

SHOPPES AT LAKESIDE

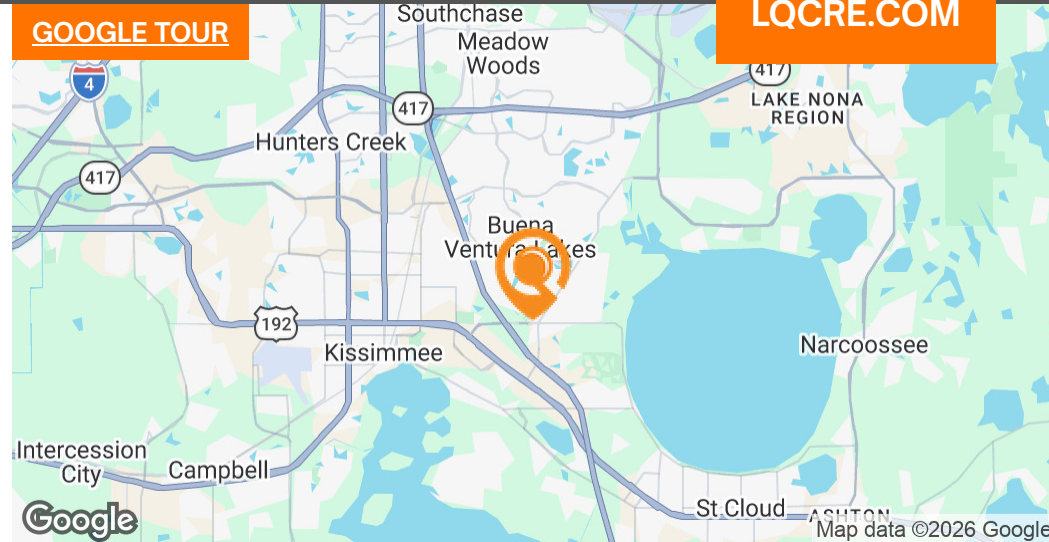
2251 Fortune Road | Kissimmee, FL 34743

New Retail For Lease/Pad Sites For Ground Lease



LQ Commercial
REAL ESTATE SERVICES

LQCRE.COM



**CALL FOR
RATES**



**UP TO 100,000 SF
IN RETAIL OPPORTUNITIES**



**PAD SITES FOR
GROUND LEASE**

- New shopping center development coming soon in Kissimmee, FL.
- Up to 100,000 SF of retail opportunities with pad sites available for ground lease.
- Minutes away from NeoCity Innovation District, a 500 acre, billion-dollar technology and semiconductor campus with a planned 1.5M SF of mixed-use development.
- Surrounded by a high-growth residential corridor featuring luxury apartments, townhomes, and single-family communities within a 3-5 mile radius.



5-MILE POPULATION

188,773



5-MILE HOUSEHOLDS

63,659



5-MILE AVG HH INCOME

\$105,397



5-MILE EMPLOYEES

59,195

[PROPERTIES.LQCRE.COM/SHOPPES-AT-LAKESIDE](https://properties.lqcre.com/shoppes-at-lakeside)



Maitland, FL 32751

500 Winderley Pl #104

[LQCRE.COM](https://lqcre.com)

Eva Royal

Principal, Senior Associate

D: 407.705.2217

C: 407.421.3532

eroyal@lqcre.com

Lynda Nagy

Principal, Senior Associate

D: 813.288.0020 x121

C: 561.961.9958

lnagy@lqcre.com

Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. All properties subject to change or withdrawal without notice.

