



EAST PARK  
VILLAGE

Orlando, Florida

Medical • Retail • Multifamily

**Onicx**





## Project Summary

Onicx is pleased to announce leasing opportunities at East Park Village, a new mixed-use development in East Orlando, Florida. Located at 10735 Moss Park Rd., the 18-acre parcel will integrate residential, medical office, hospitality, and retail to create modern, inviting environments that offer efficiency and convenience. Planning is now underway for a 50,000 square foot class A medical office building, 15,000 square feet of retail space, 264 multifamily rental units and a 150-key hotel.

Strategically located three miles north of Medical City, East Park Village offers excellent access to FL-417 and Narcoossee Road. Orlando International Airport, world-class hospitals and Downtown Orlando are just minutes away.

## Medical Office Building Highlights

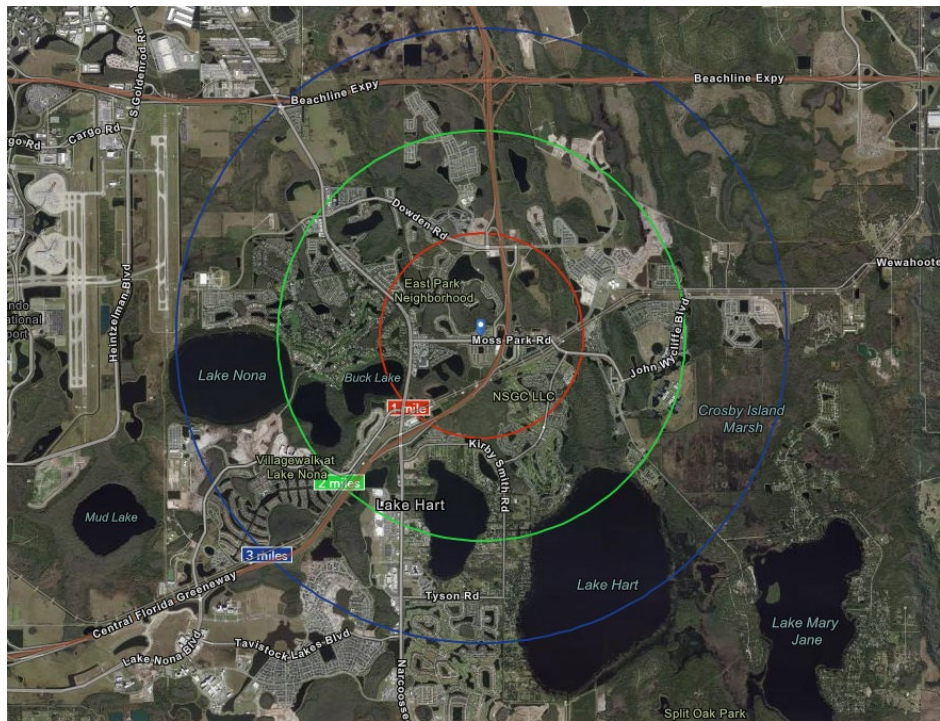
- Currently pre-leasing 50,000k sf
- Target 50% pre-leased prior to construction
- Construction to start Q3 2021 – Q4 2021
- Asking rent \$32 NNN - 7 year term
- Estimated CAM expenses \$9
- TI allowance \$80 PSF
- Significant concessions for first tenants to sign



