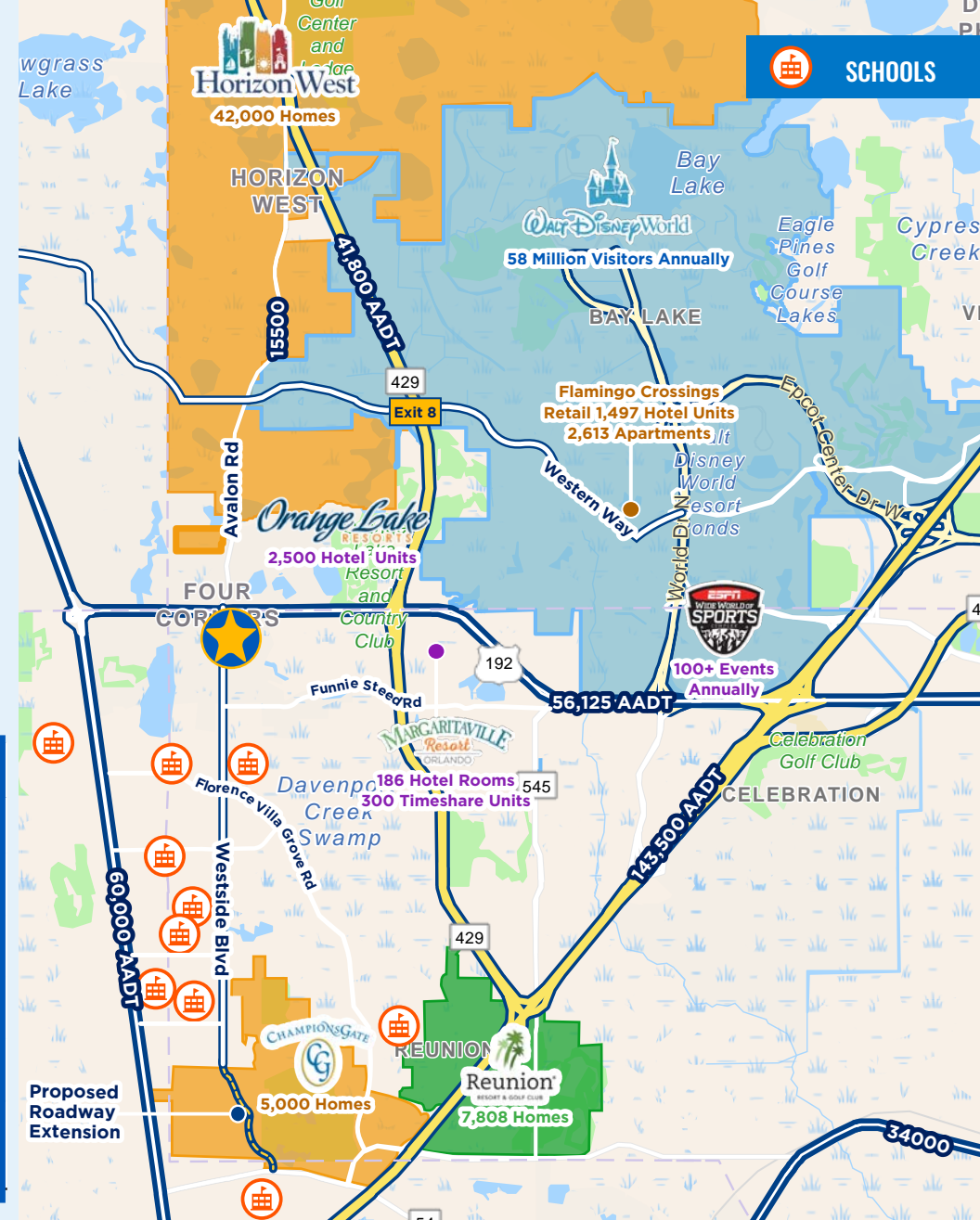


PROPERTY HIGHLIGHTS

- Multiple outparcels available for ground lease at a high-growth, signalized intersection of W 192 & Avalon Rd / Westside Blvd
- Positioned within 2 miles of one of Central Florida's fastest-growing communities, Horizon West, planned for 42,000+ homes
- Total estimated population within 1, 3, and 5 mile radii : 768,470
- Surrounded by 23,951 new residential units planned or under construction within 5 miles, driving sustained population growth and retail demand
- Immediate proximity to Champions Gate, Reunion, and Four Corners, with over 12,000+ lodging units and dense short-term rental concentration
- Located in the heart of Orlando's tourism corridor, benefiting from 58 million annual visitors and a rapidly expanding hospitality base
- Strong daytime and commuter traffic with 56,000+ AADT on W 192, plus connectivity improvements including the Westside Blvd extension to Champions Gate
- 768K estimated total population within 5 miles when including current and daytime population, planned residential and visitors occupying the tourism

