

SHOPPES AT

 **WEKIVA**  
RANCH

---

RETAIL OPPORTUNITY

**NOW  
LEASING**

CURATED RETAIL/RESTAURANT | 2024 DELIVERY

**LUXURY  
MULTI-FAMILY**

368 ON-SITE UNITS







MULTI-FAMILY

368 UNITS

ON-SITE

PARKING



HIGHLY VISIBLE  
SIGNAGE

OUTDOOR  
SPACE

TOTAL  
RETAIL GLA  
35,203



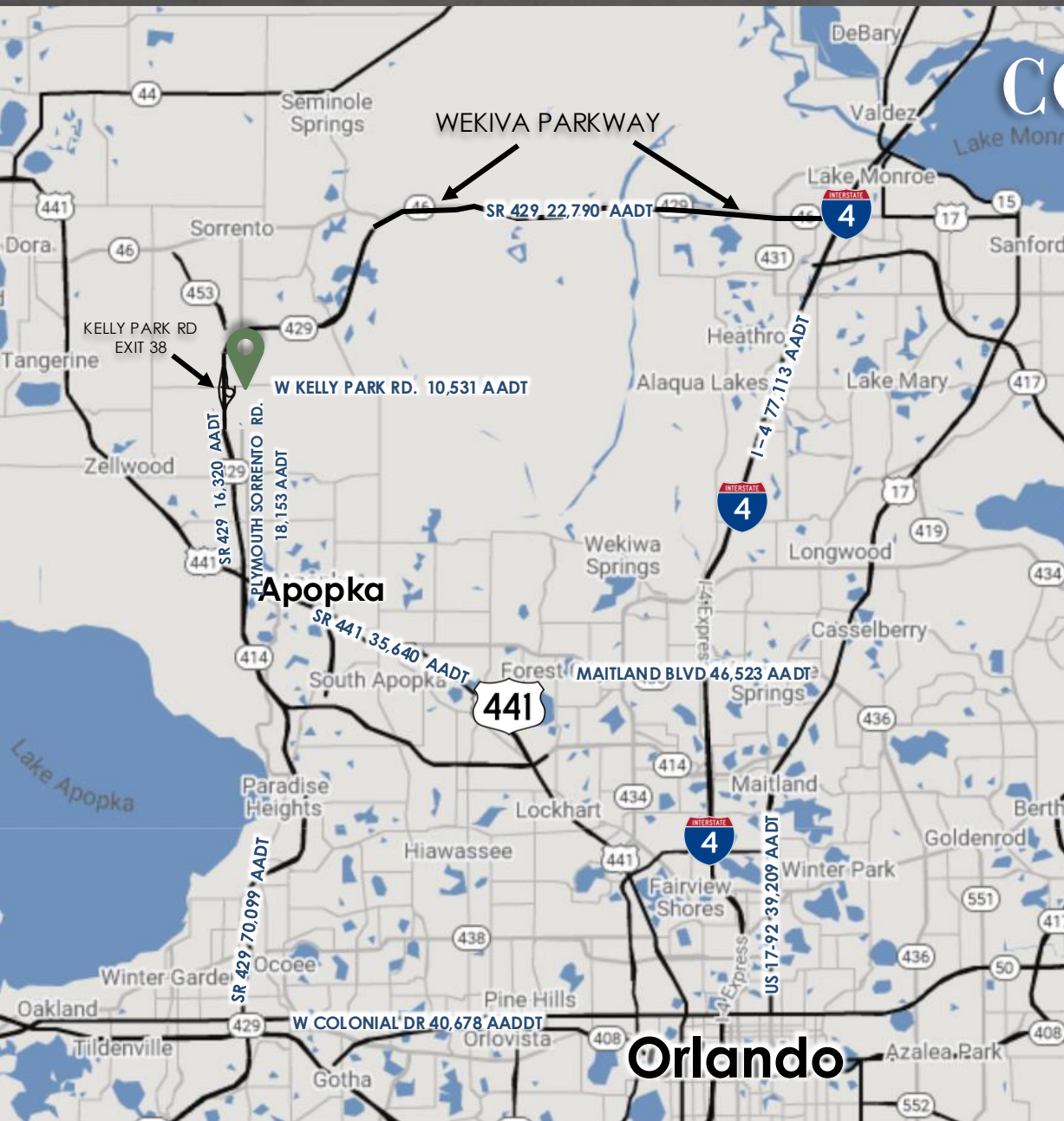




# CONNECTIVITY

## IS KEY

THE OPPORTUNE LOCATION OF THIS SITE MAKES TRAVELING TO DOWNTOWN ORLANDO AND SURROUNDING AREAS A BREEZE. GONE