

TOWN CENTER

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

68 Million visitors annually, most visited city in the world with an economic impact of more than \$50 billion

2.4 Million People in the Metro Area

#2 Fastest Growing City in America (Forbes 2017)

6th Largest Metro Area in Southern U.S.

2nd Largest Convention Center in the U.S.

Largest Collection of Theme Parks in the world

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)

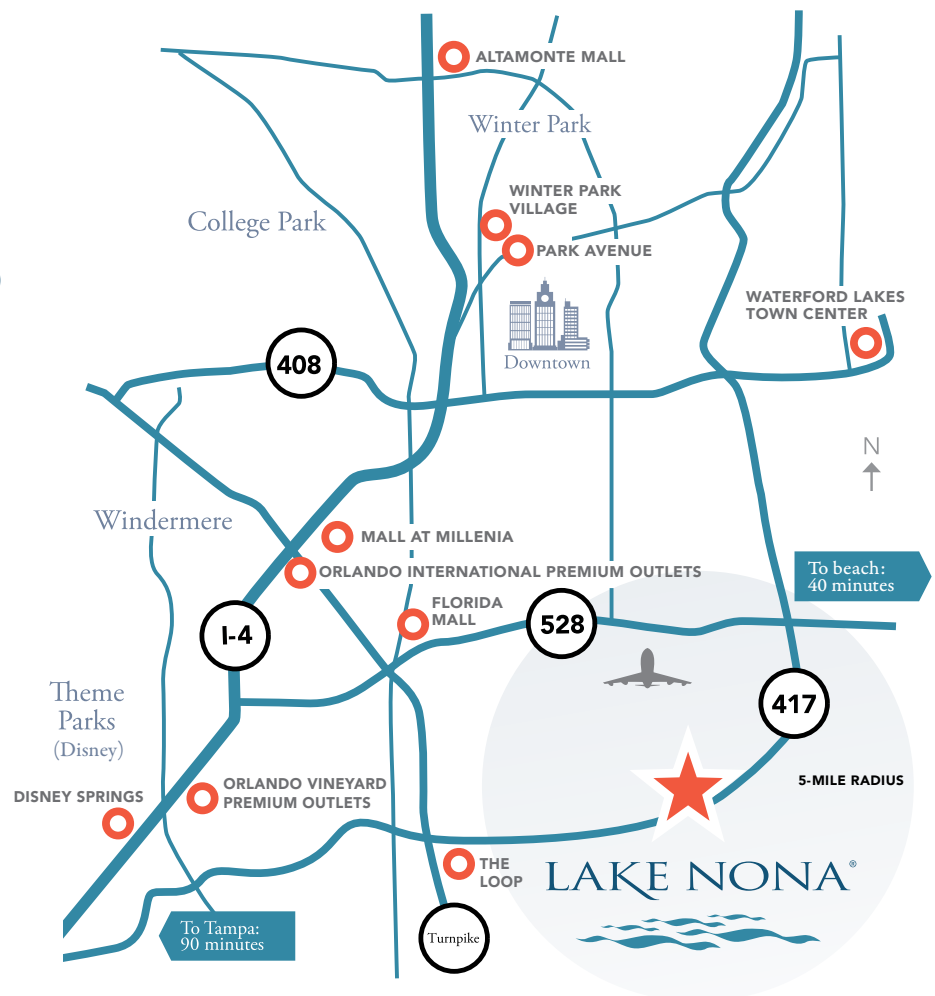
14th Busiest Airport in U.S. (MCO) with 42 Million visitors in 2016 and a direct gateway to more than 128 cities

2 Major League Professional Sports Teams
Orlando Magic (NBA) and Orlando City (MLS)

2nd Largest University Campus in U.S. in terms of enrollment (UCF) with 64,318 in 2016

2nd Most Competitive Location for Business in the U.S. (KPMG 2016)

4th Happiest Place to Work in the U.S. (Forbes)

