

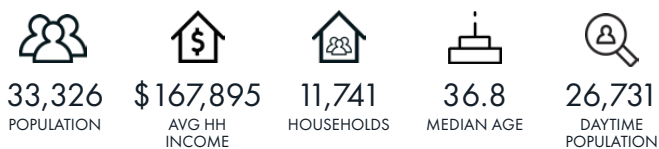


For lease

Shoppes at Nona Place
13000 Narcoossee Rd
Orlando, FL 32832

Demographics

10-Minute Demographics (2026)



Property and Market Highlights:

- 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 17.50 percent 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 \$167,895

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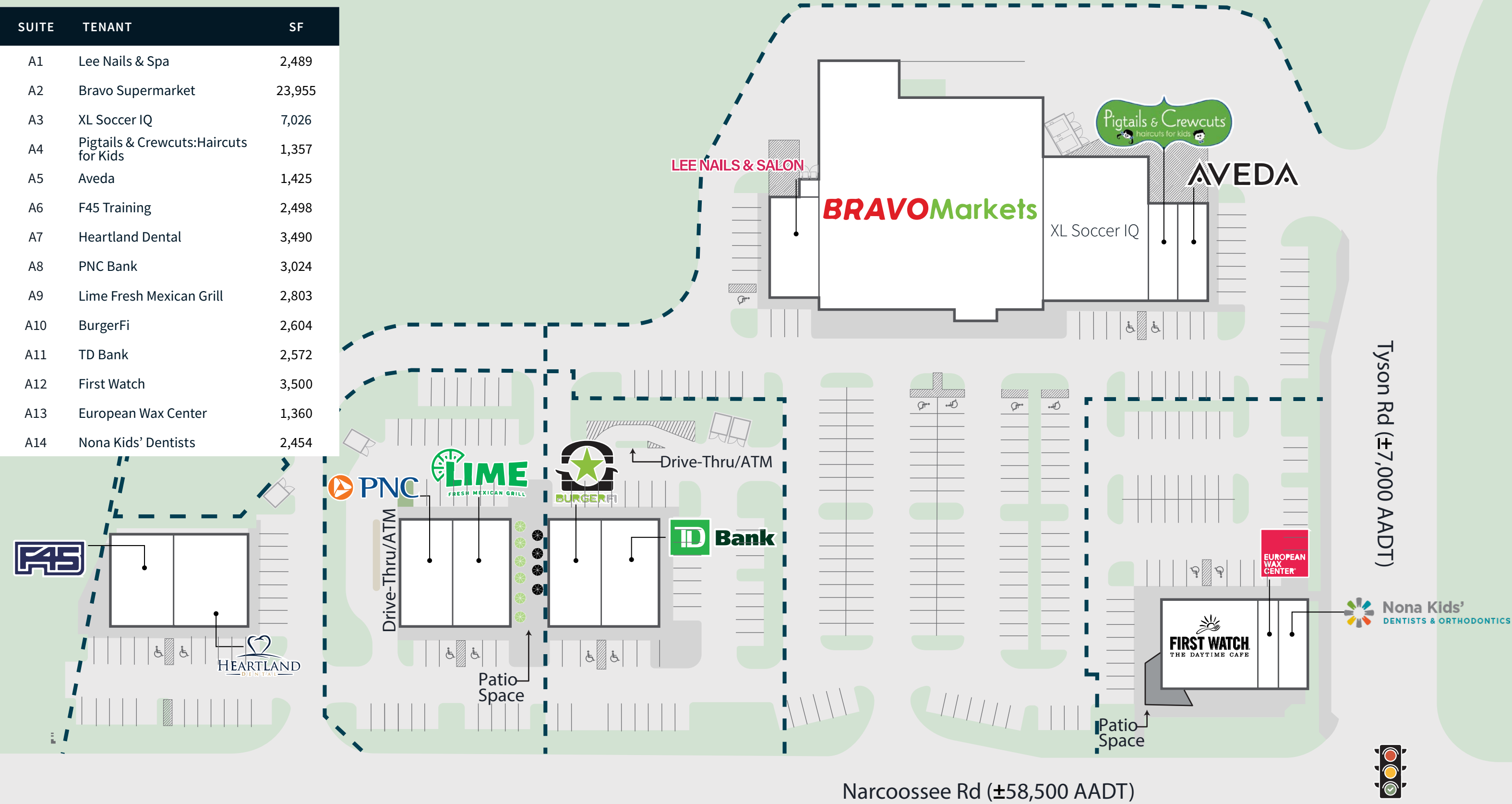
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Site Plan