ARE THE DAYS OF CONGESTED LOCAL ROADS AND US 441 WITH A NEARLY COMPLETE WEKIVA PARKWAY. THE WEKIVA PARKWAY WILL COMPLETE THE ORLANDO BELTWAY AND DECREASE MOTORISTS' DRIVE TIMES WHILE INCREASING COMMUTER SAFETY. FROM INTERSTATE 4 OR US 441, THE SHOPPES AT WEKIVA RANCH ARE ACCESSIBLE WITHIN MINUTES.



# 54,181

POPULATION (5 MI)

# \$91,900

HOUSEHOLD INCOME (3 MI)

# 41.3

MEDIAN AGE (1 MI)

# 10,489

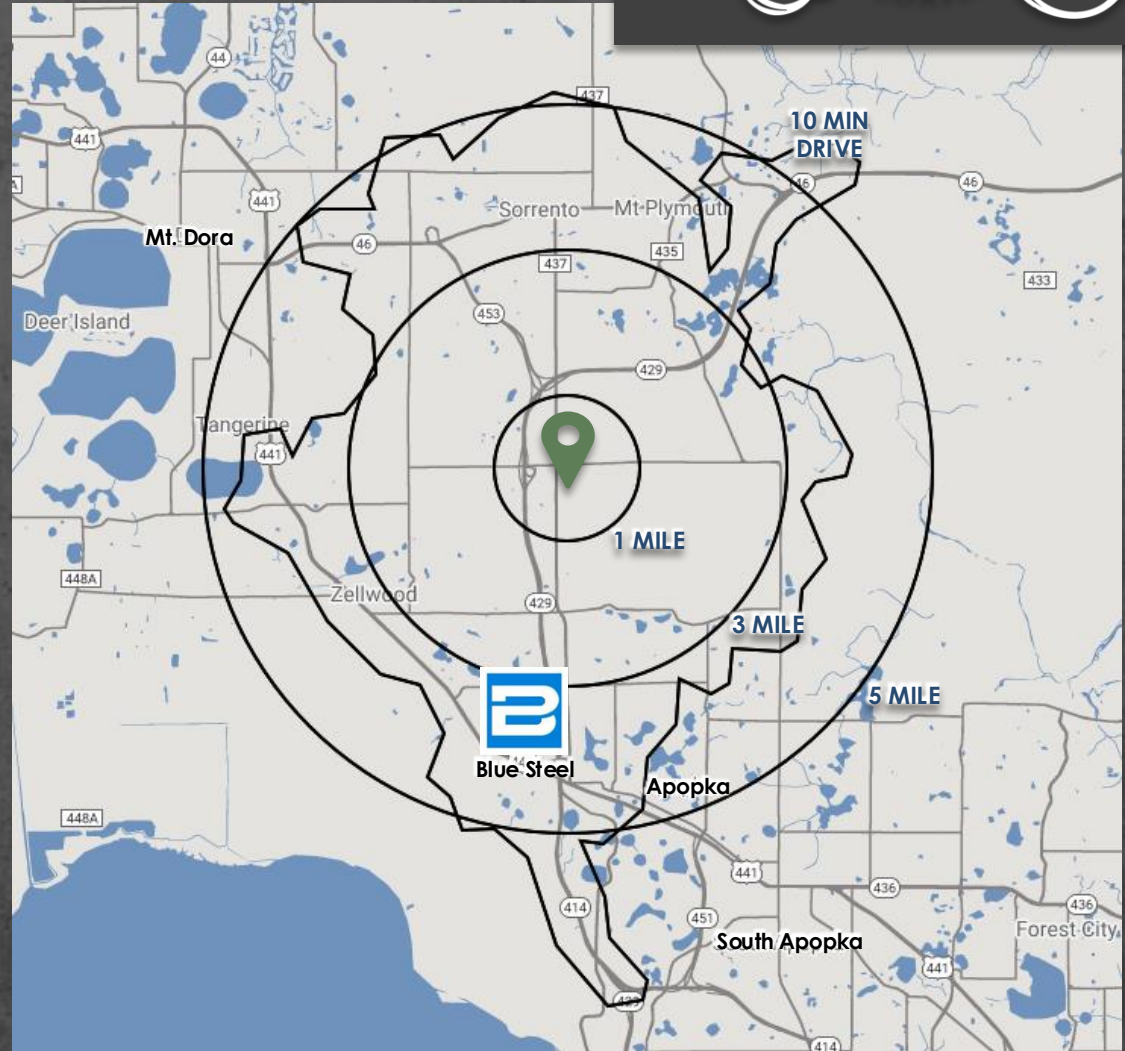
DAYTIME EMPLOYEES (5 MI)

