



**NEW
COMMERCIAL
SPACE
FOR LEASE**

**AVAILABLE
FOR LEASE
\$28 PER SQ FT
+NNN**


****Disclosure:** All information provided, including images, renderings, site plans, and specifications, is intended for general guidance only. This information is not a guarantee and is for illustrative purposes only. All elements are subject to change without notice based on the requirements and sole discretion of the developer, city, and/or county authorities.**

ABOUT PROPERTY

COMING SOON: 30,000 SF Modern Flex Space on John Young Parkway

Be part of Orlando's next generation of commercial real estate.

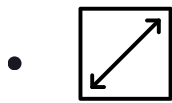
This brand-new 30,000 SF Flex building is under development on a 2.5-acre site along John Young Parkway. Designed for modern efficiency, the space is divided into twelve 2,500 SF (approx.) units, ideal for office, industrial, or showroom use.

 Estimated Completion: Q3 2026

Pre-leasing now available.

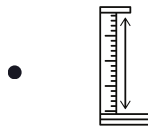
Contact us today to reserve your future space

PROPERTY DETAIL



SQUARE FEET

APPROXIMATELY 2500
NEWLY CONSTRUCTED
SQUARE FEET PER UNIT



CEILING HEIGHT

26 PLUS FOOT CEILINGS



LOCATION

DIRECTLY ON
JOHN YOUNG PKWY
ORLANDO FLORIDA

GET IN TOUCH

10263 S JOHN YOUNG
ORLANDO
FLORIDA 32837



MARK ANTHONY
407.925.1716
MARK@ROI AVE.COM

SITE OVERVIEW

LOT SIZE

SQ FT 109,306

ACRE 2.5

PARKING

112 PARKING SPOTS

12 AVAILABLE UNITS

APPROX. 30,000
TOTAL BLDG.
SQ FT

Grande Plaza Maintenance Association Inc
Grande Lakes Neq
Grande Plaza Maintenance Association Inc



SITE

**10263 S.
JOHN YOUNG**

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The Ritz-Carlton



JOHN YOUNG
PARKWAY
FRONTAGE

Central Florida
PKWY

Vineland Rd

Darden Restaurants
Offices


 **10263 S.
JOHN YOUNG**

- 3 MINUTES TO 528/
BEACHLINE EXPRESSWAY
- 19 MINUTES TO
DOWNTOWN ORLANDO
- 10 MINUTES TO ORLANDO
INTERNATIONAL AIRPORT
- 9 MINUTES TO ORLANDO
CONVENTION CENTER
- OVER 50,000 DAILY
VEHICLE TRAFFIC ON
JOHN YOUNG
- 6 MINUTES TO FL
TURNPIKE EXCHANGE

10263 S JOHN YOUNG

Prime Location

Strategically located in the epicenter of S Orlando:

- Downtown accessibility
- Easy highway access (John Young PKWY, 528, I-4 and FL Turnpike)

Ideal for businesses seeking connectivity.



ECONOMY

Orlando's economy is diversified across key industries

1. Professional/Business Services
2. Education and Health Services
3. Retail Trade
4. Leisure/Hospitality

Job Market Highlights

1. #1 in Job Growth: Orlando leads the nation for five consecutive years.
2. 60,800 New Jobs: Created year-over-year (November 2018).
3. Employment Growth: Forecasted to average 2.5% annually.
4. Outpacing the US: Total employment consistently exceeds national rates.



TOURISM

Orlando's Tourism Powerhouse

1. #1 U.S. Destination: Orlando leads the nation in tourism.
2. Consecutive Records: Four years of record-breaking visitor numbers.
3. 126.1 Million Visitors (2018): Out-of-state visitors to Florida.
4. 131.4 Million Travelers (2019): Record-breaking tourism numbers.
5. 8th Consecutive Record Year: Florida's tourism growth.



TRANSPORTATION

Orlando remains a top destination for local and national investments, with over \$15 billion in infrastructure projects underway

1. Interstate 4 improvements
2. Wekiva Parkway completion
3. 30-mile Sun-Rail expansion
4. Brightline rail connection to Miami
5. Orlando International Airport expansion
6. \$650 million Port Canaveral expansion