TOTAL ESTIMATED POPULATION AT 5 MILES 768,470

	1 MILE	3 MILE	5 MILE
CURRENT POPULATION	4,995	45,997	97,780
DAYTIME POPULATION	3,648	37,737	78,693
FUTURE POPULATION	10,517	37,739	62,273
TOURISM POPULATION	4,013	17,836	38,437
"Estimated total population" includes current pop, day pop, planned and under construction pop and tourists	98,895	404,596	768,470



W 192 & WESTSIDE BLVD, KISSIMMEE, FL 34747

WESTSIDE CORNERS

1.0 TO 3.5 ACRE OUTPARCELS FOR LEASE

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ZOOM
AERIAL



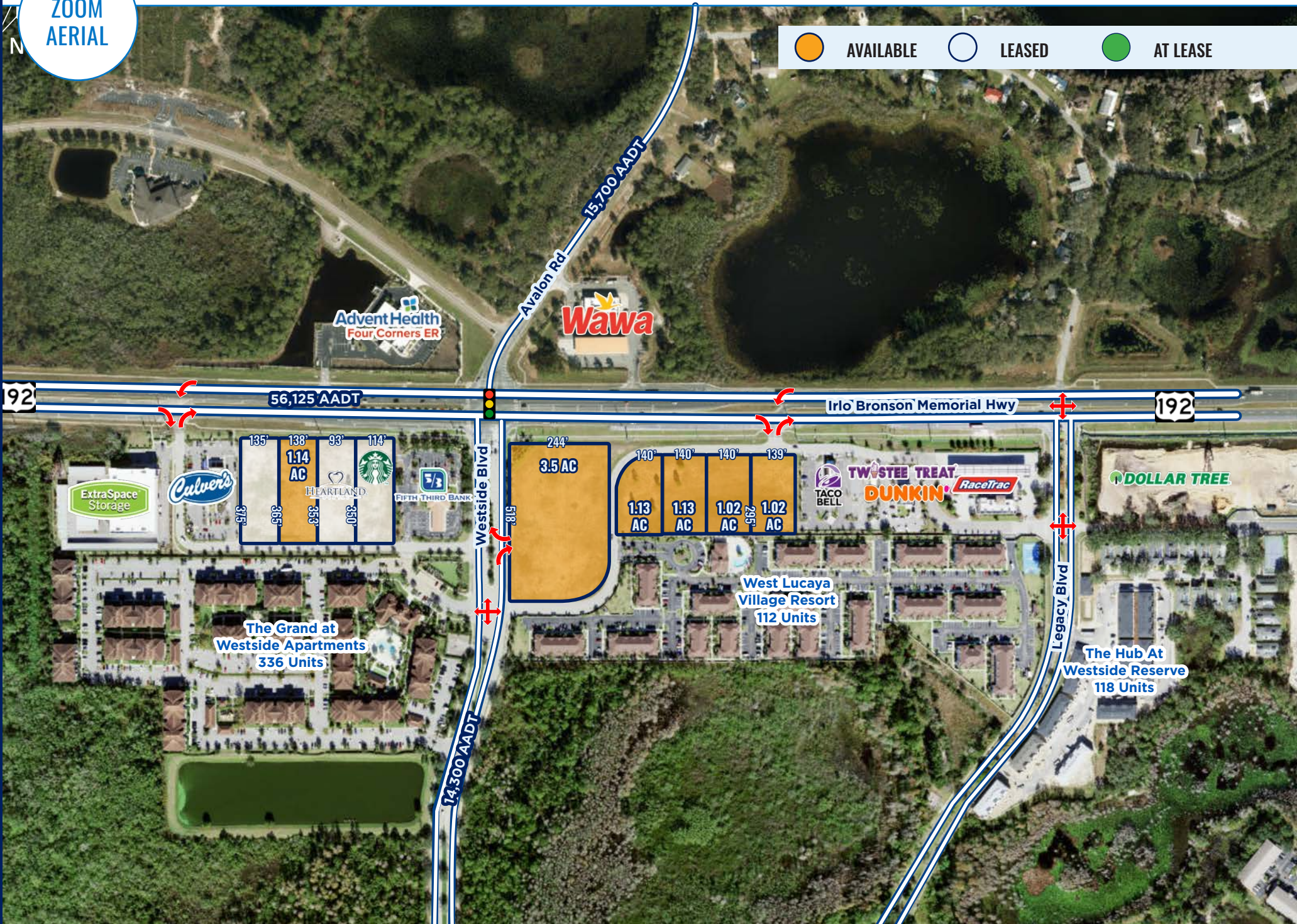
AVAILABLE



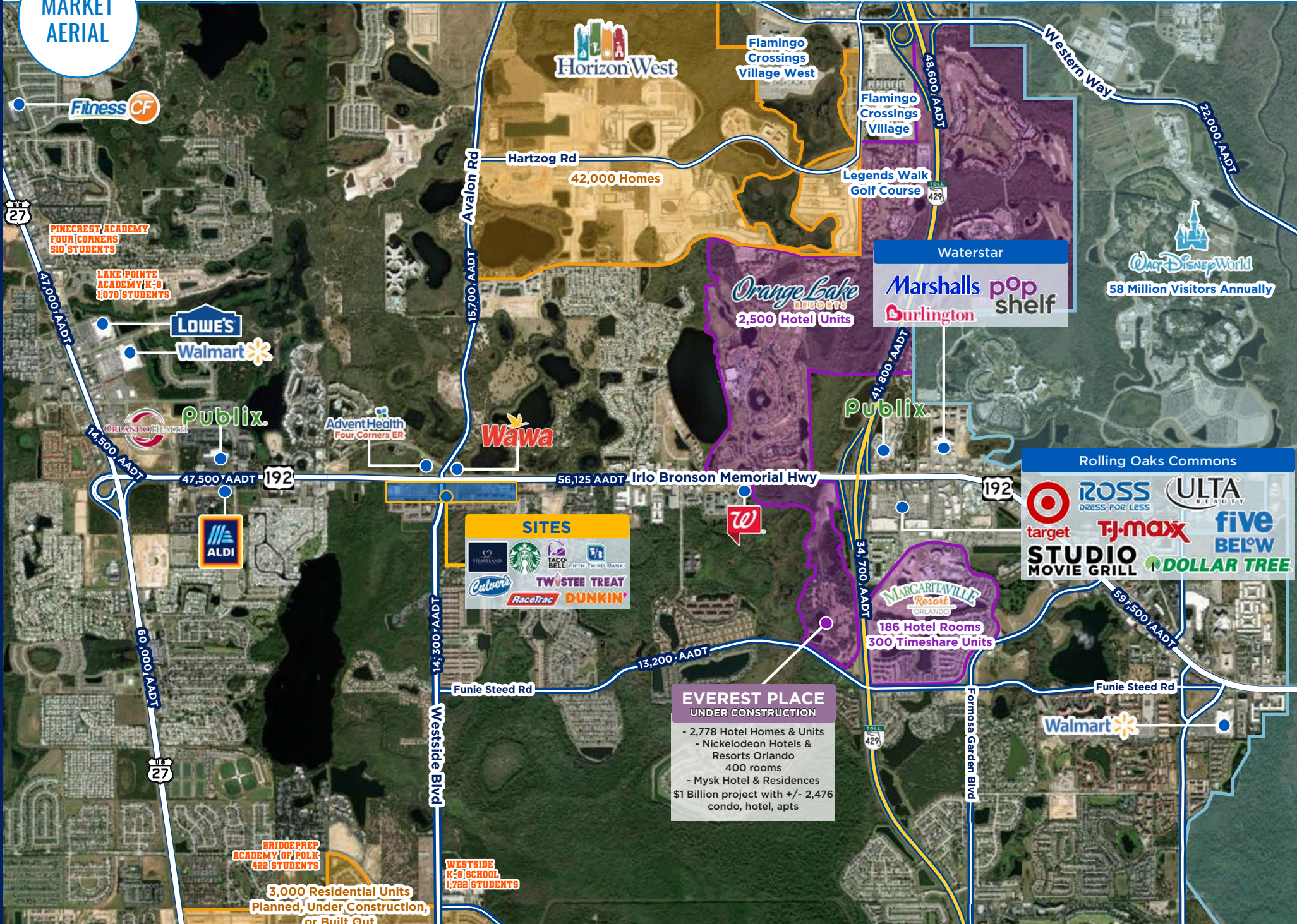
LEASED



AT LEASE



MARKET AERIAL



SITES

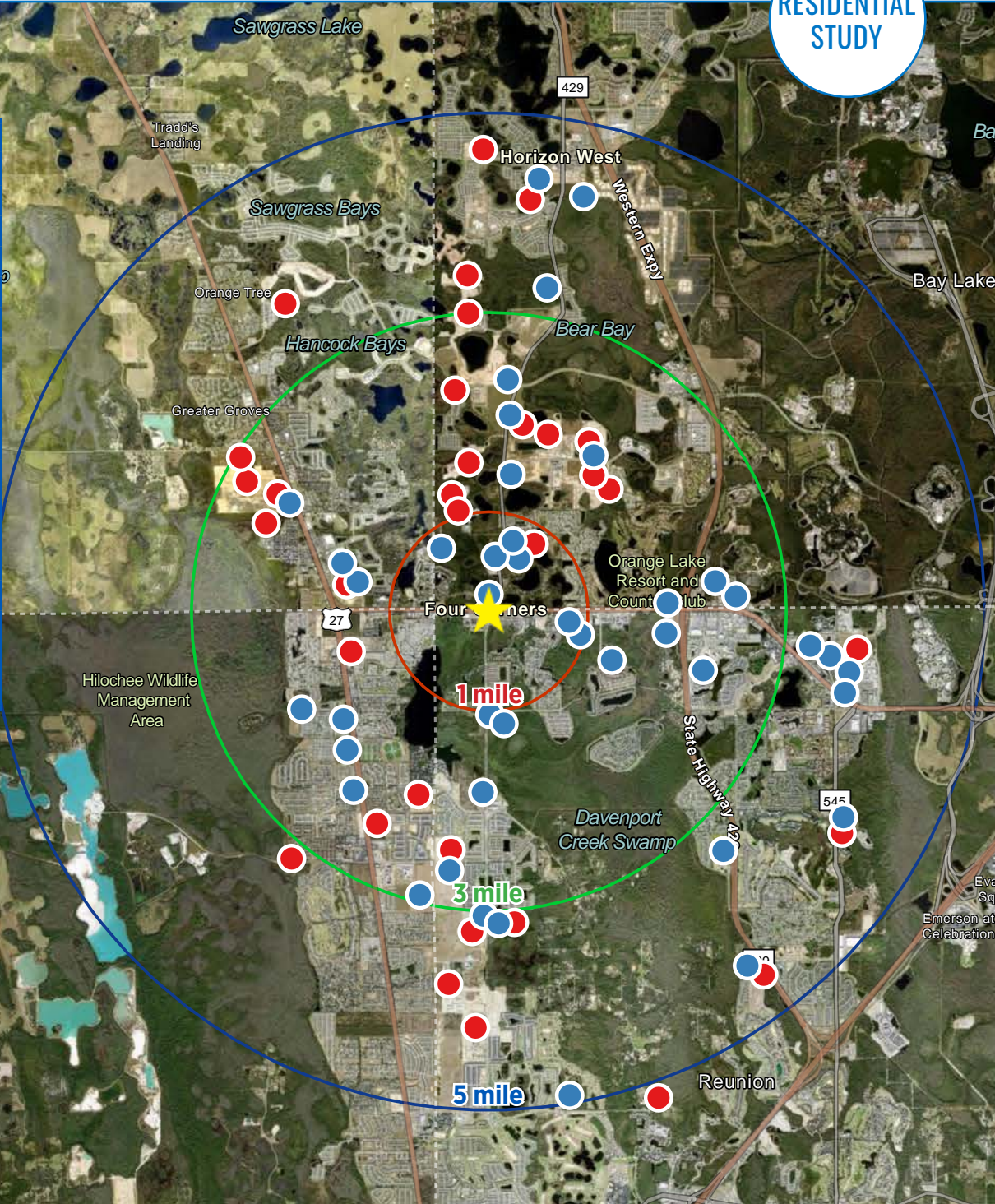
EVEREST PLACE
UNDER CONSTRUCTION

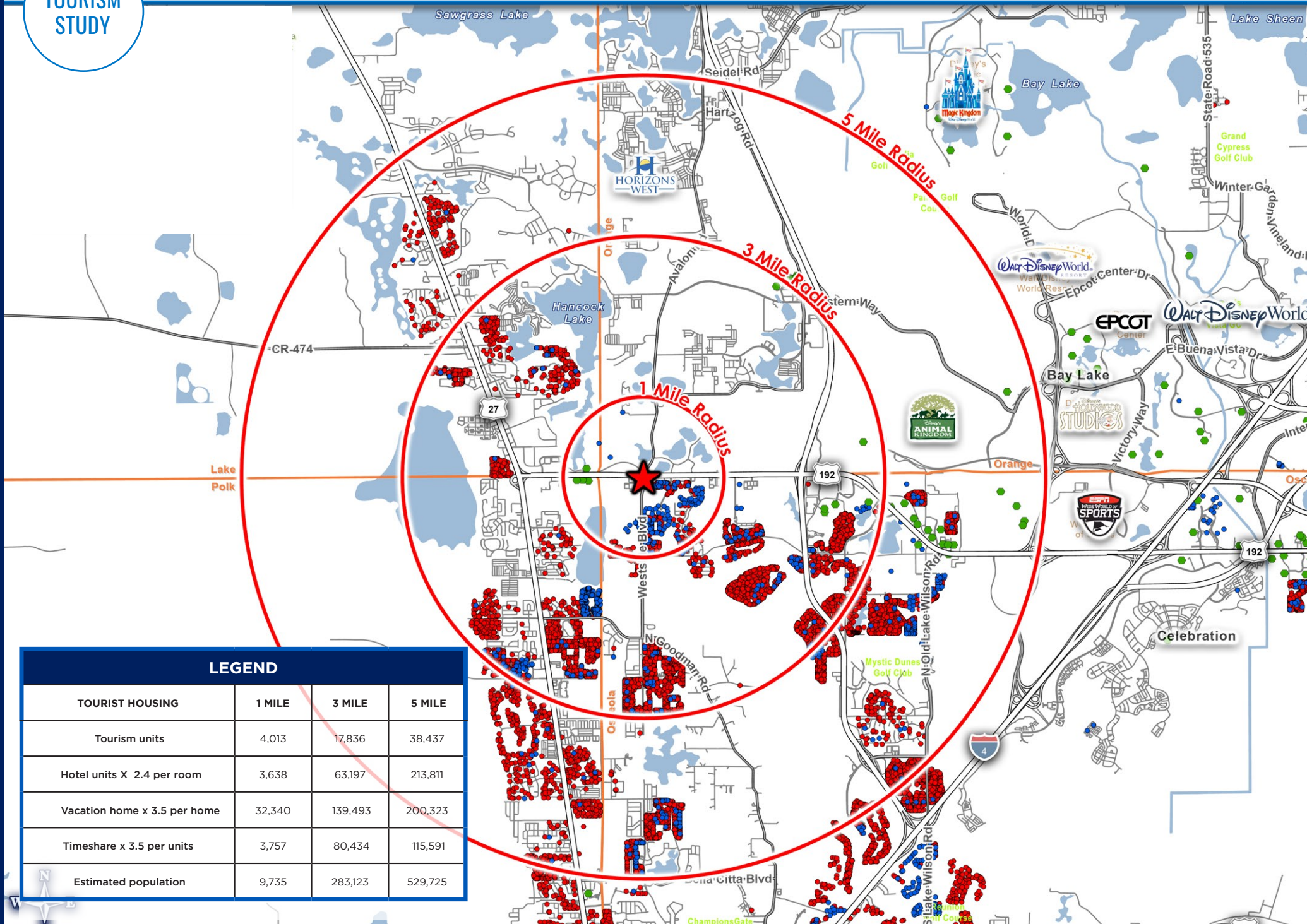
- 2,778 Hotel Homes & Units
- Nickelodeon Hotels & Resorts Orlando 400 rooms
- Mysk Hotel & Residences

\$1 Billion project with +/- 2,476 condo, hotel, apts

Rolling Oaks Commons

POPULATION STUDY	1 mile	3 mile	5 mile
Population	4,995	45,997	97,780
Daytime Population	3,648	37,737	78,693
Avg HH income	\$97,925	\$93,918	\$114,630
Total HH	2,024	8,140	35,787
Planned Resi Units	253	4,861	8,370
Under construction Resi Units	3,792	9,654	15,581
Total # of Units	4,045	14,515	23,951
Future population at 2.6 per HH	10,517	37,739	62,273
Tourism units	4,013	17,836	38,437
Hotel units X 2.4 per room	3,638	63,197	213,811
Vacation home x 3.5 per home	32,340	139,493	200,323
Timeshare x 3.5 per units	3,757	80,434	115,591
Estimated population	9,735	283,123	529,725
"Estimated total population" includes current pop, day pop, planned and under construction pop & tourists"	98,895	404,596	768,470





LEGEND

TOURIST HOUSING	1 MILE	3 MILE	5 MILE
Tourism units	4,013	17,836	38,437
Hotel units X 2.4 per room	3,638	63,197	213,811
Vacation home x 3.5 per home	32,340	139,493	200,323
Timeshare x 3.5 per units	3,757	80,434	115,591
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