# 19,467

HOUSEHOLDS (5 MI)

# 5 MIL

SQUARE FEET BLUE STEEL INDUSTRIAL  
PARK- 12 MINUTES FROM SITE





# GROWTH ON THE HORIZON

- OVER 3,350+/- NEW SINGLE-FAMILY HOMES UNDER DEVELOPMENT
- OVER 3,700+/- MULTI-FAMILY UNITS PLANNED OR UNDER DEVELOPMENT
- NEW ORLANDO HEALTH CAMPUS (51 ACRES)
- 6.7 M SQUARE FEET OF INDUSTRIAL UNDER CONTRACT OR CONSTRUCTION WITHIN A 5-MILE RADIUS
- FUTURE WIDENING OF KELLY PARK ROAD: PROJECT CONSISTS OF EXPANDING TO 4-LANES BETWEEN GOLDEN GEM ROAD TO JASON DWELLEY PARKWAY INCLUDING MEDIAN, SIDEWALK & TRAIL IMPROVEMENTS



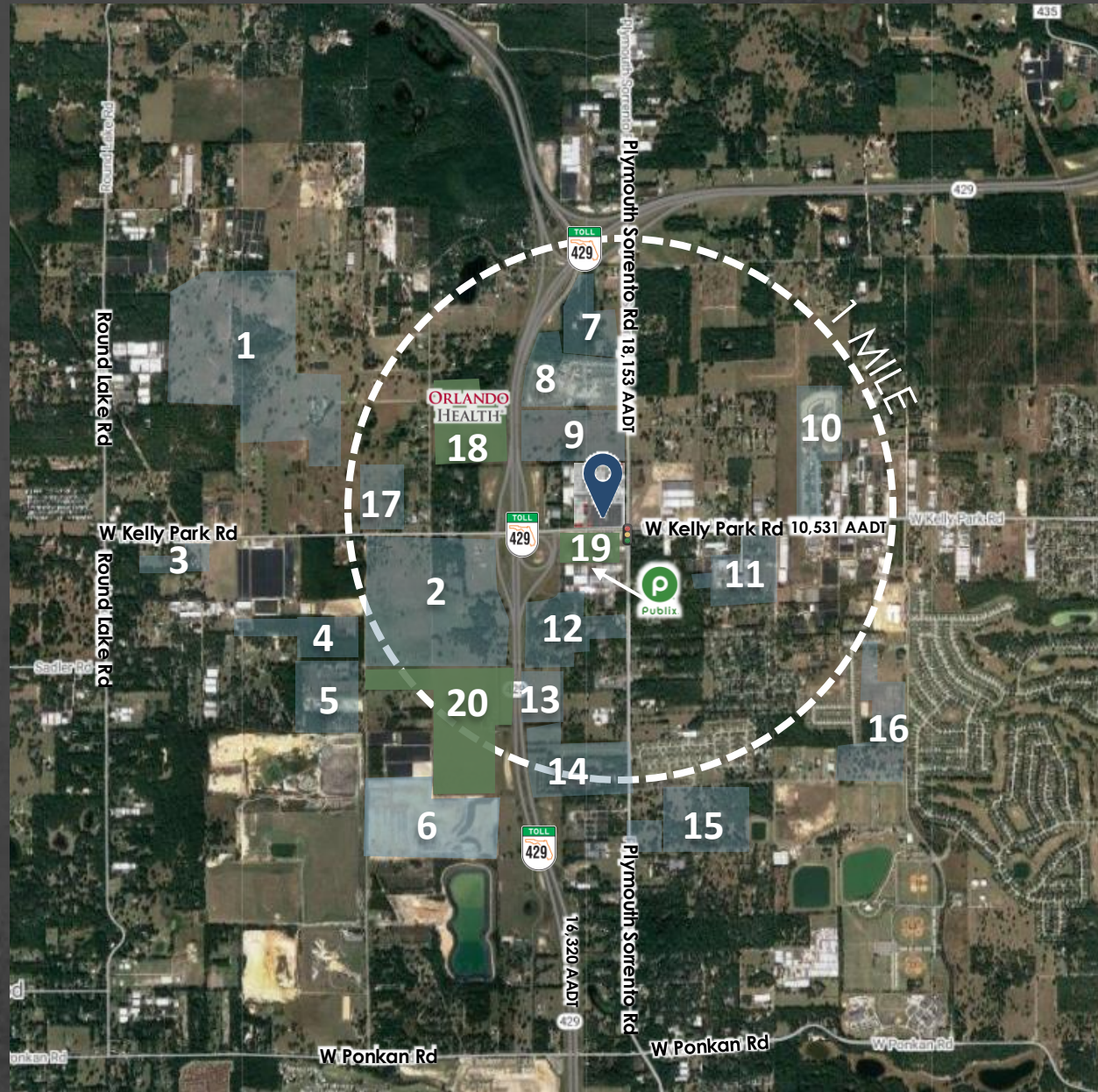
HOUSING DEVELOPMENTS

|    | DEVELOPMENT              | HOMES |
|----|--------------------------|-------|
| 1  | Kelly Park Crossings     | 780   |
| 2  | Wyld Oaks (Multi-Family) | 3,000 |
| 3  | Oakview Subdivision      | 139   |
| 4  | Golden Orchard Estates   | 120   |
| 5  | Gardenia Reserves        | 141   |
| 6  | Golden Gem Estates       | 300   |
| 7  | Plymouth Sorrento North  | 110   |
| 8  | Bridle Path Subdivision  | 152   |
| 9  | Windrose (\$400's)       | 202   |
| 10 | Oaks at Kelly Park       | 124   |
| 11 | Kelly Park Estates       | 177   |
| 12 | Lauren Oaks              | 126   |
| 13 | Winding Meadows North    | 85    |
| 14 | Winding Meadows          | 179   |
| 15 | Willow Run               | 110   |
| 16 | Acuera Estates           | 76    |
| 17 | Crossroads at Kelly Park | 300   |

TOTAL | 6,121

ADDITIONAL DEVELOPMENTS

|    |                                     |          |
|----|-------------------------------------|----------|
| 18 | Orlando Health Future Campus        | 51 Acres |
| 19 | Kelly Park Crossing Shopping Center |          |
| 20 | New Industrial Park                 | 1.7M SF  |



