

Outparcel for sale

- Located on the southwest side of Lake Nona, one of the best-selling master-planned communities in America
- 3.24-acre commercial outparcel fronting Boggy Creek Road, the main north-south arterial serving the west side of Lake Nona
- 355 multifamily units and 72 townhomes under construction adjacent to the subject outparcel
- Multiple large, single-family and multifamily projects under construction in the immediate vicinity, which will deliver thousands of units and further drive traffic
- Encompassed in a thriving area witnessing a population growth far exceeding the national average at 2.96 percent annually
- The Boggy Creek Road Project is newly completed, which resulted in a four-lane roadway to accommodate the area's population growth
- The Osceola Parkway Extension Project will dramatically increase the access to more customers from the south, including new communities such as Sunbridge
- 1 mile south of the SR 417 beltway, providing convenient access to Downtown Orlando, UCF and major tourism corridors
- New signal planned at the intersection of Boggy Creek Road and Beth Road; the signal will be operational by the end of September 2024
- Excellent visibility, access and 447 feet of frontage on Boggy Creek Road and 318 feet on New Hope Road

Nona South

14221 Boggy Creek Rd
Orlando, FL 32824

Contact

Brandon Delanois
Managing Director
+1 407 982 8648
brandon.delanois@jll.com



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2024. Jones Lang LaSalle Brokerage, Inc. All rights reserved.

Demographic Analysis

Demographics	5 Min	10 Min	15 Min
2024 Population	7,408	100,412	238,022
2029 Population	8,376	116,172	80,974
Annual Pop. Growth Rate 2024 to 2029	2.49%	2.96%	3.37%
2024 Average HH Income	\$116,719	\$114,582	\$111,606
2029 Average HH Income	\$136,789	\$138,809	\$134,998
Households	2,433	31,849	77,592
Daytime Population	6,208	72,726	209,408
Median Age	36.8	37.0	37.5



Site
Aerial



From 2024 to 2029, the surrounding 5-minute drive-time population will surge by 12.45 percent in total, by far exceeding the national average.

The significant population growth is further demonstrated by the amount of housing and commercial developments surrounding the site to accomodate the year-over-year population increase.

In-progress aerial photography credited to LandSouth Construction. The adjacent multifamily development is anticipated to be completed in Q2 2025.



LAKE NONA TOWN CENTER
(5M s.f. mixed-use)

bosphorous
TURKISH CUISINE

BOXI
PARK

Residence
Inn
Marriott

PARK PIZZA
& BREWING CO.

CHROMA
MODERN BAR + KITCHEN

COURTYARD
Marriott

Nemours

LandonHouse

PIXON

Foxtail
COFFEE CO.

UF UNIVERSITY of FLORIDA
College of Pharmacy

UCF

Lake Nona Medical Center
HCA NORTH FLORIDA DIVISION
250 physicians

Orlando VA Medical Center

Laureate Park
Elementary School

Laureate Park
2,306 homes

Market Aerial

Laurel Pointe
60.5 a.c.
124 homes

Luminary
Middle School

The Towns at Creekside
18.2 a.c.
110 homes

Laureate Park South
64 a.c.
253 homes

TOHOPEKALIGA
HIGH SCHOOL

Tohopekaliga
High School





Orlando
International Airport

NorthLake Park
500 acres
community

Lake Nona
Country Club
330 homes all \$1
Million

Proposed
Mixed-Use

Innovation
Middle School
1,033 students

North Shore
493 units

AdventHealth
(Freestanding ER)

USTA
NATIONAL
CAMPUS

KPMG

LAKE NONA TOWN CENTER
(5M SF Mixed Use)





Lake Nona South
Planned Community
Entitled to 11,000 units
1.1m s.f. retail
2,250 keys

LOWE'S

LAKE NONA
LANDING



Trade Area Aerial





SHOPPES AT
NONA PLACE



Lake Nona
High School
3,266 students

VALENCIA COLLEGE
7,000 Students

ALDI

AdventHealth

Laureate Park
2,306 homes

Lake Nona
Middle School
1,485 students

Laurel Pointe
Lake Nona
60.5 a.c.
124 homes

Eagle Creek
Elementary School
1,011 students

Eagle Creek
Country Club
3,500 homes

Sunbridge - 12,000 a.c.
Master-Planned
Community

DR Horton
115 a.c.
Master-Planned Community
796 multifamily units
188 townhomes

Tyson Ranch
187,000 s.f. commercial
300 multifamily units
330 townhomes
250 keys

Lake Nona West
405,000 s.f. commercial

UNIVERSITY OF
FLORIDA
College of Pharmacy

Lake Nona
Medical Center
HCA NORTH FLORIDA DIVISION

Orlando VA
Medical Center

Laureate Park
Elementary School

Luminary
Middle School

Laureate Park
South
18.2 a.c.
110 homes

Planned
Poltrus Homes
2,800 homes

Nona South
355 multifamily units
72 townhomes

Bennett Place
25,000 s.f. commercial
350 multifamily units
200 keys
150 hospital beds
25,000 s.f. medical office

