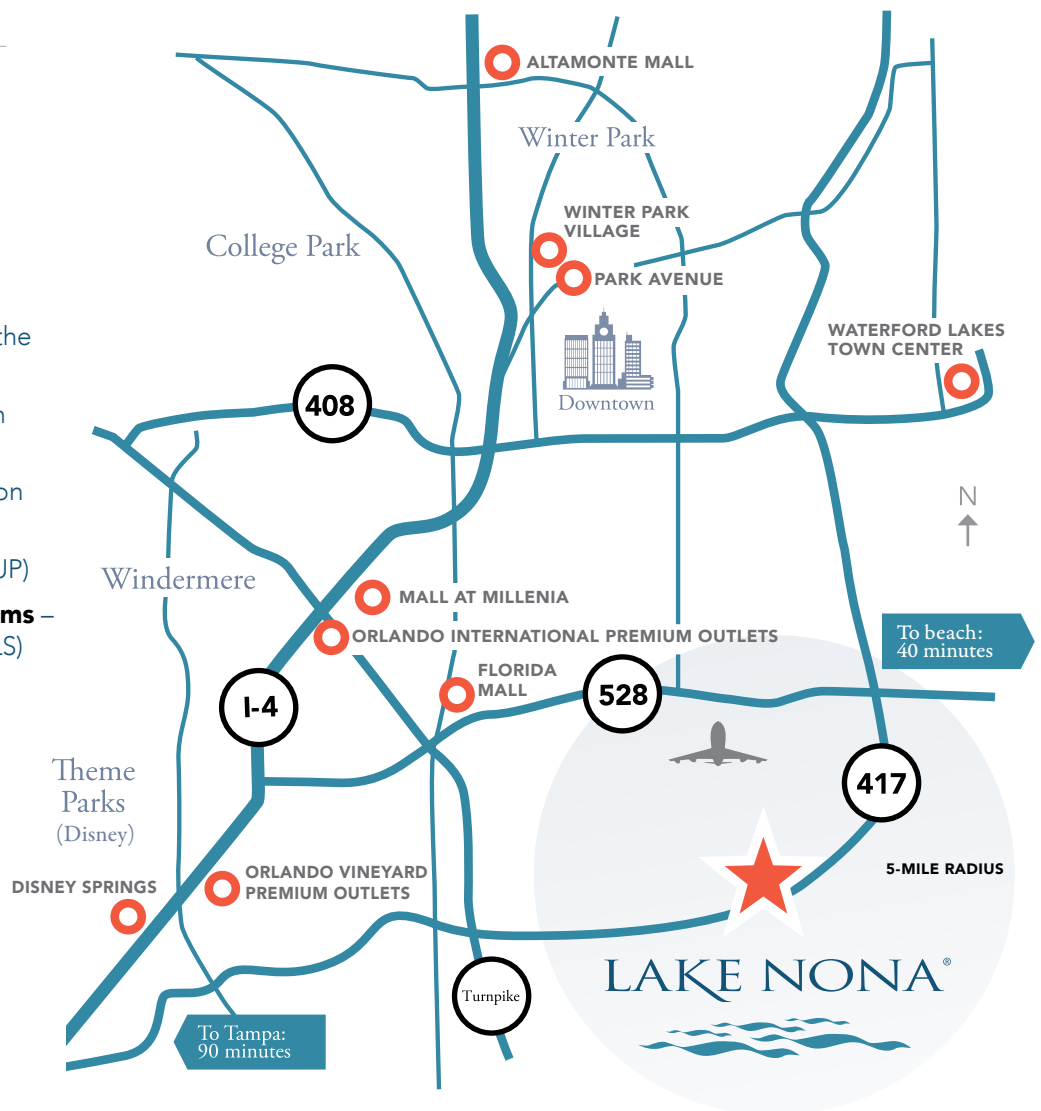
Located in Southeast Orlando, Lake Nona is a new kind of community. It began with a desire for smarter more sustainable everyday living and has evolved into one of the nation's fastest-growing and most cutting-edge residential and commercial hubs in the Southeast.