SUBJECT PROPERTY



KELLY PARK CROSSINGS  
780 UNITS

CROSSROADS AT  
KELLY PARK  
DEVELOPMENT  
300 UNITS

W KELLY PARK RD

ORLANDO  
HEALTH



16,320 AADT



PLYMOUTH  
SORRENTO  
NORTH  
110 HOMES

BRIDLE PATH  
SUBDIVISION  
152 HOMES

ORLANDO  
BELTWAY EAST  
202 HOMES



368 MULTI-FAMILY UNITS






WYLD OAKS  
RETAIL, OFFICE, HOTEL  
3,000 MULTI-FAMILY UNITS  
1.7 MIL SF INDUSTRIAL

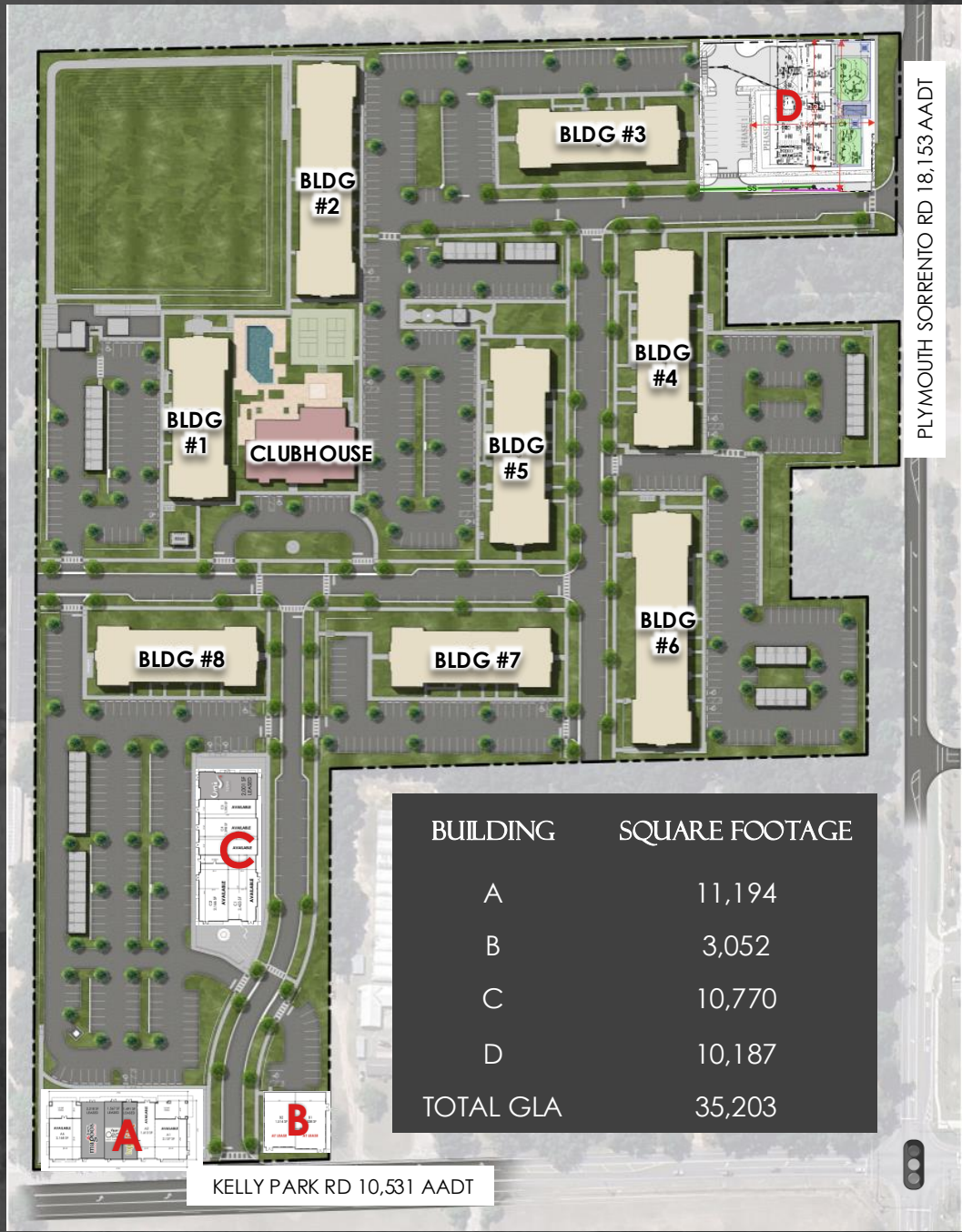
LAUREN OAKS  
