

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

#1 Top Meeting Destination in the US (CVent 2018 rankings)

2.4 Million People in the Metro Area

4th Fastest Growing City in the Nation (Forbes 2017)

6th Largest Metro Area in Southern U.S.

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

Largest Collection of Theme Parks in the world

Orlando Int’l Airport (MCO) is the busiest airport in the state of Florida with a record 47.7 million annual passengers (Greater Orlando Aviation Authority)

Largest University (UCF) in the nation in terms of undergraduate enrollment, with a total student population of 66,183 (2017)

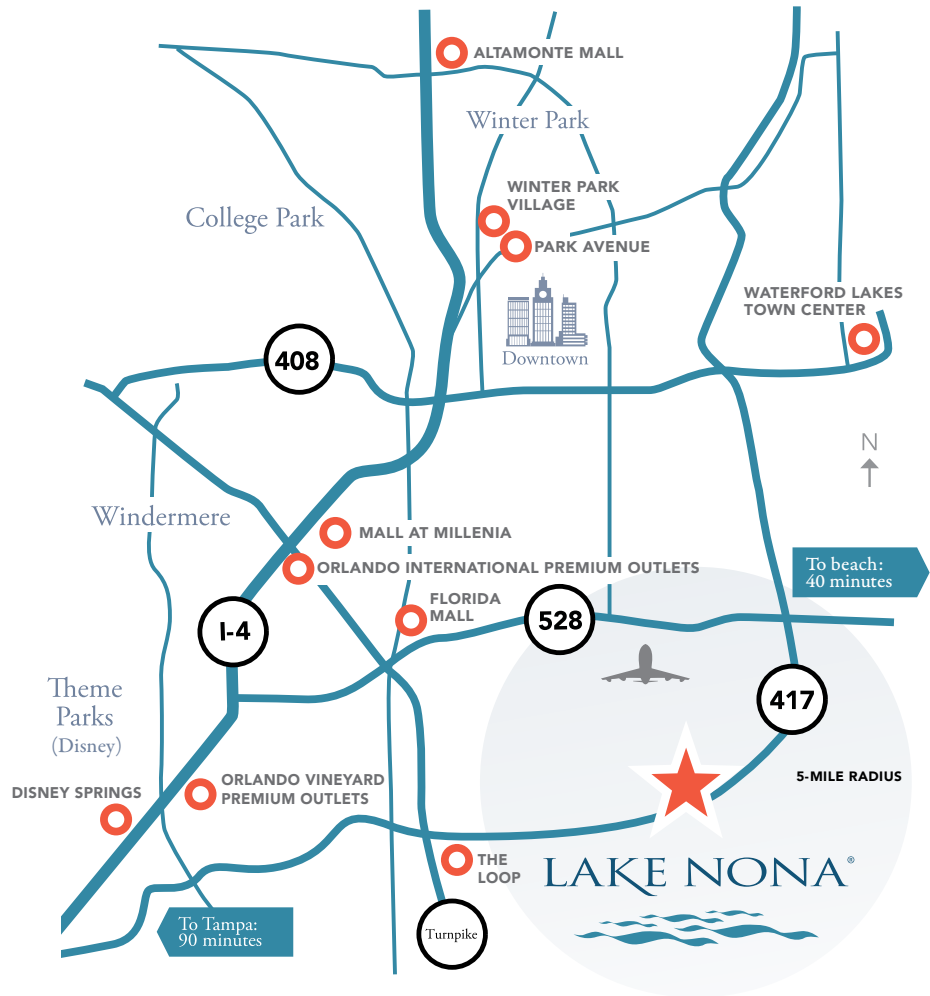
4th Most Popular American City based on where people want to live (Pew Research)

#1 Metro Area for job growth (2016 US Department of Labor, Bureau of Labor Statistics)

