

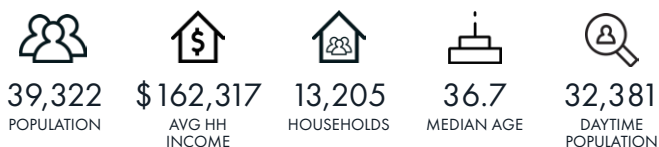


Available

Shoppes at Nona Place
13000 Narcoossee Rd
Orlando, FL 32832

Demographics

10-Minute Demographics (2025)



Property and Market Highlights:

- Rare opportunity to lease a 3,513 to 7,026 s.f. retail space in the historically fully-occupied Shoppes at Nona Place
- Shoppes at Nona Place is a 60,557 s.f. community center, impeccably located in the heart of Lake Nona, surrounded by a multitude of new and in-development homes
- Highly-desirable and consistent tenants, driving reliable traffic to the property - join retailers like Bravo Markets, First Watch, Aveda, F45 Training, TD Bank, PNC Bank and Heartland Dental, among other strong and reputable brands
- Multiple access points, including a signalized intersection (65,500 AADT) at Narcoossee Rd (58,500 AADT) and Tyson Rd (7,000 AADT)
- The 10-minute population has surged by 7.26 percent year-over-year from 2019 to 2024, by far exceeding metrics compared to other markets, and will continue its influx with the addition of many new, high-scale residential developments
- Affluent demographics with a 10-minute average household income of \$162,317

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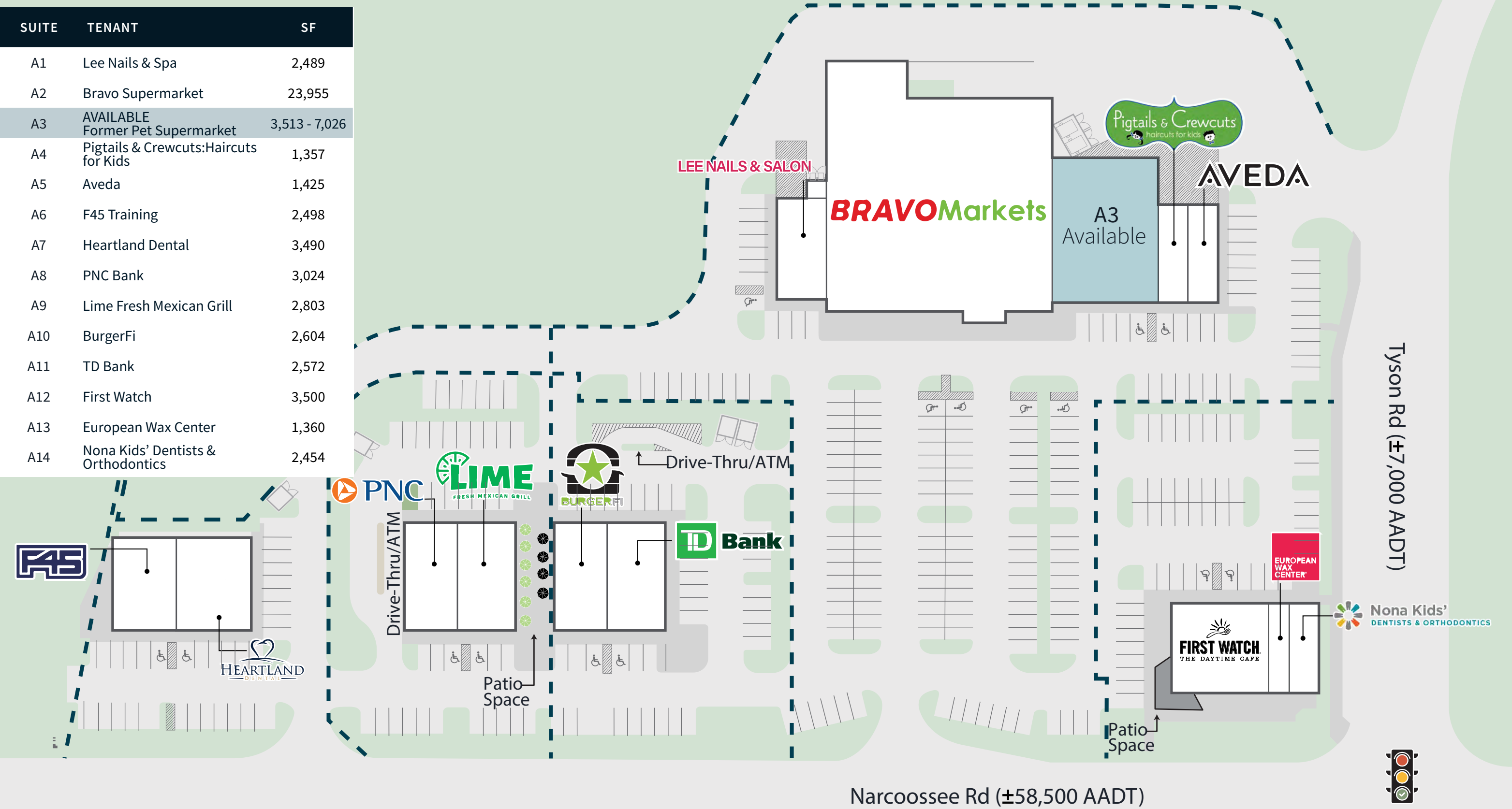
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Tenant Roster