126 HOMES

PLYMOUTH SORRENTO RD 18,153 AADT

W KELLY PARK RD 10,531 AADT



# SITE PLAN



| BUILDING         | SQUARE FOOTAGE |
|------------------|----------------|
| A                | 11,194         |
| B                | 3,052          |
| C                | 10,770         |
| D                | 10,187         |
| <b>TOTAL GLA</b> | <b>35,203</b>  |

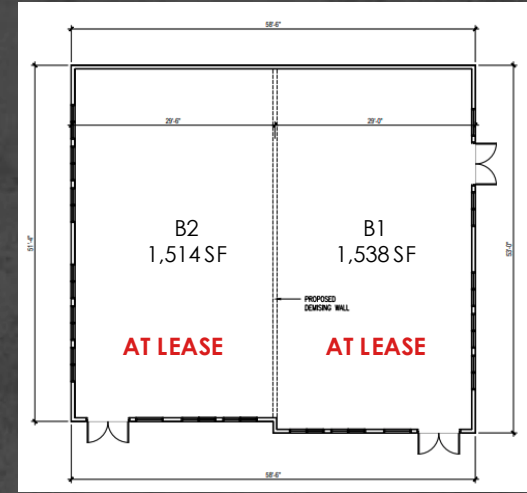
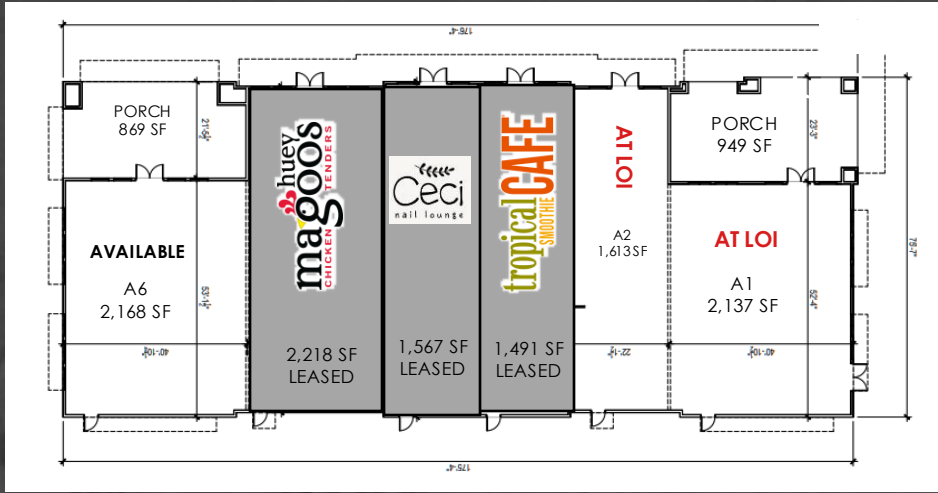