## ORLANDO QUICK FACTS

- 2.4 Million** People in the Metro Area
- 6th Largest Metro** Area in Southern U.S.
- Almost 62 Million** Visitors Annually
- Largest Collection of Theme Parks** in the Country
- 13th Busiest Airport** in U.S. (MCO)
- 2nd Largest Convention Center**, one of the Top 3 Convention Cities in the U.S.
- 2nd Largest University Campus** in U.S. in terms of enrollment (UCF)
- 4th Most Popular American City** based on where people want to live (Pew Research)
- #1 metro area** for job growth (2015 GALLUP)
- 2 Major League Professional Sports Teams** – Orlando Magic (NBA) and Orlando City (MLS)
- 4th Happiest Place to Work** in the U.S. (Forbes)

## LAKE NONA DRIVE TIMES

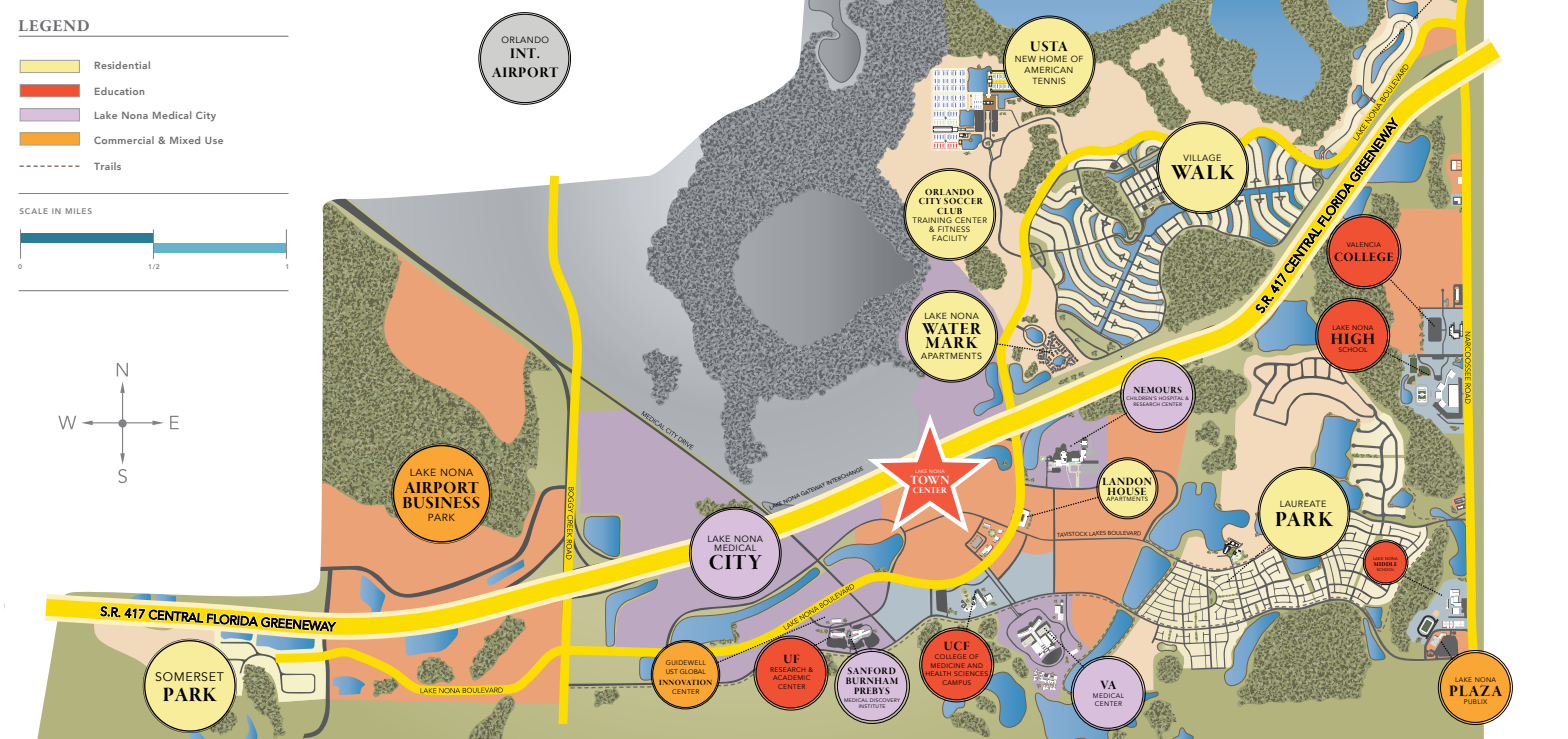
Orlando Intl. Airport	10 mins
Downtown Orlando	20 mins
Waterford Lakes Town Center	20 mins
Area Theme Parks	25 mins
Florida Mall	28 mins
Disney Springs	28 mins
Mall at Millenia	30 mins
Park Avenue	36 mins
Atlantic Coast Beaches	40 mins



