

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



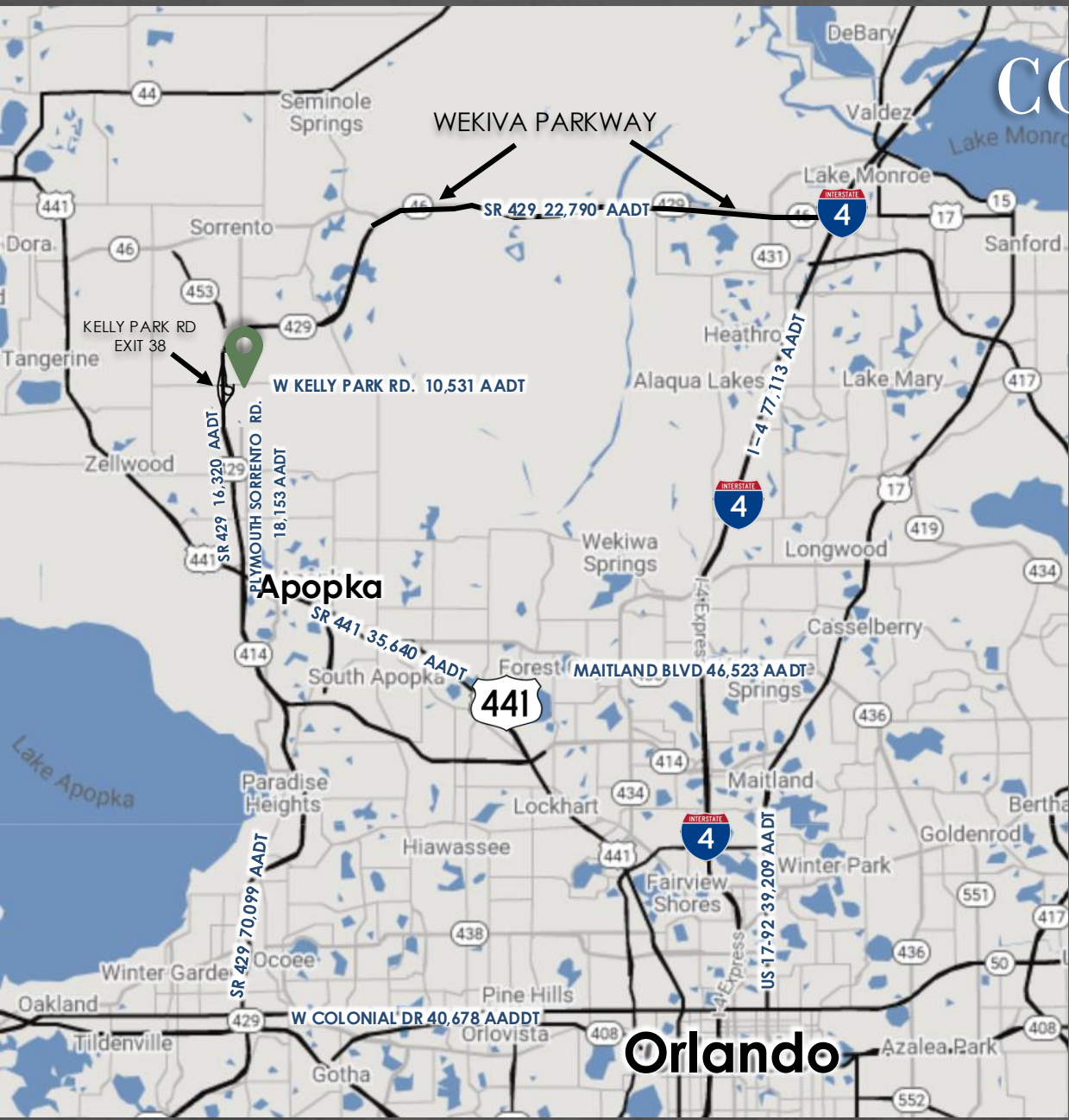
HIGHLY VISIBLE
SIGNAGE