# SITE

## PLAN

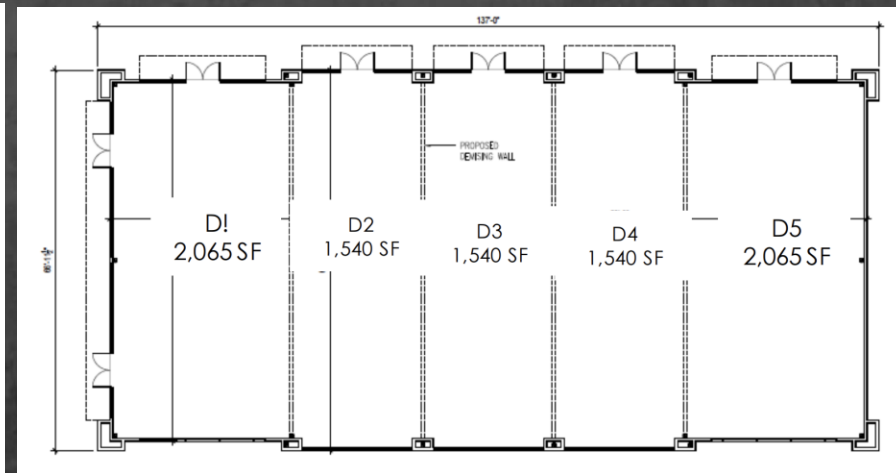
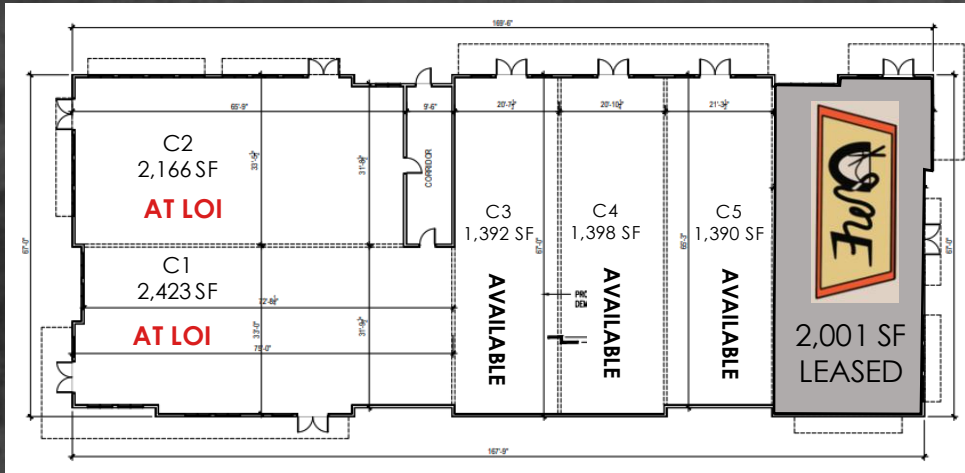
A

B



C

D



C1 & C2 CAN BE COMBINED UP TO 4,589 SF  
 C4 & C5 CAN BE COMBINED UP TO 2,788 SF

SHOPPES AT



WEKIVA  
RANCH



Lic. Real Estate Broker

SANDI BARGFREDE

Managing Partner  
sandi@acrefl.com  
(407) 491-8149

SERENITY LORENZ

VP of Sales & Leasing  
Central Florida  
serenity@acrefl.com  
(904) 887-3302

SERVING RETAIL MARKETS THROUGHOUT FLORIDA

**CENTRAL FLORIDA** | 47 E. ROBINSON STREET | SUITE 230 | ORLANDO, FL 32801  
**WEST COAST FLORIDA** | 730 S. STERLING AVENUE | SUITE 212 | TAMPA, FL 33609  
**OFFICE** | (407) 392.2055 | **FAX** | (321) 400.1138 | [WWW.ACREFL.COM](http://WWW.ACREFL.COM)

@acreflorida