# The Lake Nona Community

Spanning 11-square-miles, Lake Nona features world class residential, recreation, education, medical, life sciences, office retail, restaurant, entertainment and hospitality offerings.

Lake Nona is recognized as one of the Top 10 fastest-selling U.S. master-planned communities in the country.



## GET TO KNOW LAKE NONA

**11-square-mile** master planned development in southeast Orlando

**10,000 residents and 5,000 onsite employees,**  
and will include millions of square feet of  
commercial, office, hotel, restaurant, and  
retail space

First and only community in the U.S. to be designated a Cisco Iconic **Smart + Connected City**

Among **top 10 fastest-selling** U.S. master-planned communities (RCLCO 2015 update)

**650-acre Lake Nona Medical City** encompassing more than \$3 billion, 2.4 million square feet and 5,000 employees to date

Adjacent **super-regional transportation** includes Orlando International Airport and planned All Aboard Florida's high-speed train

**USTA's New Home of American Tennis**, the largest U.S. tennis complex on 63-acres

Future home to **state-of-the-art, 23-acre Orlando City Soccer Club training facility** (2017)



# The New Heart and Soul of Lake Nona



Lake Nona Town Center will serve as a defining anchor and amenity for the ambitious 11-square-mile Lake Nona master-designed community and Orlando.

Initial phases of Lake Nona’s Town Center features a thoughtful collection of over 1 million square feet of retail, restaurant, entertainment, office, and hospitality uses including a dual branded 200-key Marriott Courtyard and Residence Inn.

Lake Nona Golf & Country Club and adjacent neighborhoods have an Average HH income of \$142,000 and home values in excess of \$1M.