## Market Summary

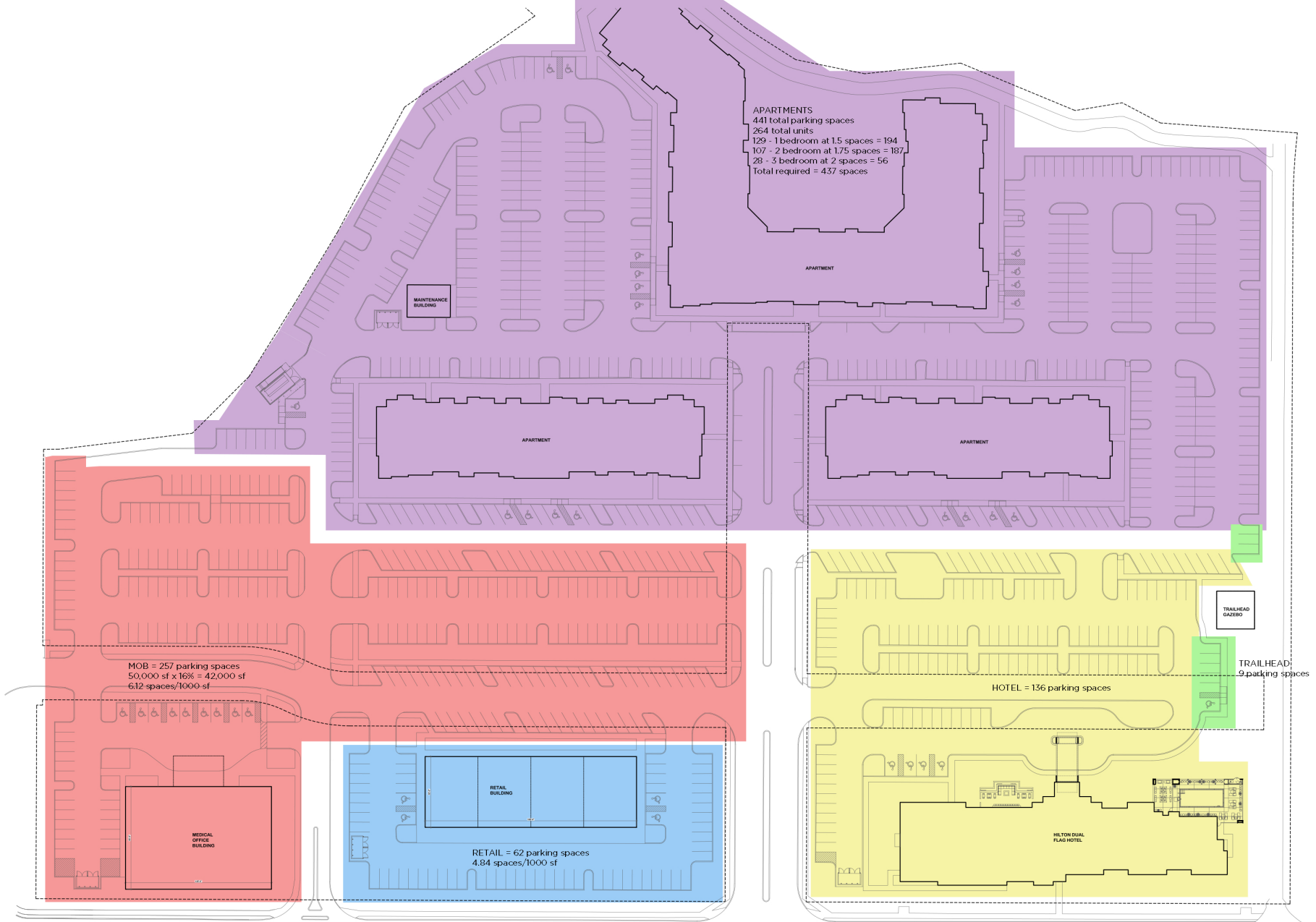
East Orlando has seen explosive growth over the last decade, making it the fastest growing submarket in Orlando. The population has more than doubled since 2010 and continues to grow by 4.4% annually. This growth has been driven by Tavistock's Lake Nona master planned community, its central location and a thriving Health & Life Sciences Campus. The medical campus, known as Lake Nona Medical City, has more than 2.6 million SF of clinical, institutional, and laboratory buildings, and provides approximately 30,000 jobs.

Primarily due to the strength of Lake Nona as one of the hottest drivers in Orlando for all commercial real estate sectors, office demand has been strong in SE Orange Outlying. The sub-market's vacancy has almost consistently outperformed the metro average, even while climbing with each moderate supply wave. Given the high barriers to entry, SE Orange Outlying should maintain relatively tight vacancies over the foreseeable future.



