

LAKE NONA CREEKSIDE

Mixed-Use Retail Opportunity



TAVISTOCK

DEVELOPMENT COMPANY



LAKE NONA: LOCATION



LAKE NONA: HAPPENING HERE

WHAT IS LAKE NONA?

Featured in *Fortune* magazine as “the future of cities,” Lake Nona is ranked among the best-selling master planned communities in America. Driven by the vision and resources of Tavistock Group, a private investment organization, Lake Nona spans more than 17-square-miles and works as an ecosystem designed to help neighborhoods, businesses and individuals thrive. Everything we do and offer inspires healthy living, encourages life-long learning, embraces technology and emphasizes sustainability.

COMMERCIAL	EXISTING	TO BE DEVELOPED	TOTAL ENTITLEMENTS
Commercial/Office/Retail (SF)	3,605,999	9,907,000	13,512,999
Hotel (By Room) Total	222	3,028	3,250

RESIDENTIAL	EXISTING UNITS	TO BE DEVELOPED	TOTAL ENTITLEMENTS
Single Family	3,035	4,565	7,600
Townhomes	1124	920	2,044
Multi-Family	723	1,057	1,780
Total	4,882	6,542	11,424



DEMOGRAPHIC OVERVIEW

	10-Mile Radius	20-Mile Radius
Population 2022 Projection	573,168	1.8M
Population 2017 Estimate	507,549	1.6M
Growth 2017 - 2022	13%	10.4%
Average Household Income	\$62,845	\$70,262
Households above \$75K	29%	35%
2017 Average Age	37.4	37.4

- Annual census survey sent to residents within Lake Nona
- 31% of residents reported a HH Income of \$200,000+



EMPLOYMENT AND EDUCATION

- 5,000+ on-site employees
- Current student population of more than 14,000
- Top Public Education, College and Universities

LAKE NONA EDUCATION - PreK - PhD as of Jan 2018

Institution	Type	Current Enrollment
Primrose School of Lake Nona	Early Childhood	237
The Learning Experience at Lake Nona	Early Childhood	235
Amazing Explorers Lake Nona (2018)	Early Childhood	200
NorthLake Park Community School	Elementary School	900
Laureate Park Elementary (projected 2017)	Elementary School	837
Lake Nona Middle School	Middle School	2,103
Lake Nona High School	High School	2,744
Valencia College	Undergraduate	5,826
University of Central Florida College of Medicine	Graduate	610
University of Florida Research & Academic Center	Graduate	315
Total		14,007

WHAT THEY ARE SAYING



"We are proud to join other world-class organizations in the Lake Nona community, which attracts business innovators and residents committed to collaboration, wellness and innovation."

Lynne Doughtie,
Chairman and CEO of KPMG

"An important part of Orlando's emerging presence as a mature and innovative city is Lake Nona."

The New York Times

"Lake Nona is one of the fastest-growing innovation clusters in North America"

John Chambers,
Former CEO, Cisco



Lake Nona: "The Future of Cities" and "How to Build the Next Great American City."

FORTUNE

"We have the opportunity here at Lake Nona to create something world-class."

John Sculley
Former CEO, Apple,
PepsiCo

"Lake Nona is one of the cornerstones of Florida's future."

Jeb Bush,
Former Florida
Governor

"Lake Nona, the most sophisticated example in the world of what master planning for wellness can accomplish."



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"It is up to all of us as partners to create the future of Lake Nona – and I think our imagination is our only limit."

