

LAKE NONA®



Discover Lake Nona – Orlando Florida

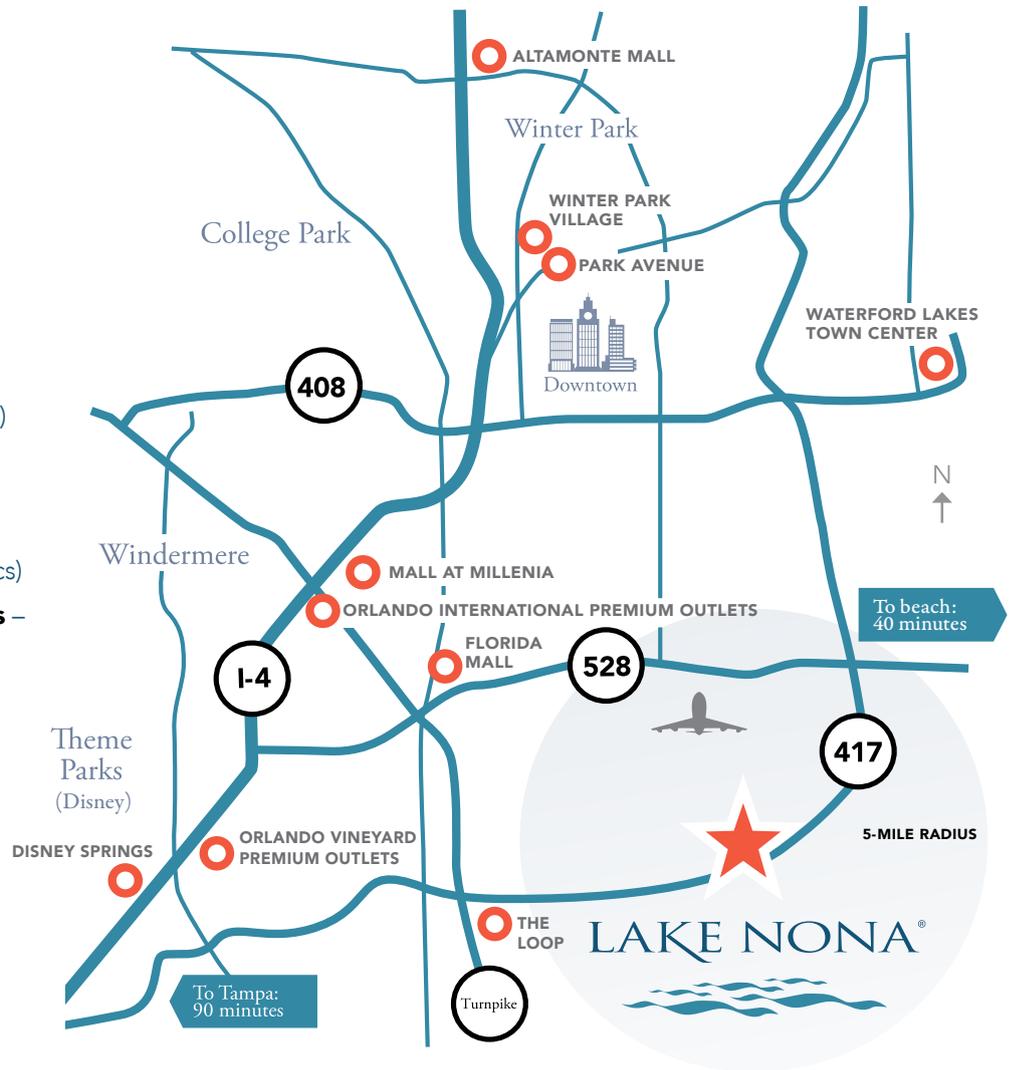
Located in Southeast Orlando, Lake Nona is a 17-square-mile, integrated and collaborative community in the City of Orlando. Designed from scratch and anchored by clusters of excellence in health and life sciences, sports and performance, education and technology. Lake Nona is one of the nation’s fastest growing and most innovative residential and commercial hubs in the Southeast.