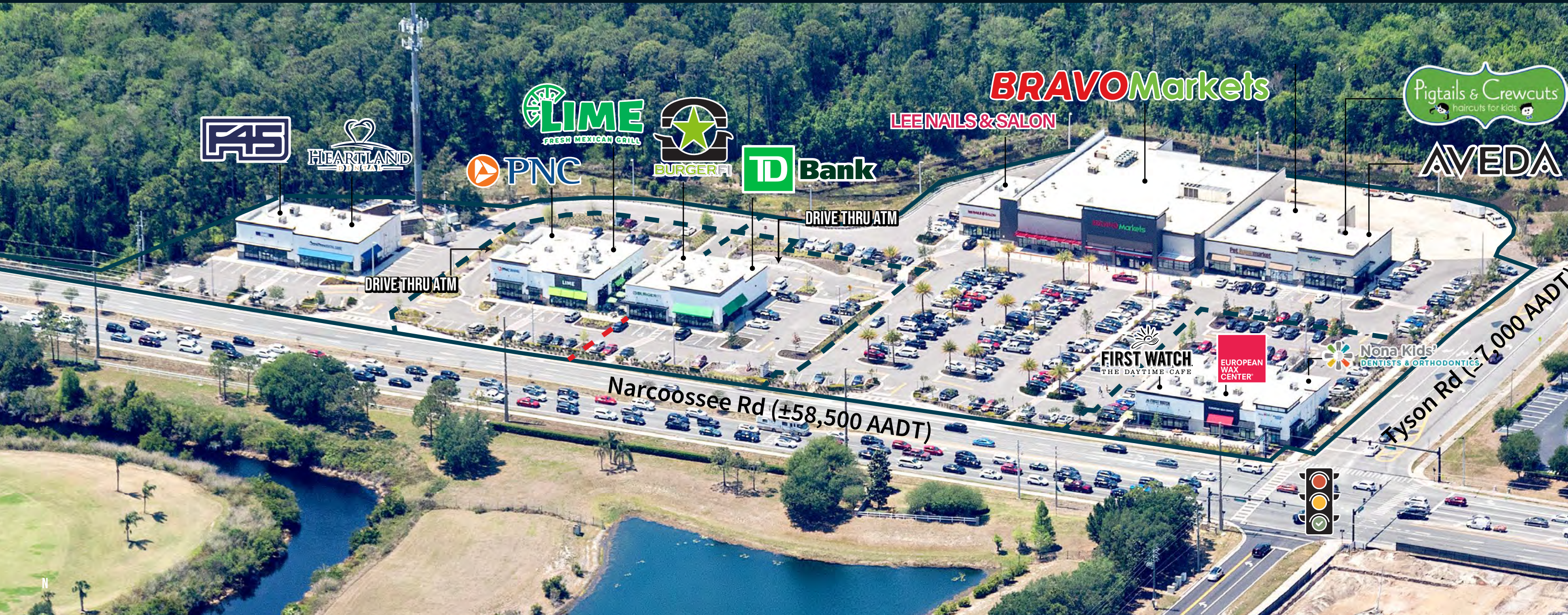
SUITE	TENANT	SF
A1	Lee Nails & Spa	2,489
A2	Bravo Supermarket	23,955
A3	AVAILABLE Former Pet Supermarket	3,513 - 7,026
A4	Pigtails & Crewcuts:Haircuts for Kids	1,357
A5	Aveda	1,425
A6	F45 Training	2,498
A7	Heartland Dental	3,490
A8	PNC Bank	3,024
A9	Lime Fresh Mexican Grill	2,803
A10	BurgerFi	2,604
A11	TD Bank	2,572
A12	First Watch	3,500
A13	European Wax Center	1,360
A14	Nona Kids' Dentists & Orthodontics	2,454