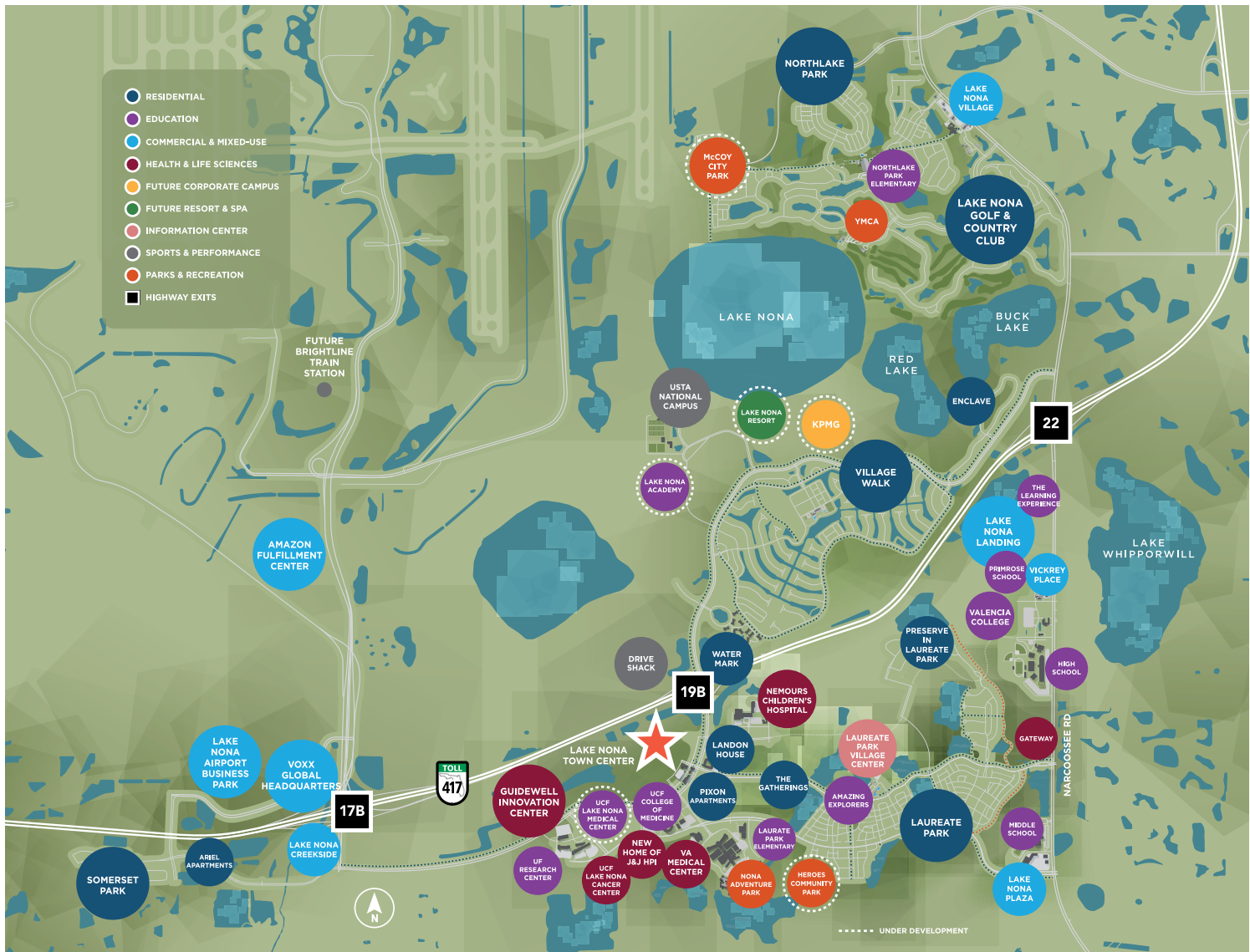
4th Happiest Place to Work in the U.S. (Forbes)

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

15,000+ residents and 12,000 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 2018)

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, Virgin Trains USA (Brightline)

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

Billions of Planned Construction

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 4 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 (2023)	518,613
Population Forecast (2028)	579,390
Population Growth (2018-2023)	12.64%
Total Daytime Employment	218,951
Households (2023)	181,623
Households Forecast (2028)	202,827
Average Household Income (2023)	\$73,484



Lake Nona Golf & Country Club



USTA Home of American Tennis National Campus

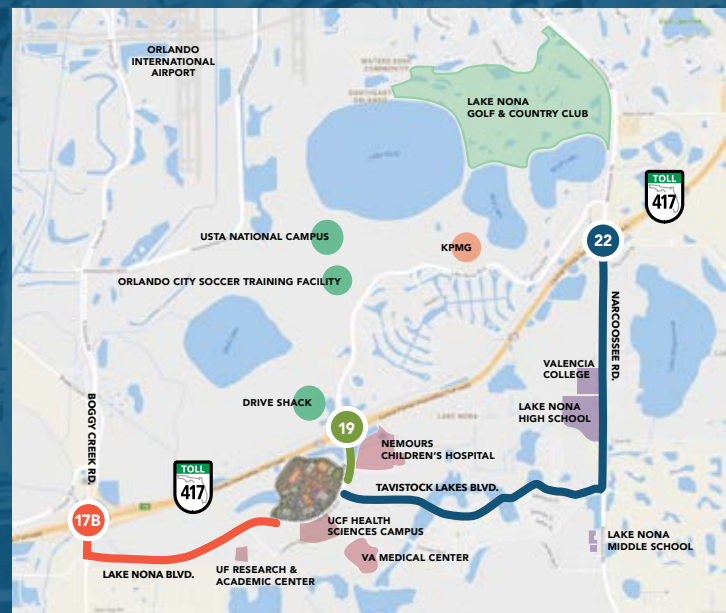
The Site



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

Specialty Retail and Home Furnishings	300,000
Restaurant	80,000
Cinema/Entertainment	140,000
Health & Fitness	120,000
Office	540,000
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