ORLANDO QUICK FACTS

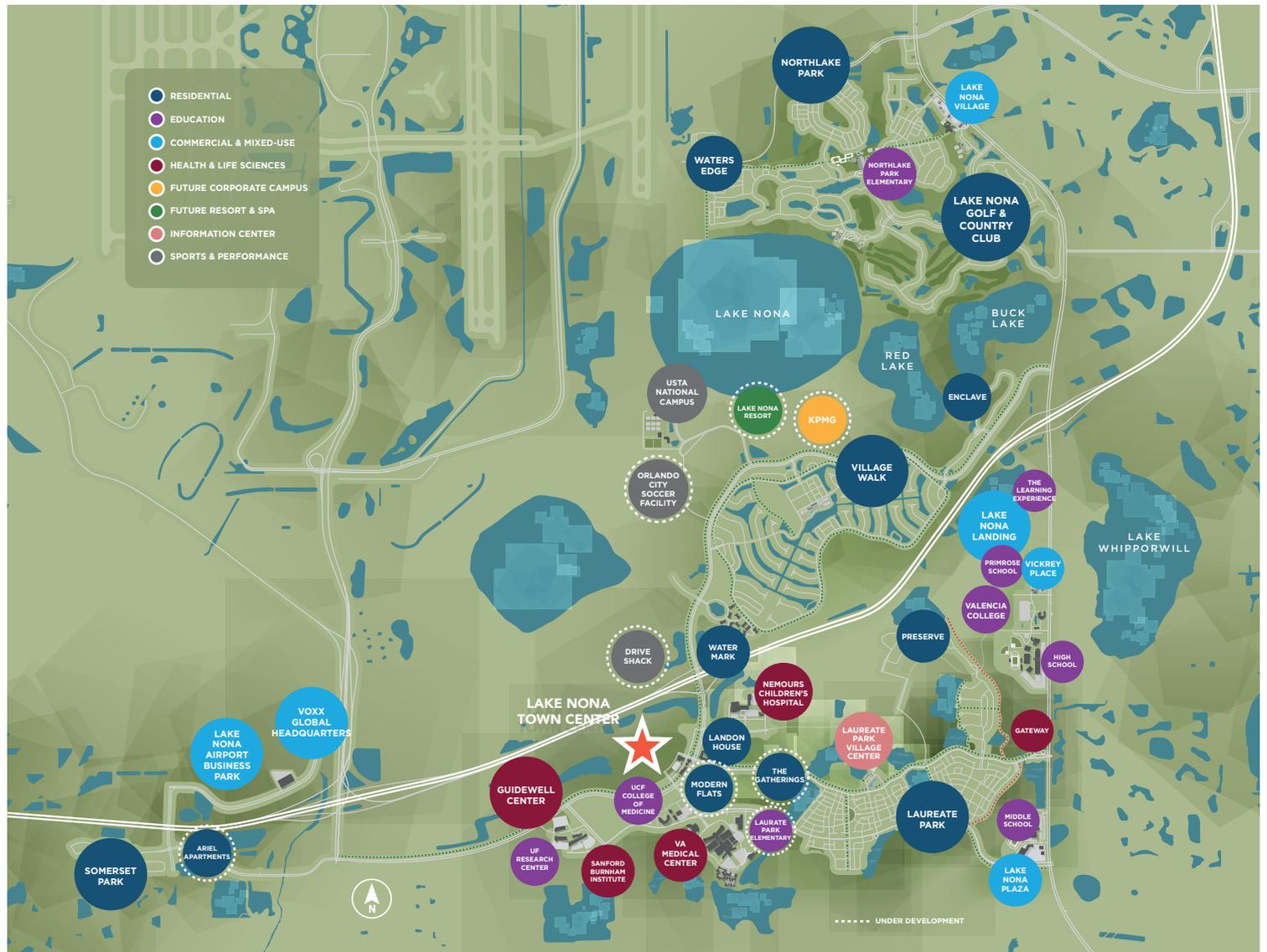
- 2.4 Million** People in the Metro Area
- 6th Largest Metro** Area in Southern U.S.
- 68 Million** Visitors Annually
- Largest Collection of Theme Parks** in the world
- 14th Busiest Airport** in U.S. (MCO)
- 2nd Largest Convention Center** in the U.S.
- 2nd Largest University Campus** in U.S. in terms of enrollment with 64,318 in 2016 (UCF)
- 4th Most Popular American City** based on where people want to live (Pew Research)
- #1 metro area** for job growth (2016 U.S. Department of Labor, Bureau of Labor Statistics)
- 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
Florida Mall	20 mins
Mall at Millenia	25 mins
Park Avenue	35 mins
Area Theme Parks	40 mins
Disney Springs	40 mins
Atlantic Coast Beaches	40 mins