SHOPPES AT LAKESIDE

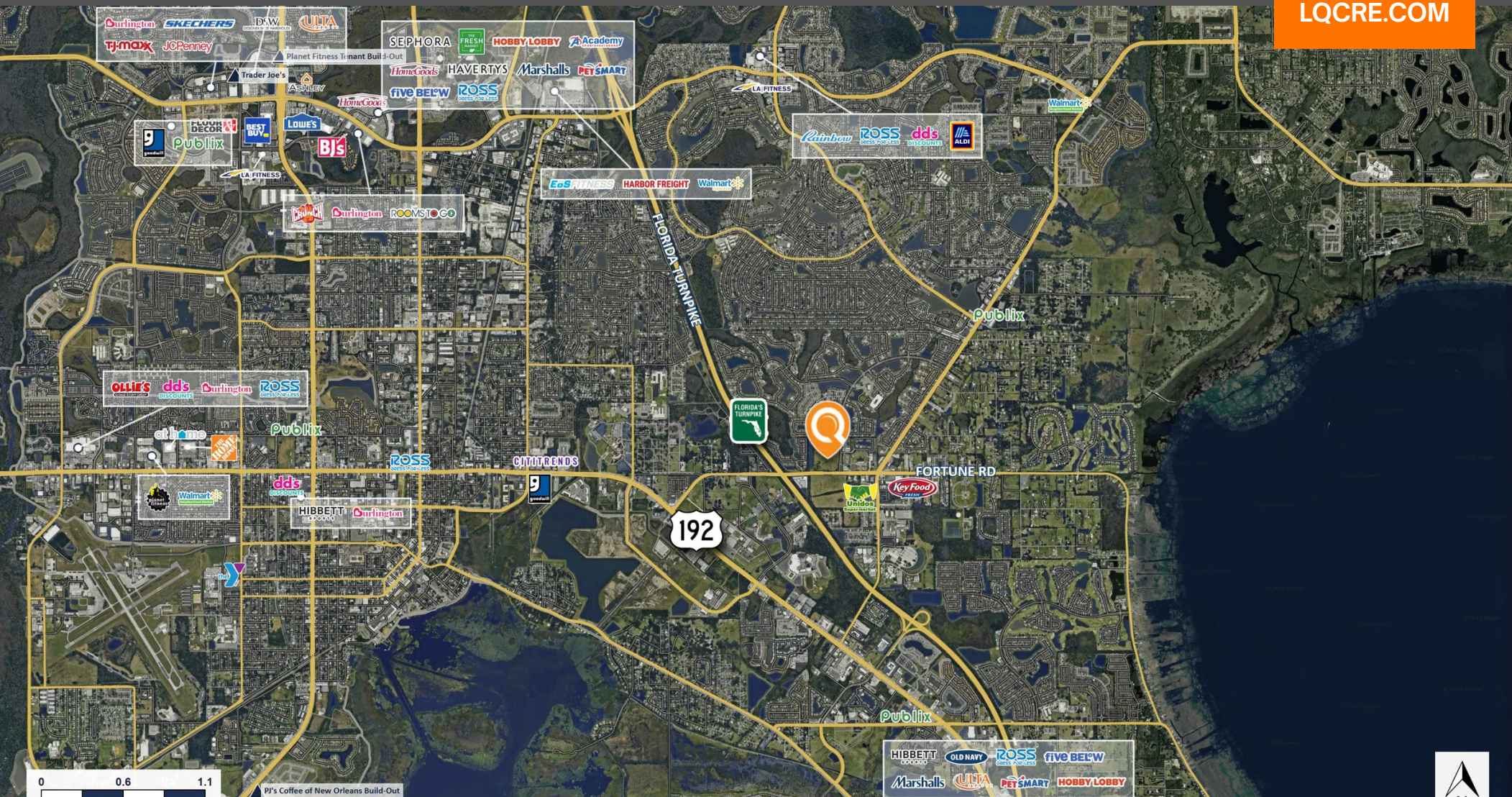
2251 Fortune Road | Kissimmee, FL 34743

New Retail For Lease/Pad Sites For Ground Lease



LQ Commercial
REAL ESTATE SERVICES

LQCRE.COM



LQ Commercial
REAL ESTATE SERVICES

Maitland, FL 32751

500 Winderley Pl #104

LQCRE.COM

Eva Royal

Principal, Senior Associate

D: 407.705.2217

C: 407.421.3532

eroyal@lqcre.com

Lynda Nagy

Principal, Senior Associate

D: 813.288.0020 x121

C: 561.961.9958

lnagy@lqcre.com

Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. All properties subject to change or withdrawal without notice.

SHOPPES AT LAKESIDE

2251 Fortune Road | Kissimmee, FL 34743

New Retail For Lease/Pad Sites For Ground Lease



LQ Commercial
REAL ESTATE SERVICES

LQCRE.COM



TOTAL RETAIL AREA
103,700 s.f.
includes day-care

PARKING:
5 spaces/1,000 SF:

T-PARKING NEEDED:
517 parking spaces

T-PARKING PROVIDED:
584 parking spaces
67 spaces over

MEDICAL OFFICE
5000 S.F. - 4x1000
20 spaces needed

WATER RETENTION / DRAINAGE:
0.40 acres

Measurements are approximate and not intended
for construction use



LQ Commercial
REAL ESTATE SERVICES

Maitland, FL 32751

500 Winderley Pl #104

LQCRE.COM

Eva Royal

Principal, Senior Associate

D: 407.705.2217

C: 407.421.3532

eroyal@lqcre.com

Lynda Nagy

Principal, Senior Associate

D: 813.288.0020 x121

C: 561.961.9958

lnagy@lqcre.com

Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. All properties subject to change or withdrawal without notice.