## DEMOGRAPHICS WITHIN 10 MILE RADIUS

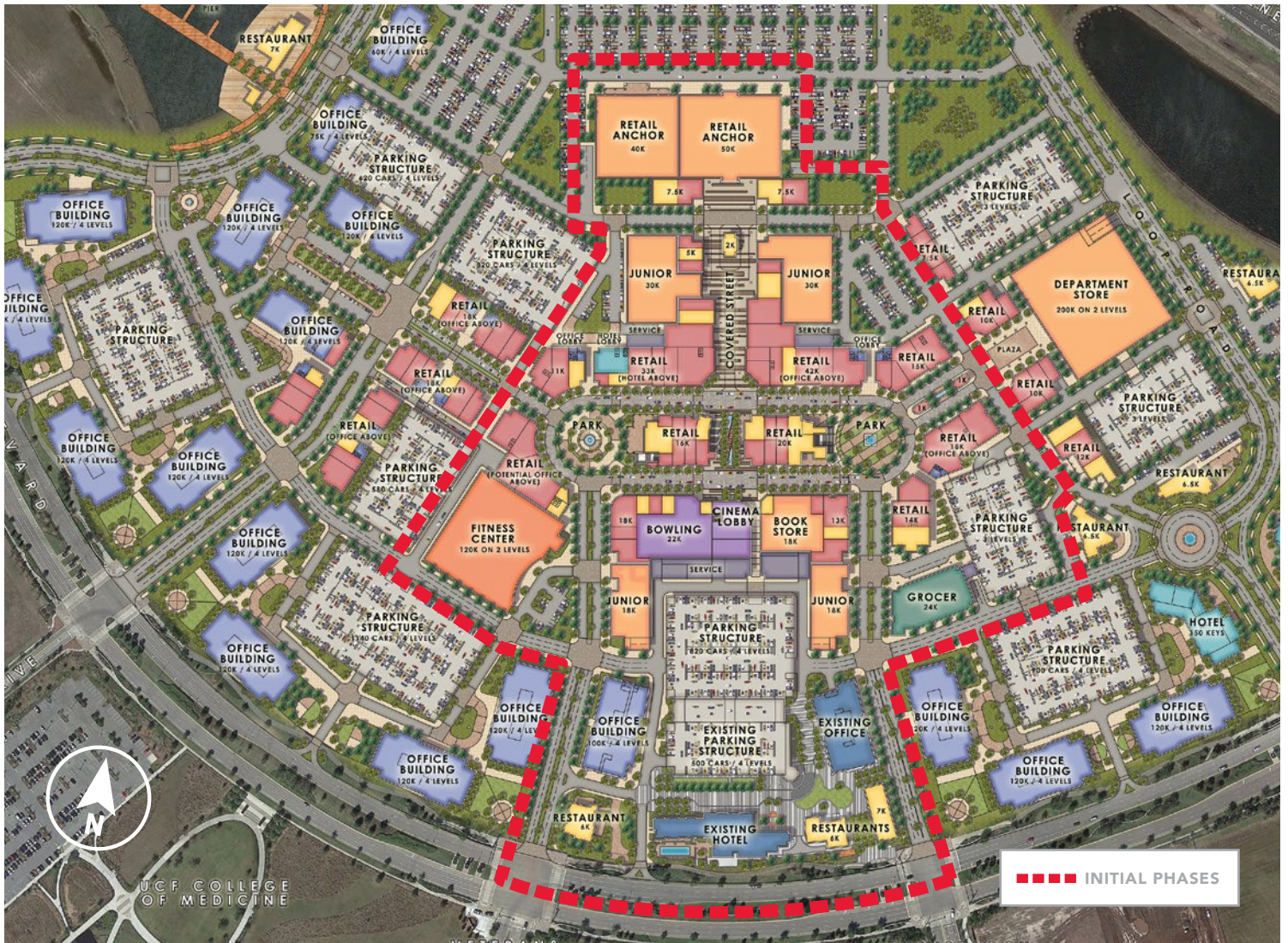
Population (2020)	477,360
Population Forecast (2025)	546,507
Total Daytime Employment	164,062
Households (2020)	167,465
Households Forecast (2025)	191,748
Average Household Income (2020)	\$68,096

## OVER 1 MILLION SF - INITIAL PHASES

Anchor Retail	150,000 SF
Specialty Retail	180,000 SF
Restaurant	70,000 SF
Cinema/Entertainment	120,000 SF
Office	420,000 SF
Health/Fitness	120,000 SF
Hotel (300 Keys)	190,000 SF



# The Site



## SITE DETAILS

**3.8 million square feet** of mixed-use development at build out

**100-acre site fronts SR-417**, Orlando's eastern beltway, with access from three interchanges

**Total daytime employment of 164,062** within 10 miles of the site

**Orlando International Airport** is less than 8 miles away

**Over 8,000 students** within 5 miles of the site

**Medical City**, a 650-acre health and life sciences district, surrounds the town center site

**Sports & Performance District** is within 2 miles of the site

**USTA National Campus** - the New Home of American Tennis, is located within 2 miles and will host 100,000 expected visitors in 2017





The Beacon and Code Wall (pictured) is a six-story visual and interactive landmark in the heart of the future town center



**TAVISTOCK**  
DEVELOPMENT COMPANY

Tavistock Development Company is a diversified real estate firm owned by Tavistock Group and specializing in planning, design, finance, construction and development. Tavistock Development's real estate portfolio is highlighted by the 11-square-mile, master-planned community Lake Nona in Central Florida, in addition to its infrastructure network, residential, office and retail development and medical and educational institutions. For more information, visit [tavistockdevelopment.com](http://tavistockdevelopment.com).



**STEINER**

Founded in 1993, Steiner + Associates has built, developed, leased and managed more than \$1.7 billion of projects comprising 7.4 million square feet of retail and mixed-use space. Operating from the firm's corporate offices at Easton Town Center in Columbus, Ohio, Steiner's award-winning development and leasing teams are focused on creating and maintaining sustainable and high-performing mixed-use environments.

**LAKE NONA®**



For leasing information contact Steiner + Associates at (614) 414-7300 or visit [steiner.com](http://steiner.com)  
[lakenona.com](http://lakenona.com)