The Lake Nona Community



GET TO KNOW LAKE NONA

17-square-mile master-planned development in southeast Orlando

12,000 residents and 5,000 on-site employees, and will include millions of square feet of commercial, office, hotel, restaurant, and retail space

A-Rated Public Schools with more than 12,000 students

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

Among fastest-selling U.S. master-planned communities (RCLCO 2016)

650-acre Lake Nona Medical City encompassing more than 2.6 million SF, 5,000 employees to date, and 4,000 daily visitors and patients

USTA's New Home of American Tennis National Campus with 100 courts, the world's largest tennis complex on 64-acres

Future home of KPMG Learning, Development, and Innovation Facility, with a 55-acre campus

Future home to MLS's Orlando City Soccer Club's state-of-the-art, 23-acre training facility

Cisco Iconic Smart + Connected City, first community in the U.S. to receive the designation

Billions of planned construction within the next 3 years

Lake Nona Town Center



Lake Nona Town Center will serve as a defining anchor for the ambitious 17-square-mile Lake Nona master-designed community and Orlando.

Ultimately featuring more than 3.8 million square feet of commercial space at build out, initial phases of Lake Nona Town Center will include a thoughtful collection of more than 1 million square feet of retail, restaurant, entertainment, office and hospitality uses.

Lake Nona neighborhoods have an Average HH income of \$142,000 and include home values in excess of \$1M.

DEMOGRAPHICS WITHIN 10 MILE RADIUS

Population (2021)	487,889
Population Forecast (2026)	547,217
Total Daytime Employment	211,512
Households (2021)	171,216
Households Forecast (2026)	192,034
Average Household Income (2021)	\$68,754



Lake Nona Golf & Country Club



USTA New Home of American Tennis National Campus

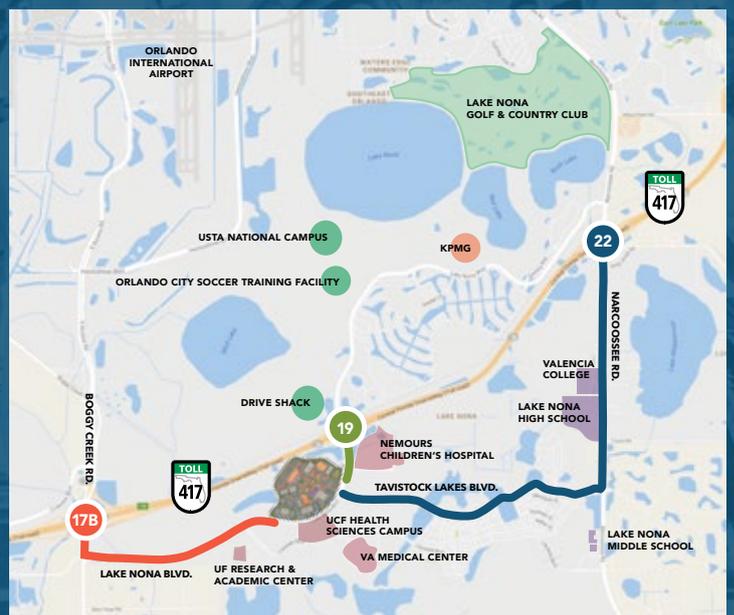
The Site



Lake Nona Town Center has great visibility from SR-417 with immediate access to Lake Nona Boulevard from three exits off SR-417.

OVER 1.5 MILLION SF - INITIAL PHASES

Inline Retail	350,000
Big/Medium Box Retail	155,000
Restaurant	70,000
Cinema/Entertainment	130,000
Health & Fitness	120,000
Office	470,000
Hotel (420 Keys)	360,000





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 17-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.



STEINER

Founded in 1993, Steiner + Associates has built, developed, leased and managed more than \$1.7 billion of projects comprising over 9 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
lakenona.com