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

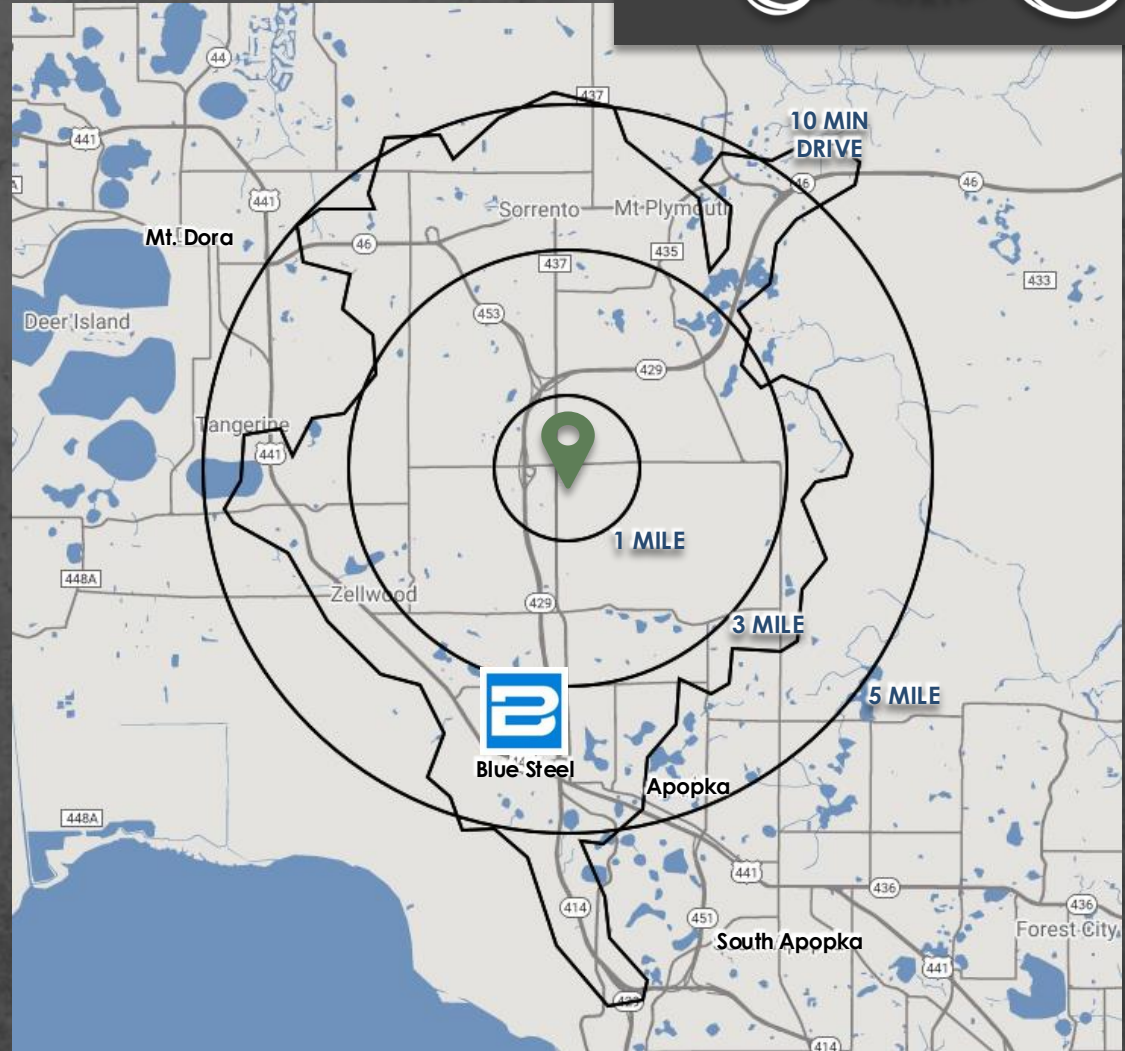
DAYTIME EMPLOYEES (5 MI)