Site

Boggy Creek Rd

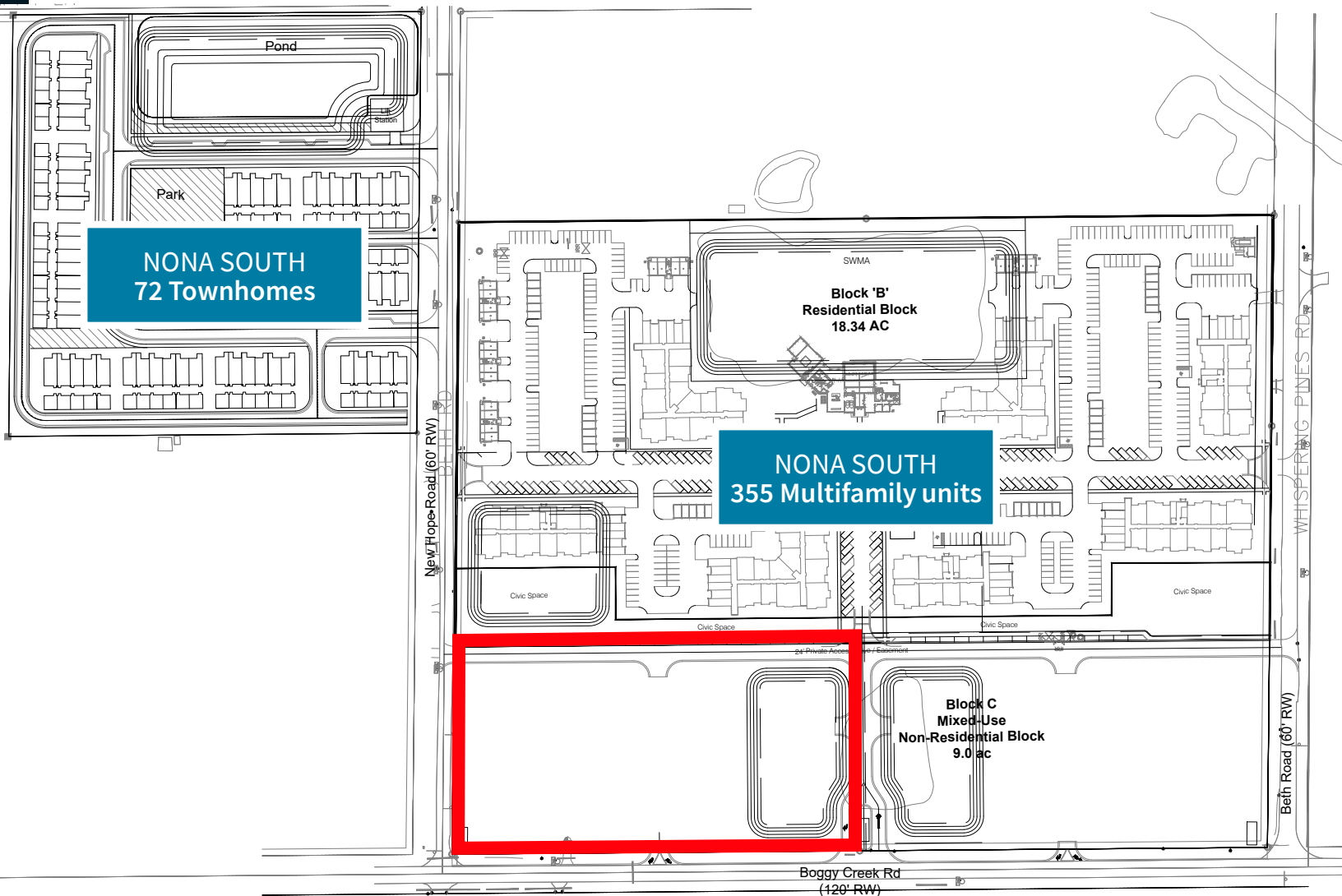
(30,500± AADT)

Lake Nona Blvd (9,200± AADT)

Narcoossee Rd (57,500 AADT)

SR-417 (66,000 AADT)

Site Plan



Contact



Brandon Delanois
Managing Director
+1 407 982 8648
brandon.delanois@jll.com

Nona South

14221 & 14262 Boggy Creek Rd
Orlando, FL 32824



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025. Jones Lang LaSalle Brokerage, Inc. All rights reserved.