SHOPPES AT LAKESIDE

2251 Fortune Road | Kissimmee, FL 34743

New Retail For Lease/Pad Sites For Ground Lease



LQ Commercial
REAL ESTATE SERVICES

LQCRE.COM



#	PROJECT NAME	TYPE	STATUS	RES UNITS	COMMERCIAL SF	LAND AC	HOTEL UNITS
1	NeoCity						
	NeoCity Technology Campus	Tech Hub	Under Construction/Planning		8,000,000		
	NeoCity Lab	Laboratory	Under Construction		30,000		
	Center for NeoVation	Manufacturing	Completed		100,000		
	NeoCity Academy	Education	Completed		47,545		
	The OC Office Building	Office	Completed		100,000		
	NeoCity City Center	Mixed Use	Planning		1,500,000		
Combined Vision:				Over 9,500,000 SF		500	
2	NeoCity South	Tech Hub	Planning				323
3	Belatara	Single Family	Under Construction	2,000			
4	Seasons at Big Sky	Single Family	Recently Completed	332			
5	Kissimmee Park (Whaley Platt)	Multi-Family	Planning	2,818			
6	Hiland Isle	Multi-Family	Planning	988			
7	Fortune Road RPUD	Multi-Family	Planning	948			
8	Simpson Road Multi-Family	Multi-Family	Planning	430			
9	Prose Big Sky	Multi-Family	Planning	311			
10	Palmera	Multi-Family	Planning	300			
11	Walden Park Multi-Family	Multi-Family	Planning	280			
12	Mill Slough Multi-Family	Multi-Family	Planning	264			
13	Gateway Osceola	Multi-Family	Planning	252			
14	1800 Palmetto Drive	Multi-Family	Planning	120			
15	Buenaventura Townhomes	Multi-Family	Planning	48			
16	Advantix Noa	Multi-Family	Under Construction	355			
17	The Allen	Multi-Family	Recently Completed	312			
18	Fontana Lakes	Mixed Use	Planning	3,000	170,000		
19	Project Next	Mixed Use	Planning	962	240,000		
20	Crossprairie	Mixed Use	Under Construction	5,200	2,900,000		600
21	Kindred	Mixed Use	Under Construction	3,615	450,000		
22	Edgewater West	Mixed Use	Under Construction	3,600	3,000,000		
23	Tohoqua	Mixed Use	Under Construction	3,500	475,000		
24	Fish Lake Planned Development	Mixed Use	Under Construction	1,298	130,000		
25	Notaro Point Plaza	Retail	Under Construction		19,034		
26	Hearland Dental + Care Spot	Retail	Recently Completed		8,400		
27	Texas Roadhouse	Retail	Recently Completed		8,000		
28	Circle K	Retail	Recently Completed		5,200		
29	Chipotle	Retail	Recently Completed		2,533		
30	Azure Hotel and Convention Center	Hospitality	Planning		60,000		308
31	Osceola Tech Library	Community	Under Construction		10,820		
TOTAL NEW DEVELOPMENTS SURROUNDING SITE				30,933	17,256,532	823	1,228



Maitland, FL 32751

500 Winderley Pl #104

LQCRE.COM

Eva Royal

Principal, Senior Associate

D: 407.705.2217

C: 407.421.3532

eroyal@lqcre.com

Lynda Nagy

Principal, Senior Associate

D: 813.288.0020 x121

C: 561.961.9958

lnagy@lqcre.com

Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. All properties subject to change or withdrawal without notice.