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

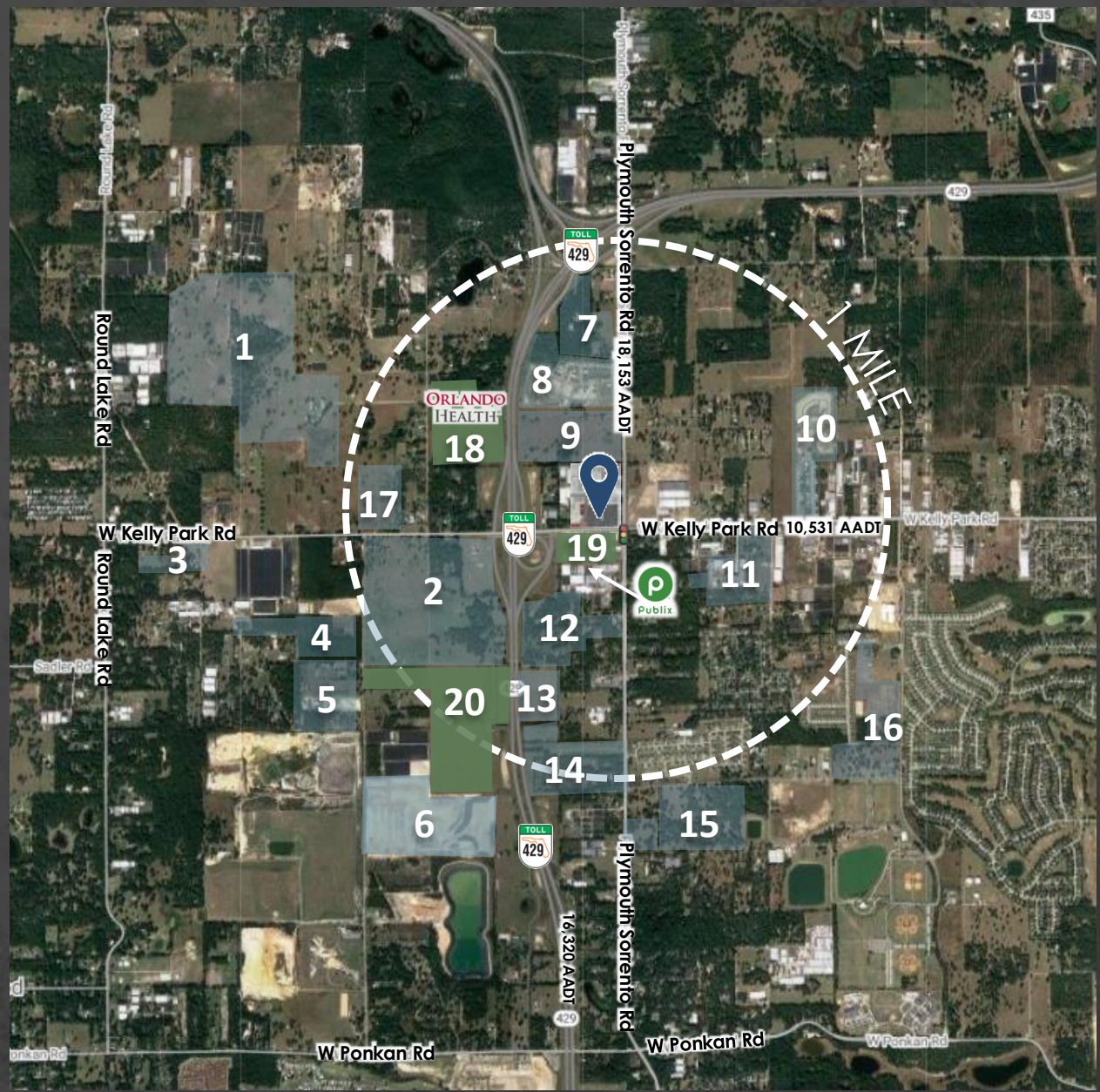
HOUSING DEVELOPMENTS

	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

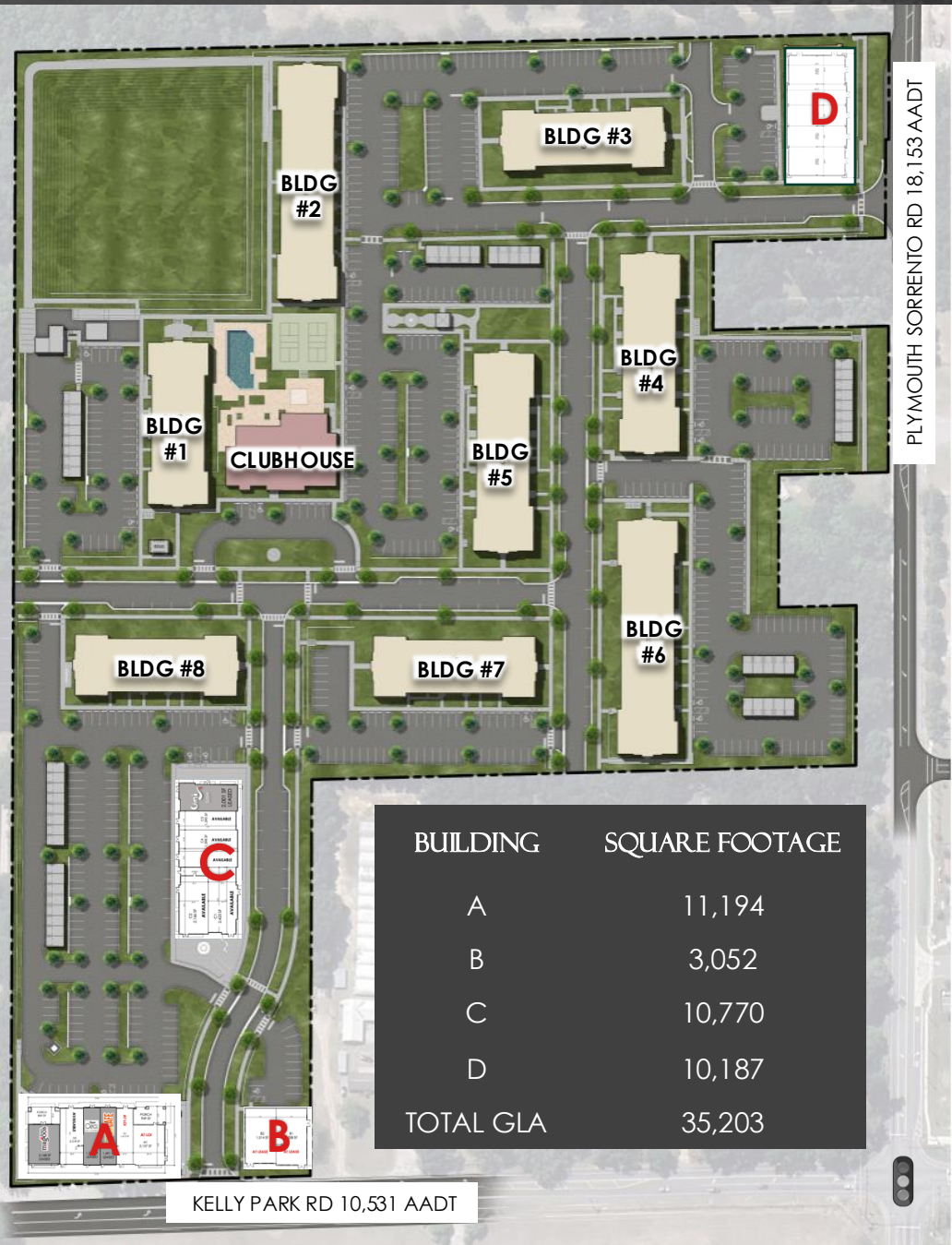
LAUREN OAKS