	1 Mile	3 Mile	5 Mile
<b>2019 Summary</b>			
Population	7,388	34,703	59,488
Households	2,587	11,875	20,681
Families	1,947	8,924	15,450
Average Household Size	2.85	2.92	2.88
Owner Occupied Housing Units	1,645	7,888	13,879
Renter Occupied Housing Units	942	3,987	6,802
Median Age	34.0	34.4	35.1
Median Household Income	\$90,408	\$97,156	\$88,027
Average Household Income	\$106,851	\$115,750	\$109,321

<b>Trends: 2019-2024 Annual Rate</b>			
Population	4.33%	4.40%	3.91%
Households	4.19%	4.27%	3.79%
Families	4.14%	4.23%	3.75%
Owner Households	5.45%	5.42%	4.79%
Median Household Income	3.34%	2.45%	3.27%



# EAST PARK VILLAGE II



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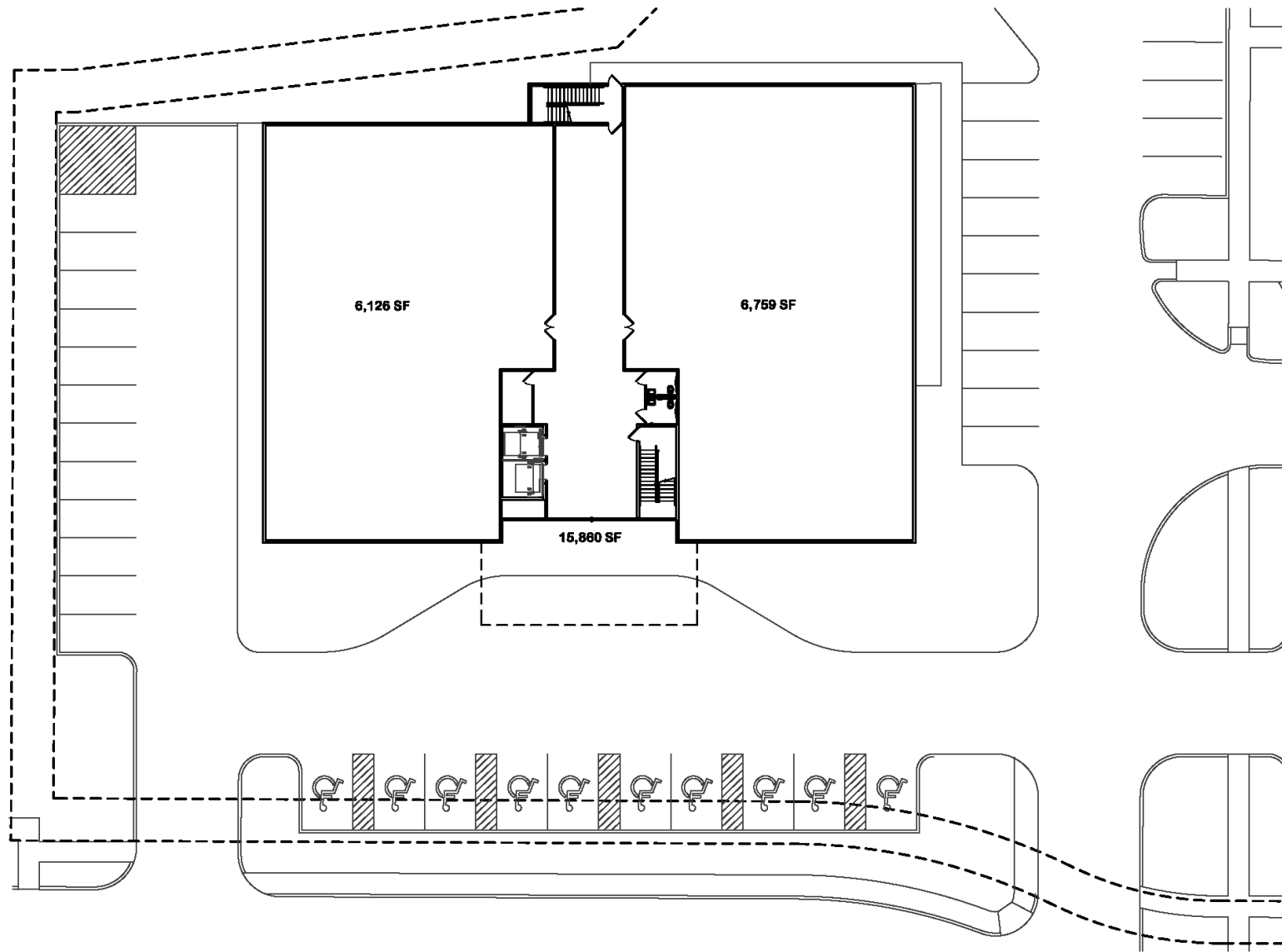
Option 1