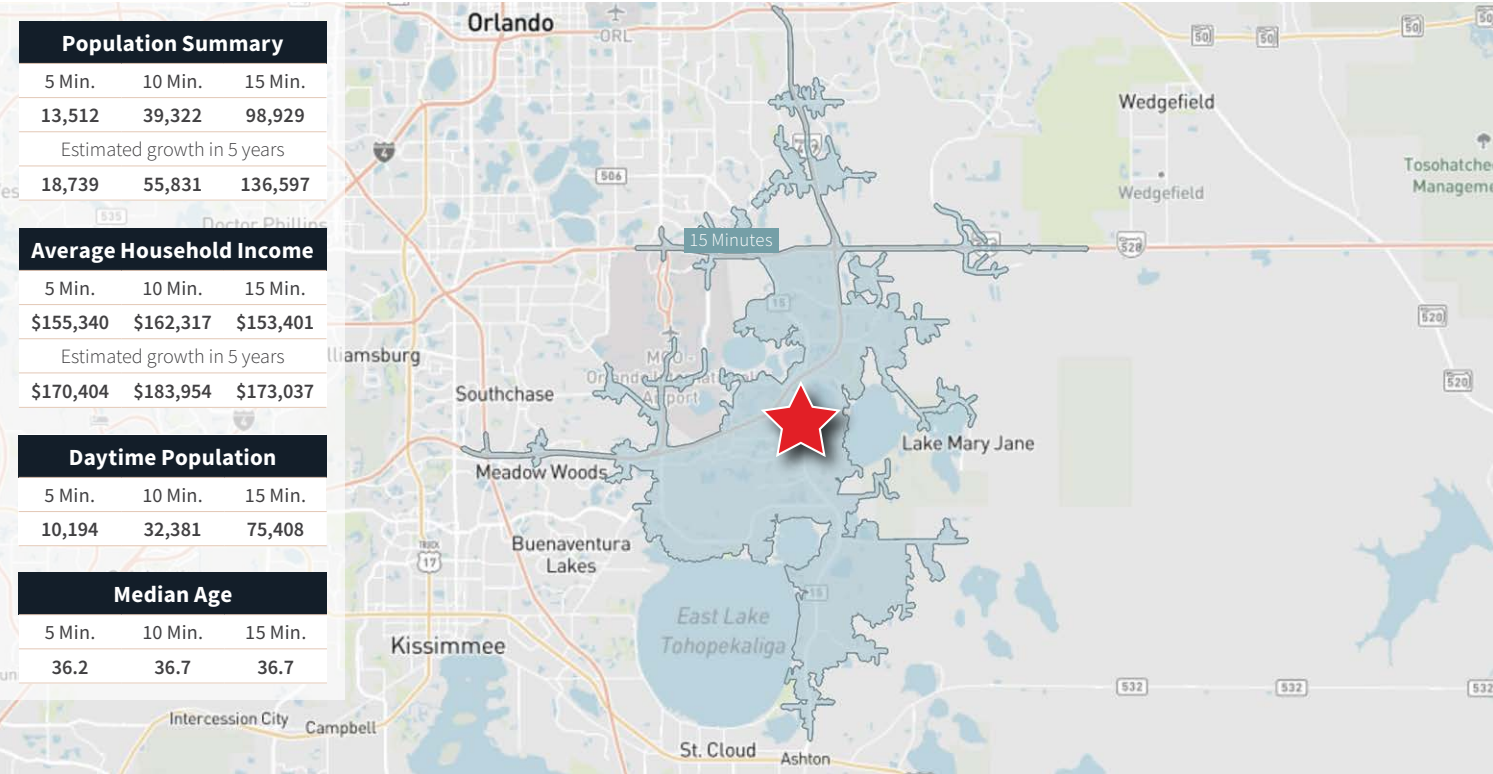
Market Aerial



Shoppes at Nona Place Overview



Demographics: 5-10-15 Minute Drive Time



BOOMBURBS: New growth market, young professionals with families, well-connected

Median Age: 34.0

Median HH Income: \$113,400

LifeMode Group: Affluent Estates

Socioeconomic Traits: Boomburbs represents an affluent, well-educated market witnessing rapid growth. They have opted to trade up to the newest housing in the suburbs. They own the latest devices and are forward-thinking financial planners.



UP AND COMING FAMILIES: Transitory market, mobile families, ambitious, risk taking, young market

Median Age: 31.4

Median HH Income: \$72,000

LifeMode Group: Sprouting Explorers

Socioeconomic Traits: Up and Coming Families is a market in transition - residents are younger and more mobile than previous. Their homes are new; their families are young. They are one of the fastest-growing markers. They seek the latest and best in styles and tech.



MIDDLEBURG: Traditional and family-oriented, prefer American-made products and experiences

Households: 3,511,200

Median Age: 36.1

Median HH Income: \$59,800

LifeMode Group: Family Landscapes

Socioeconomic Traits: Middleburg denizens make up a younger demographic that continues to grow in size and assets. They prefer to live semirural and are heavily steeped in traditional values - faith, country and family.



GREEN ACRES: Avid do-it-yourselfers, college educated, country living enthusiasts, focused on quality products

Median Age: 43.9

Median HH Income: \$76,800

LifeMode Group: Cozy Country Living

Socioeconomic Traits: Green Acres is comprised of individuals who choose to live in rural enclaves in metropolitan areas. They enjoy activities to showcase their self-reliance, whether gardening or home improvement, as well as golf, camping and biking.



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