126 HOMES

PLYMOUTH SORRENTO RD 18,153 AADT

W KELLY PARK RD 10,531 AADT

W

SITE PLAN



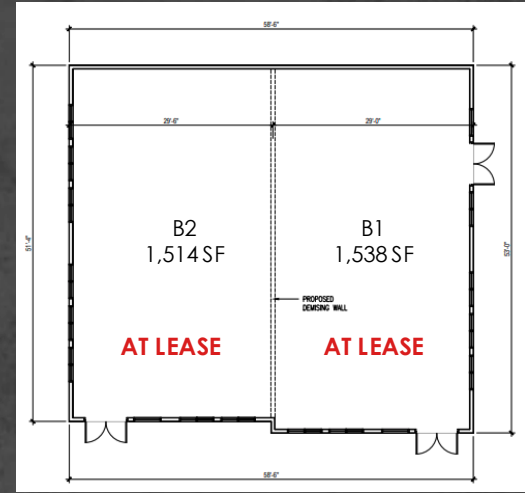
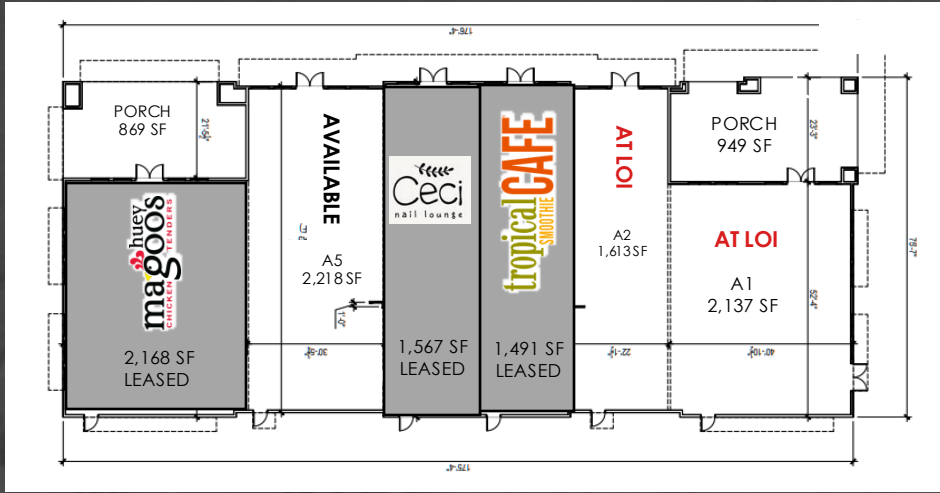
BUILDING	SQUARE FOOTAGE
A	11,194
B	3,052
C	10,770
D	10,187