Alex Gorksy
CEO, Johnson & Johnson

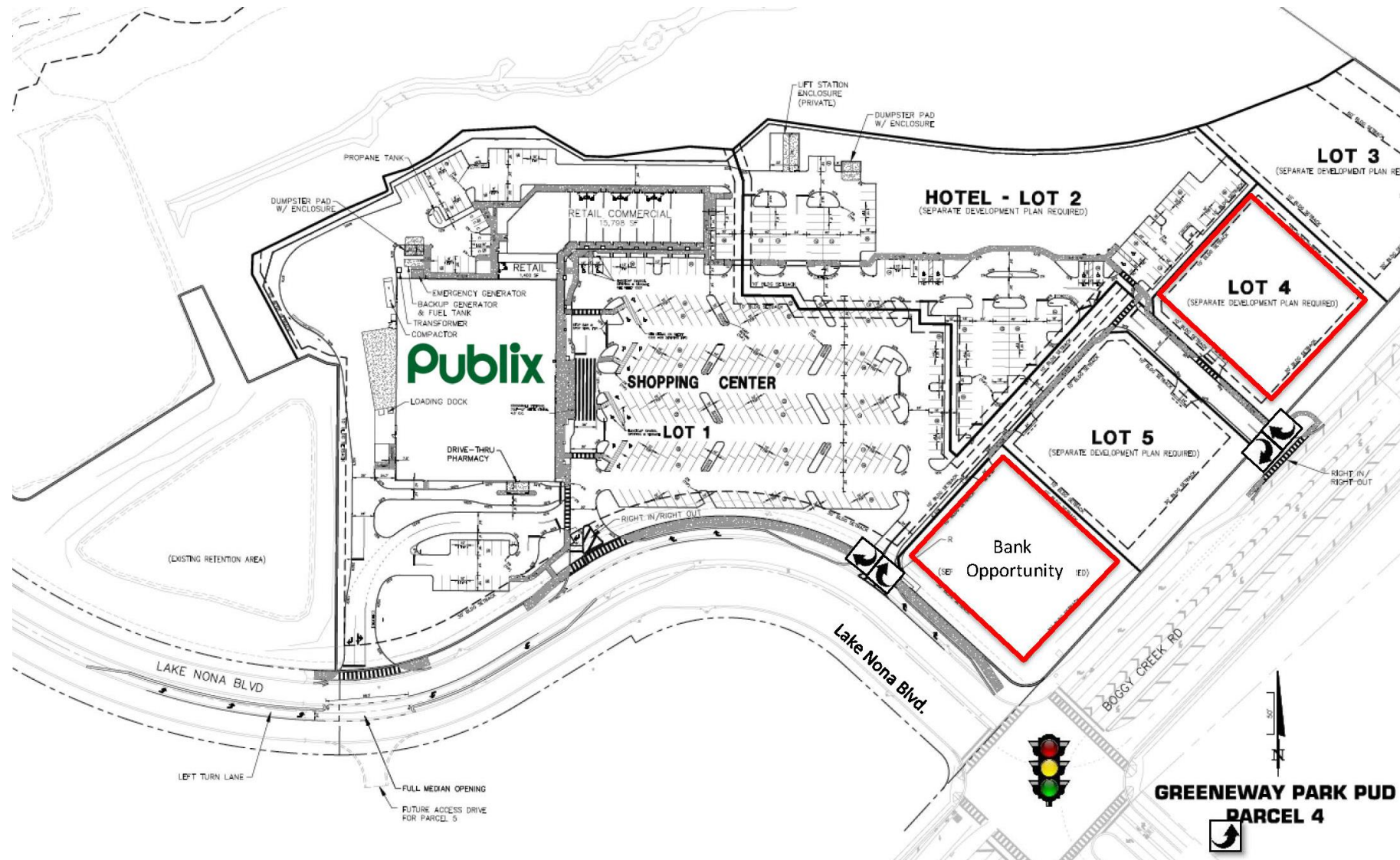
"Lake Nona might appear like a normal community, but it is actually a giant experiment in how we can keep people healthy."