SHOPPES AT LAKESIDE

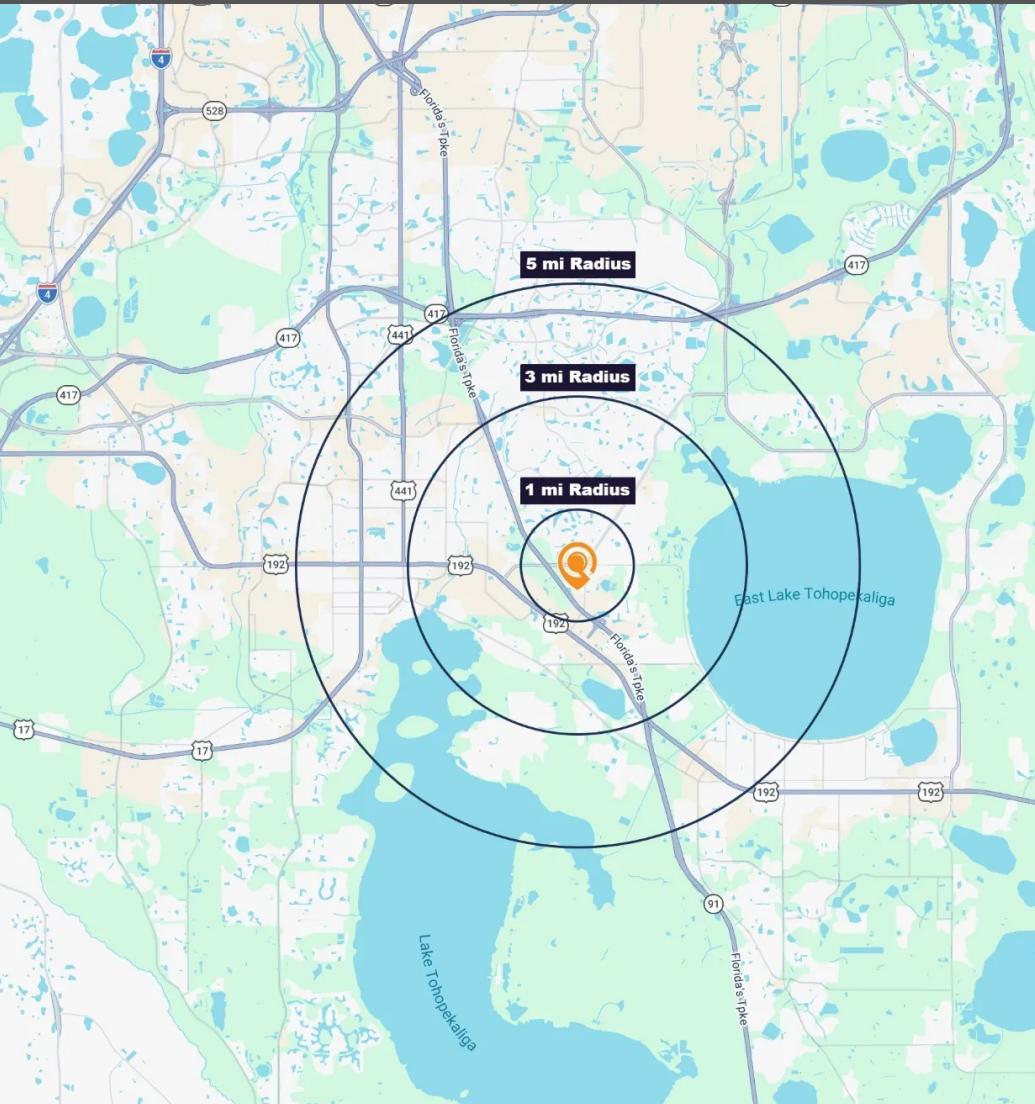
2251 Fortune Road | Kissimmee, FL 34743

New Retail For Lease/Pad Sites For Ground Lease



LQ Commercial
REAL ESTATE SERVICES

LQCRE.COM



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	9,510	74,928	188,773
2031 Projected Population	9,282	79,344	198,957
2020 Census Population	11,722	78,344	183,089
Median Age	36.2	36.3	36.4
Households	2,996	24,718	63,659
Projected Annual Growth to 2026		1.6%	2.6%
White	29%	31.8%	32.2%
Black or African American	17.4%	16.9%	15.9%
Asian or Pacific Islander	2.7%	3.0%	4.3%
American Indian or Native Alaskan	0.6%	0.6%	0.5%
Other Races	50.3%	47.7%	47.1%
Hispanic	70.5%	64.8%	61.4%
Average Household Income	\$79,656	\$97,740	\$105,397
Median Household Income	\$57,872	\$70,168	\$76,104
Elementary (Grades 0 - 8)	5.5%	7.1%	5.6%
Some High School (Grades 9 - 11)	5.2%	6.1%	5.6%
High School Graduate	34.1%	30.1%	28.5%
Some College	22.2%	20.1%	18.8%
Associates Degree Only	13.0%	10.7%	11.8%
Bachelors Degree Only	16.1%	17.8%	20.3%
Graduate Degree	3.9%	8.0%	9.5%
Total Businesses	561	4,161	11,656
Total Employees	2,920	17,722	59,195



Maitland, FL 32751

500 Winderley Pl #104

LQCRE.COM

Eva Royal

Principal, Senior Associate

D: 407.705.2217

C: 407.421.3532

eroyal@lqcre.com

Lynda Nagy

Principal, Senior Associate

D: 813.288.0020 x121

C: 561.961.9958

lnagy@lqcre.com

Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. All properties subject to change or withdrawal without notice.