TOTAL GLA	35,203

SITE

PLAN

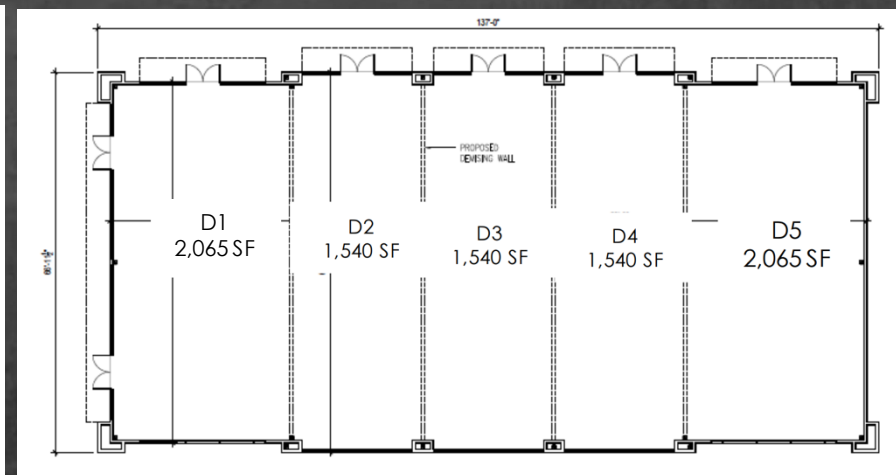
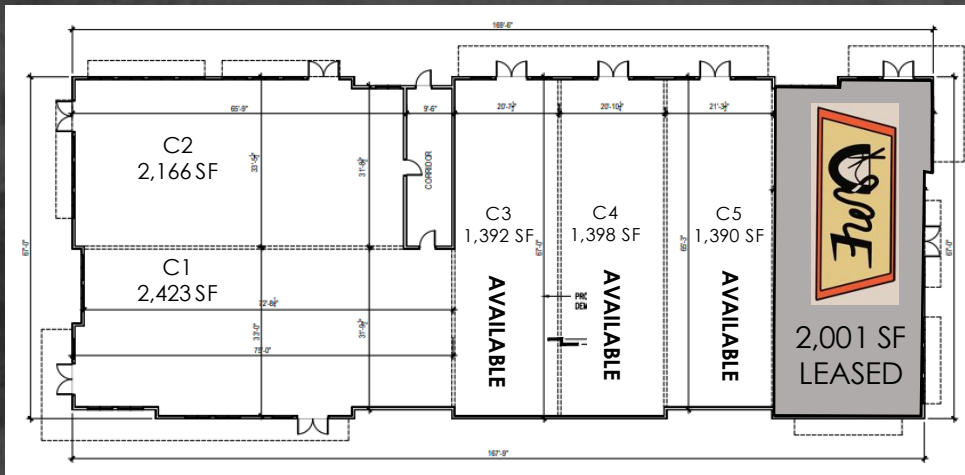
A

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



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