FAST COMPANY

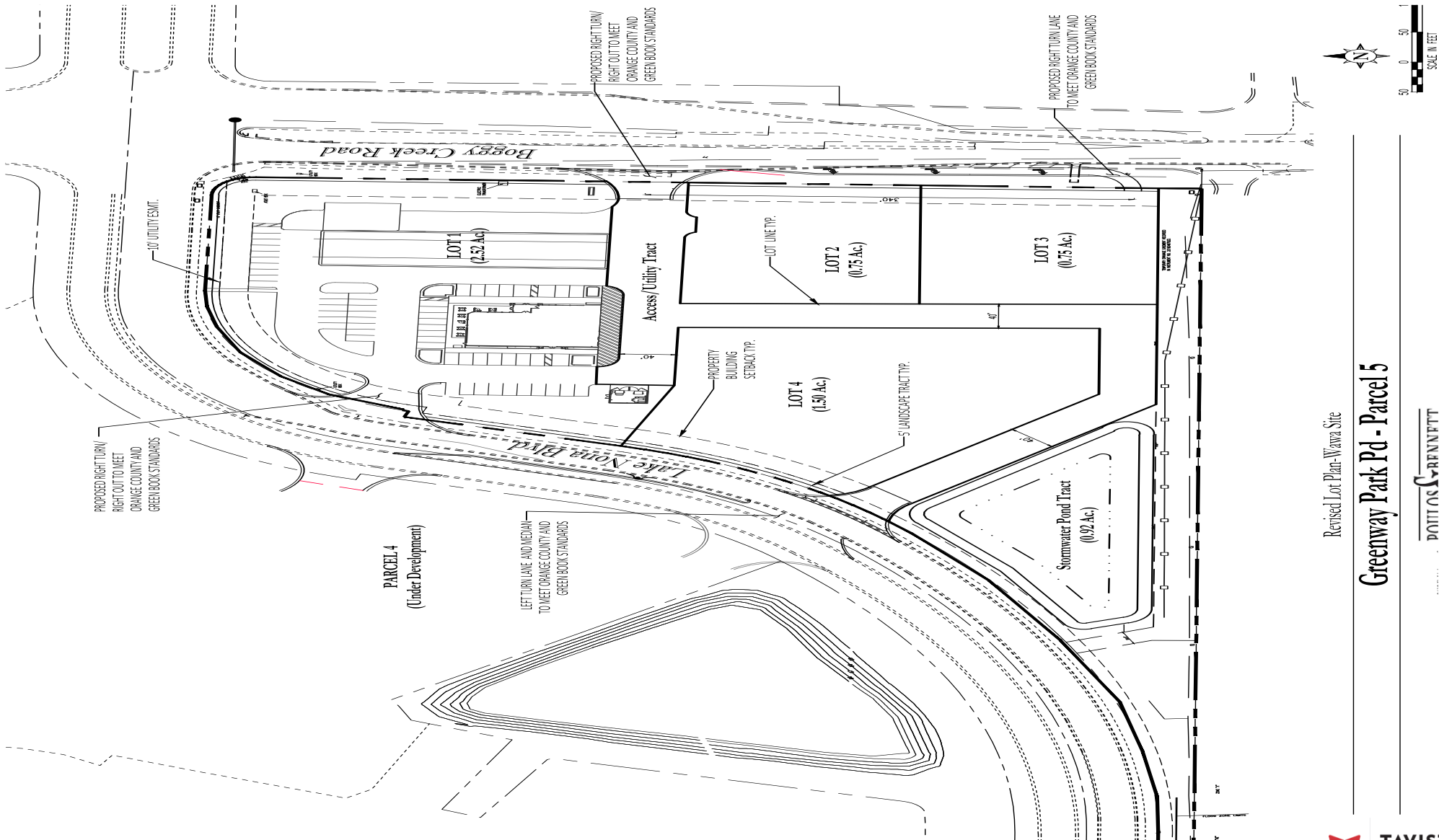
LAKE NONA CREEKSIDE



MASTER SITE PLAN



SWQ BOGGY CREEK RD/LAKE NONA BLVD



Revised Lot Plan-Wawa Site

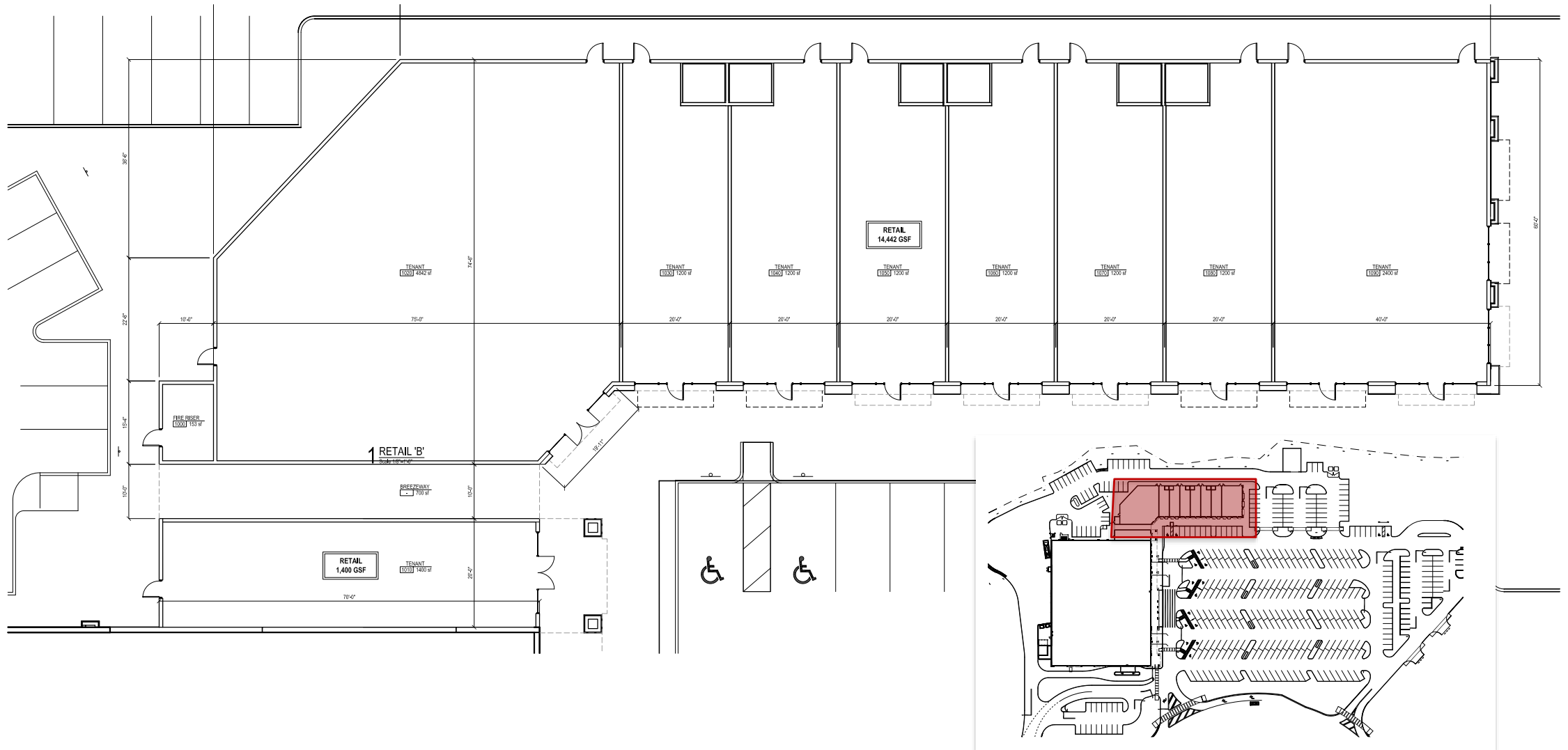
Greenway Park Pd - Parcel 5

DATE: 08/20/2018



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LAKE NONA CREEKSIDE



The map displays the Lake Nona area in Orlando, Florida. A red circle indicates a 3-mile radius around the proposed site, which is marked with a red arrow and the word "SITE". The site is located near the intersection of US 417 and US 527A. Major roads shown include Florida's Turnpike, US 417, US 527A, and US 530. Landmarks include Lake Nona, Fells Cove, and several commercial buildings and banks such as Chase, Wells Fargo, Bank of America, and SunTrust. The map also shows various residential areas and parks, including Meadow Woods and Buena Ventura Lakes.

FOR MORE INFORMATION, PLEASE CONTACT:

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THANK YOU.



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