SHOPPES AT LAKESIDE

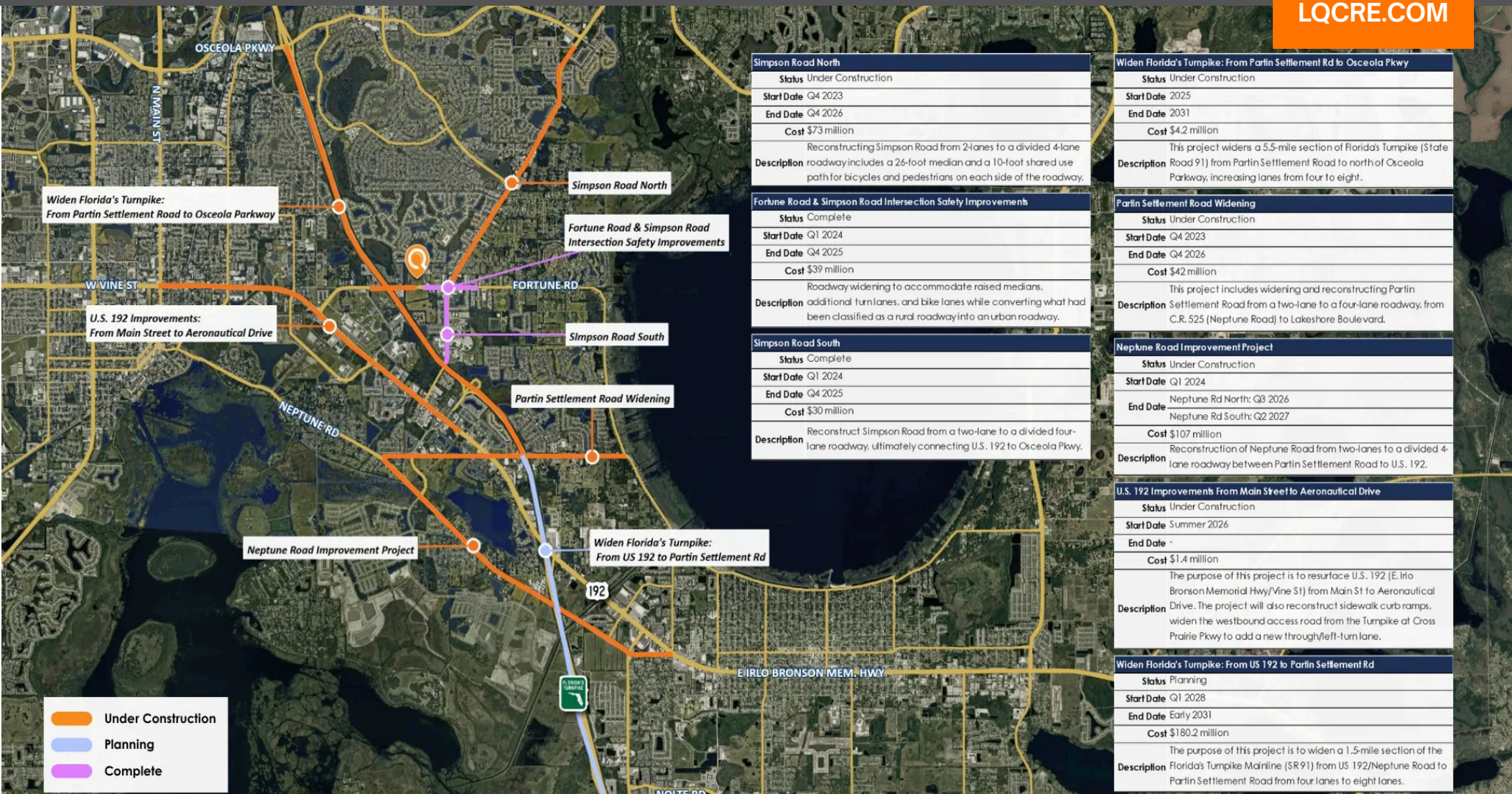
2251 Fortune Road | Kissimmee, FL 34743

New Retail For Lease/Pad Sites For Ground Lease



LQ Commercial
REAL ESTATE SERVICES

LQCRE.COM



Maitland, FL 32751

500 Winderley Pl #104

LQCRE.COM

Eva Royal

Principal, Senior Associate

D: 407.705.2217

C: 407.421.3532

eroyal@lqcre.com

Lynda Nagy

Principal, Senior Associate

D: 813.288.0020 x121

C: 561.961.9958

lnagy@lqcre.com

Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. All properties subject to change or withdrawal without notice.