SUITE	TENANT	SF
A1	Lee Nails & Spa	2,489
A2	Bravo Supermarket	23,955
A3	XL Soccer IQ	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	2,454

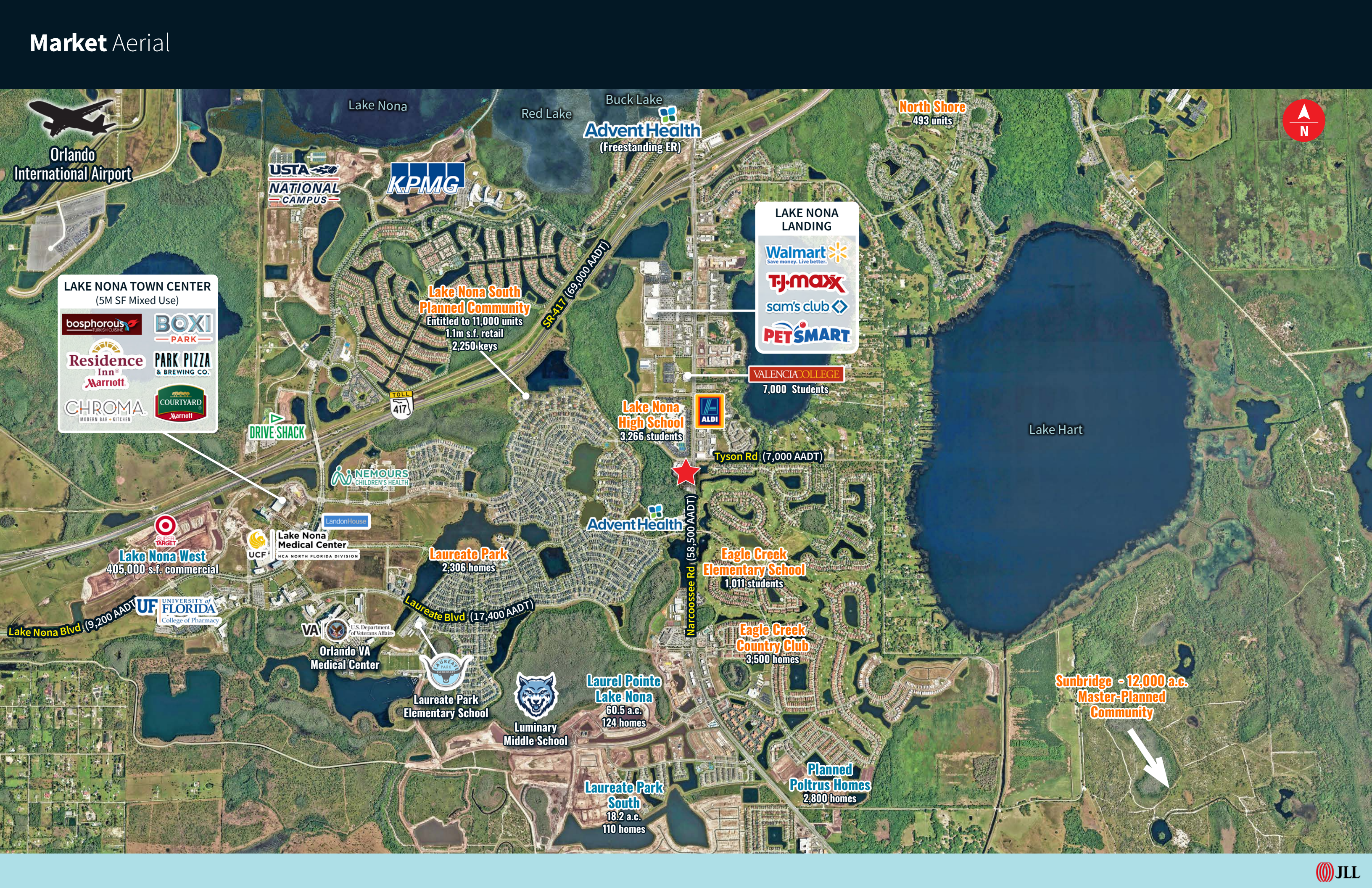


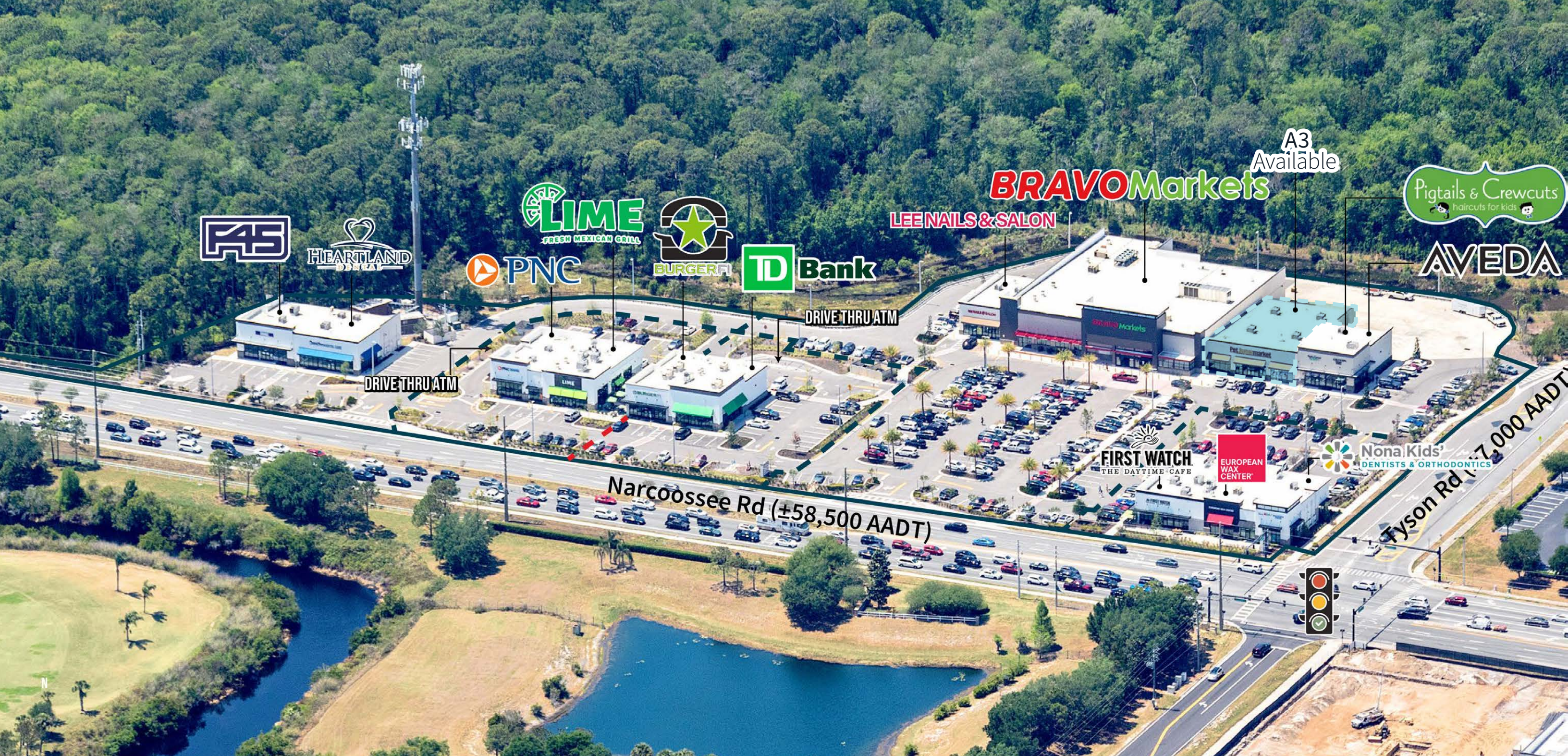
Market Aerial

This aerial map provides a comprehensive overview of the Lake Nona area, highlighting its diverse mix of residential, commercial, and institutional developments. Key features include:

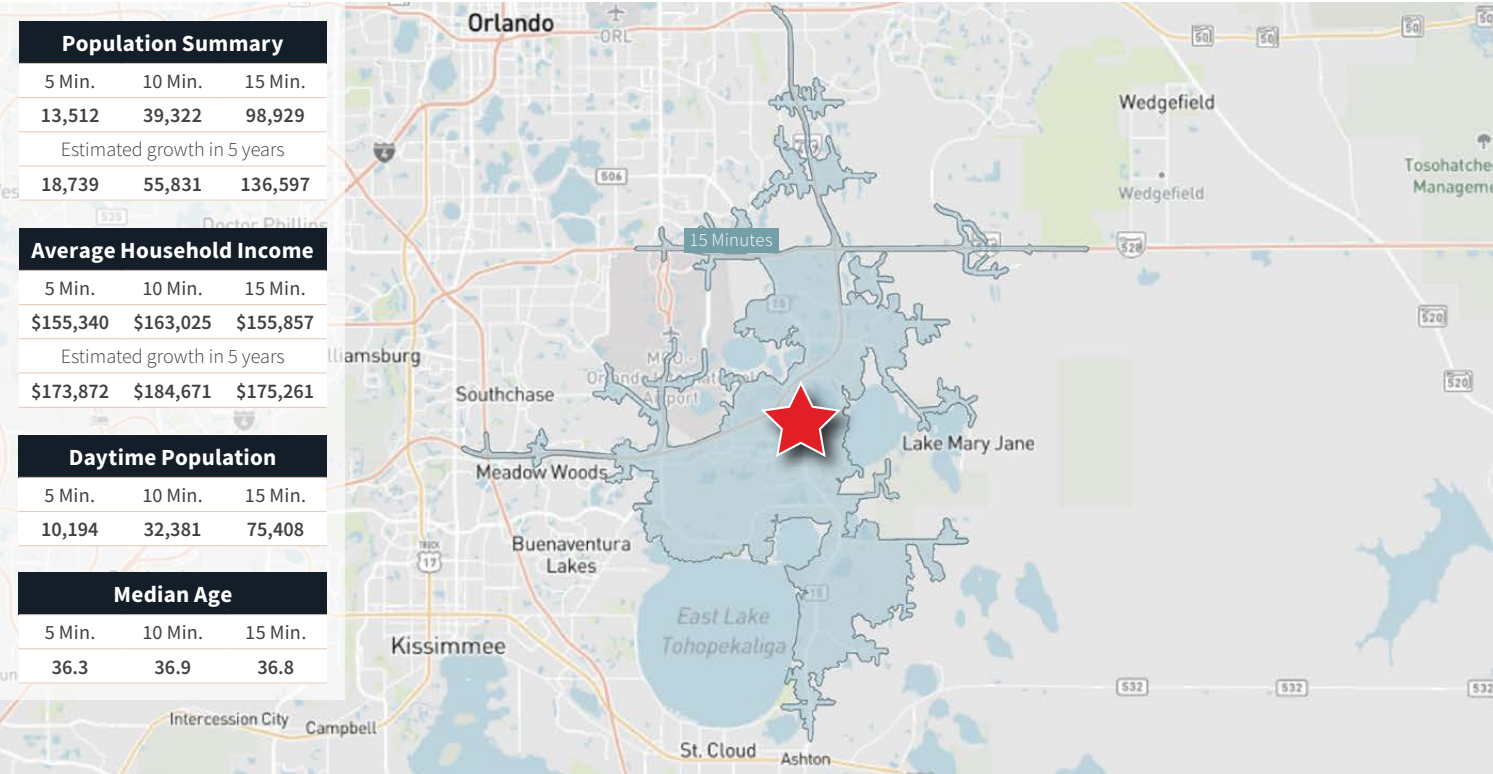
- Transportation & Infrastructure:** The map shows major thoroughfares such as SR-417 (69,000 AADT), Lake Nona Blvd (9,200 AADT), and Tyrone Rd (7,000 AADT). The proximity to Orlando International Airport is also indicated.
- Healthcare & Education:** Significant institutions are marked, including AdventHealth (Freestanding ER), Lake Nona Medical Center, NEMOURS Children's Health, and Valencia College (7,000 students). Educational facilities like Lake Nona High School (3,266 students) and Eagle Creek Elementary School (1,011 students) are also shown.
- Commercial & Retail:** The Lake Nona Town Center (5M SF Mixed Use) is a central hub, featuring a variety of retail and dining options such as Walmart, TJ-MAXX, Sam's Club, PetSmart, and several restaurants including Bosphorus, Boxi Park, and Park Pizzeria.
- Residential & Community:** The map identifies several planned communities and housing projects, including Lake Nona South Planned Community (entitled to 11,000 units), Laureate Park (2,306 homes), Eagle Creek Country Club (3,500 homes), and Sunbridge (12,000 a.c. Master-Planned Community). Other notable developments include Lake Nona West (405,000 s.f. commercial) and the Planned Poltrus Homes (2,800 homes).
- Recreation & Amenities:** The map also shows recreational areas like Lake Nona Golf Course and the Lake Nona Medical Center's outdoor pool.