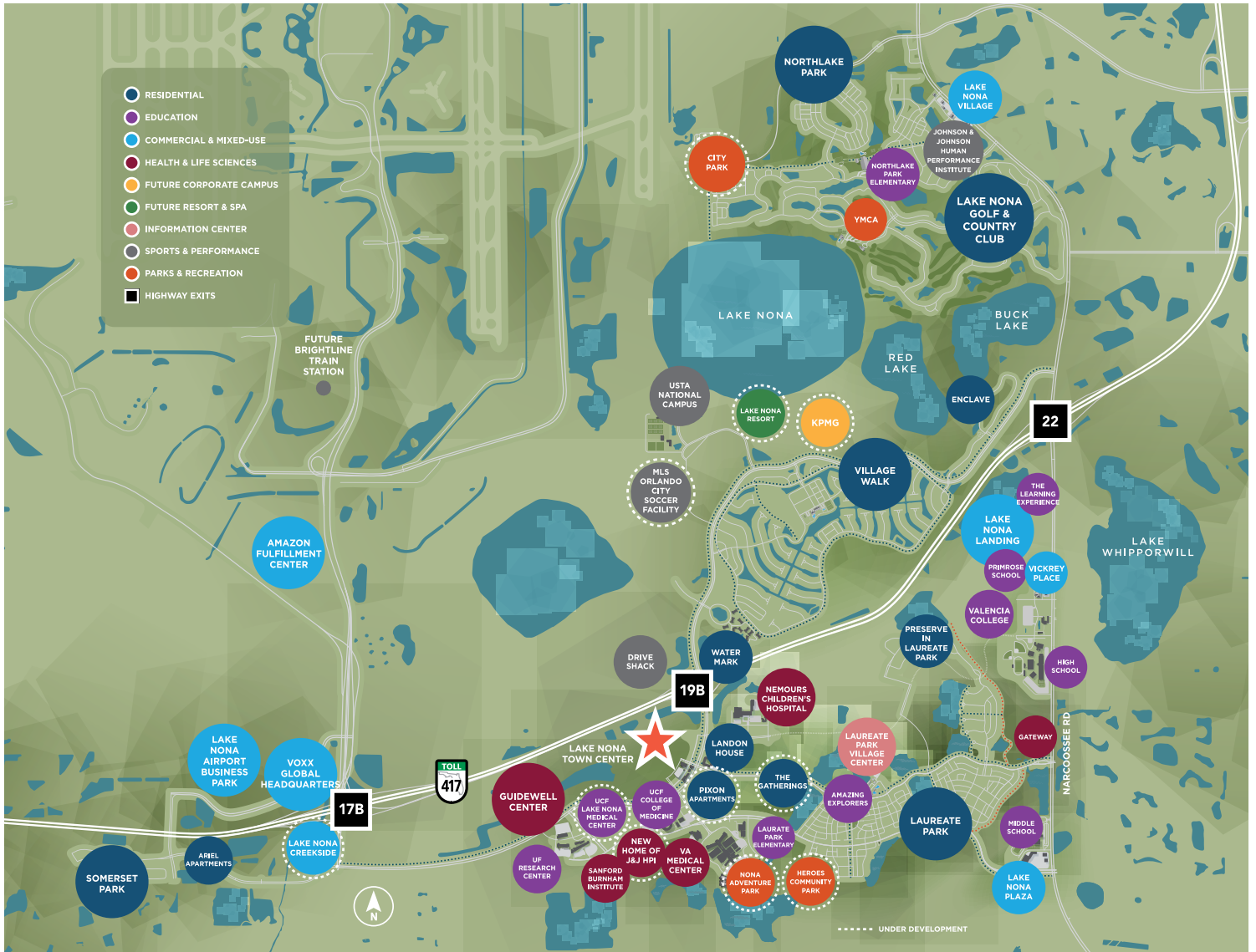


LAKE NONA DRIVE TIMES

Orlando Intl. Airport	10 mins
Downtown Orlando	20 mins
Waterford Lakes Town Center	20 mins
Florida Mall	20 mins
The Loop	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

13,000+ residents and 5,000 on-site employees, will include millions of square feet of commercial, office, hotel, restaurant, and retail space

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

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

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

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

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

A-Rated Public Schools with more than 14,000 students

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

1st Gigabit Community in Florida

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 \$143,500 and include home values in excess of \$1M.

DEMOGRAPHICS WITHIN 10 MILE RADIUS

Population (2022)	505,038
Population Forecast (2027)	565,564
Population Growth (2017-2022)	12.89%
Total Daytime Employment	216,643
Households (2022)	176,989
Households Forecast (2027)	198,134
Average Household Income (2022)	\$70,856



Lake Nona Golf & Country Club



USTA Home of American Tennis National Campus

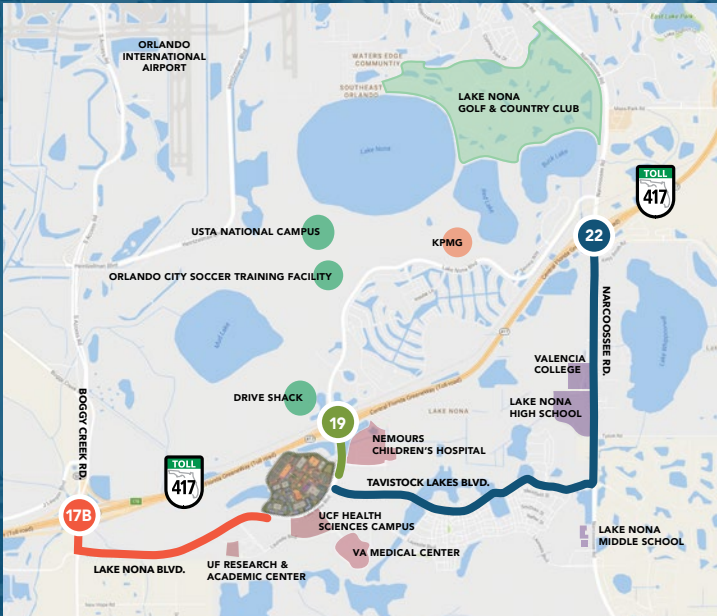
The Site



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	300,000
Big/Medium Box Retail	200,000
Restaurant	110,000
Cinema/Entertainment	120,000
Health & Fitness	120,000
Office	480,000
3 Hotels (420 Keys)	400,000





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.

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