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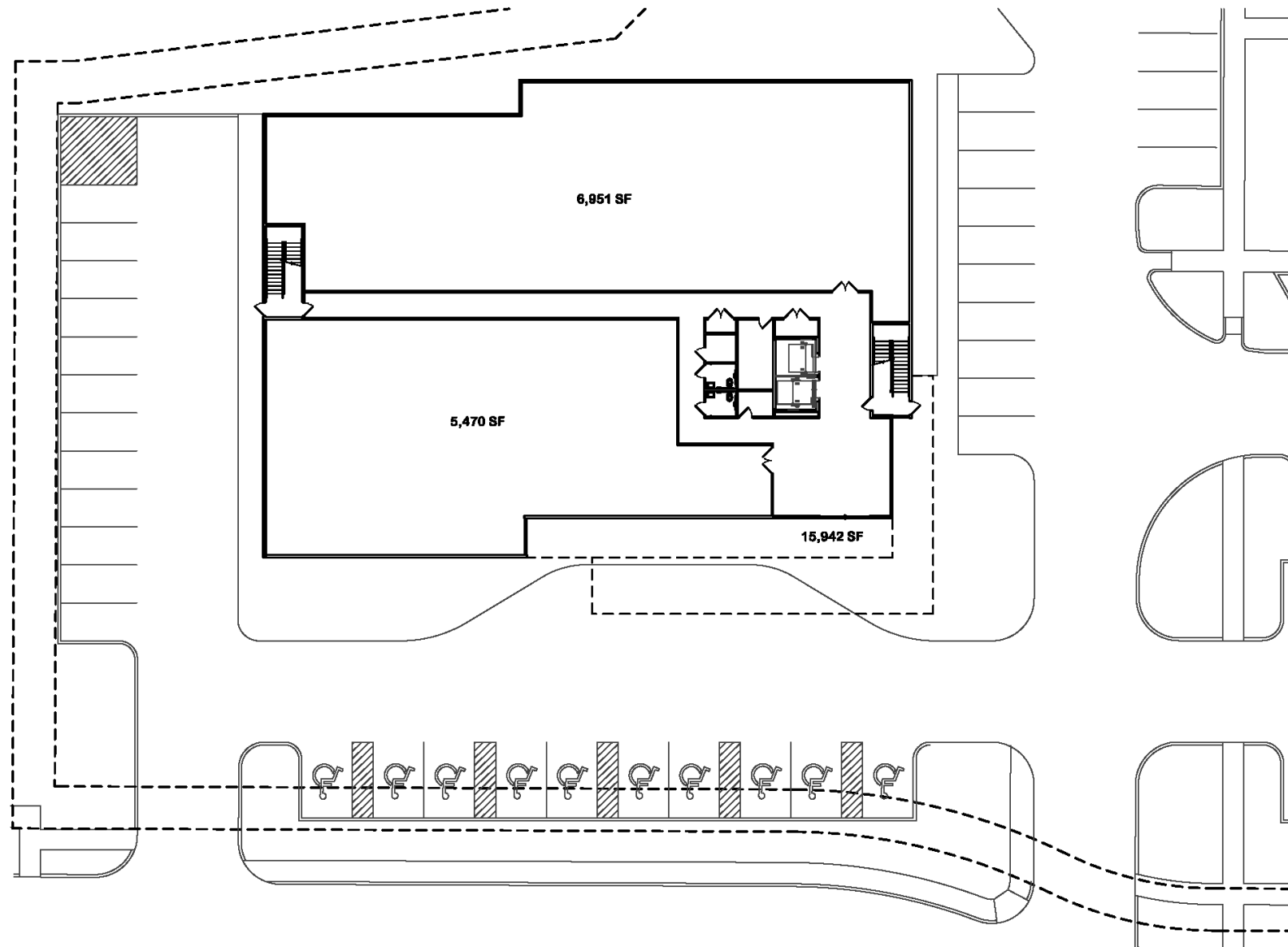
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**Option 2**



# Medical Office Building





# Multifamily





Retail





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