The map is a detailed representation of the Lake Nona area, showing the layout of roads, water bodies, and various facilities. It includes labels for major landmarks, transportation routes, and community developments, providing a clear visual context for the information presented in the accompanying text.





Demographics: 5-10-15 Minute Drive Time



BOOMBURBS: High-earning suburban families in the South and West

Median Age: 34.6

Median HH Income: \$137,894

LifeMode Group: Family Prosperity

Socioeconomic Traits: The Boomburbs represent residents who are family-oriented with a tendency to spend around their children, including kids' clubs and activities. They often pay for personal services and like to spend time outdoors, reading and traveling.



MODERN MINDS: Urban, educated, affluent households with commutes

Median Age: 34.8

Median HH Income: \$95,892

LifeMode Group: Tech Trailblazers

Socioeconomic Traits: Modern Minds is comprised of individuals located just outside of their downtown. They tend to order online from clubs and department stores and spend money on clothing and travel, opting for active vacations shared on social media.



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

Median Age: 39.1

Median HH Income: \$117,489

LifeMode Group: Family Prosperity

Socioeconomic Traits: Flourishing Families demonstrates successful married professionals who've chosen suburban life to raise large families. They're security-focused planners who prioritize planning, while balancing online shopping for household needs and experience-based family activities.



WELCOME WAVES: Young families and workers in Urban centers of MSAs, DIY-ers

Median Age: 30.1

Median HH Income: \$52,642

LifeMode Group: Urban Threads

Socioeconomic Traits: Welcome Waves encompasses young families. They are budget-conscious renters who prioritize necessities such as clothing, maintain their own vehicles and save money to visit family while building new lives in America.



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