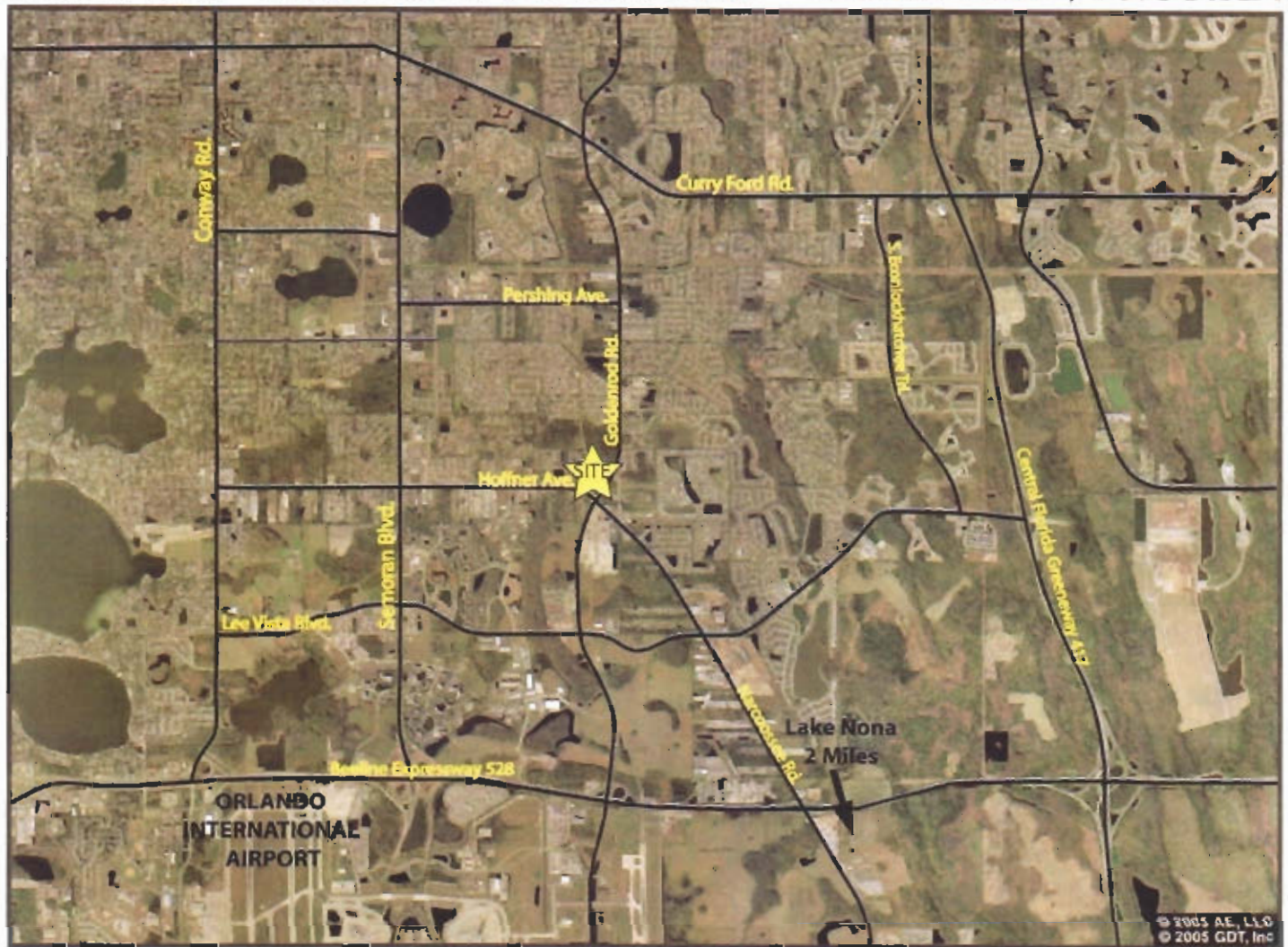


# ORLANDO CORPORATE CENTER ~ ORLANDO, FLORIDA



## MARKET HIGHLIGHTS:

- \* Part of the OCC DRI which allows for: 854,000 SF Office, 513,000 SF of Commercial, and 800,000 SF Business Park.
- \* Main thoroughfare from booming Lake Nona to downtown Orlando.
- \* Located at a lighted intersection across from Super Wal-Mart scheduled to open late 2007.

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2007 Population	12,084	67,274	160,018
2007 Households	4,833	24,909	64,007
2007 Avg HH Income	\$54,842	\$55,586	\$59,577

## FEATURES

### Project:

- 6,600SF Retail / \$27 PSF
- Fast Food Ground Lease @ \$85,000/Yr
- Bank Ground Lease @ \$110,000/Yr
- 3 Additional Out Parcels Available for a Mix of Uses.

### Outparcels:

Available on Narcoossee Rd. and Goldenrod Rd. Hard Corners Available.

### Traffic Counts:

Narcoossee = 16,300 AADT  
Goldenrod = 10,500 AADT

