



# SUNBRIDGE BUSINESS PARK

**For Sale: 27.5 – 607 Acres of Industrial Land**

**3**  
181.7 AC

**1A**  
59.7 AC

**2**  
41.2 AC

**1B**  
99.2 AC

**9**  
39 AC

**10B**  
27.5 AC

**10C**  
148.6 AC







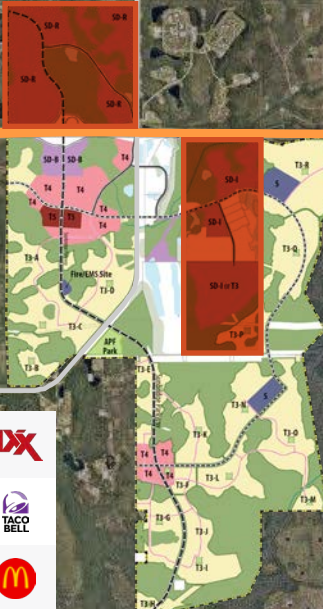
**TAVISTOCK**  
DEVELOPMENT COMPANY

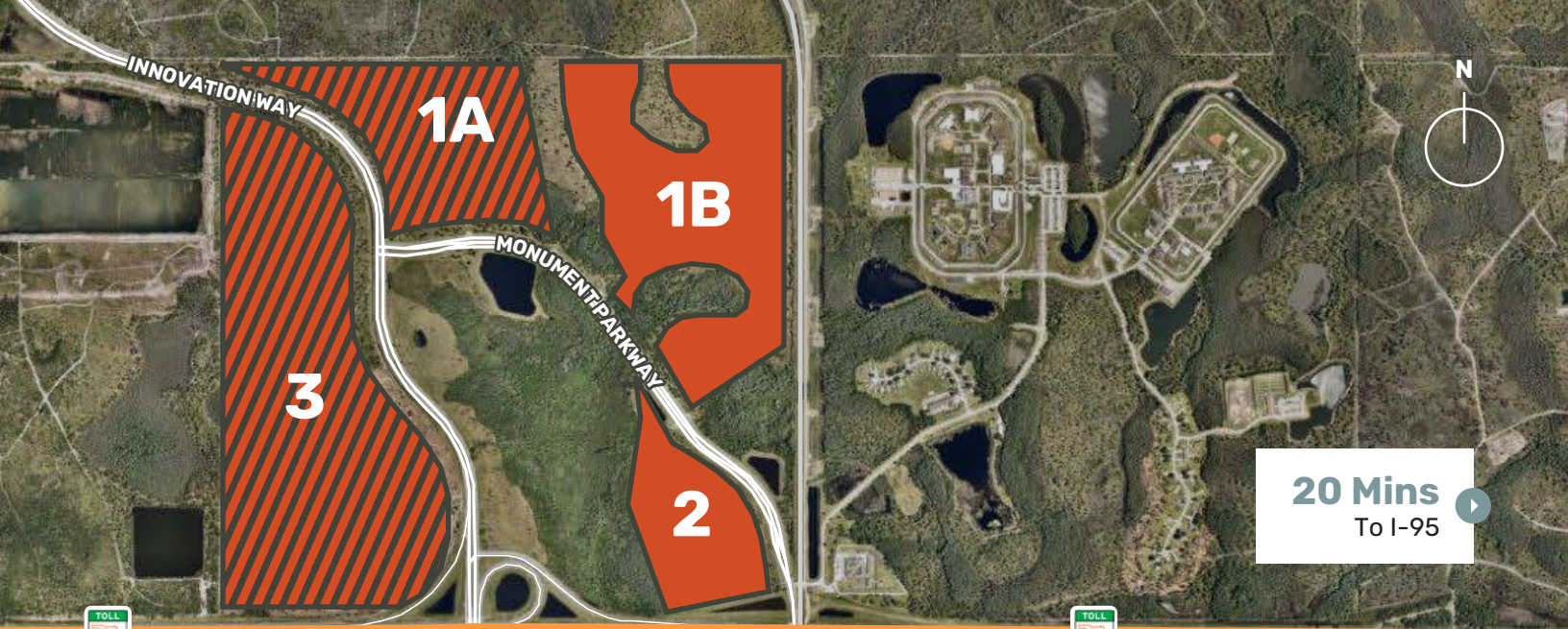
**CBRE**



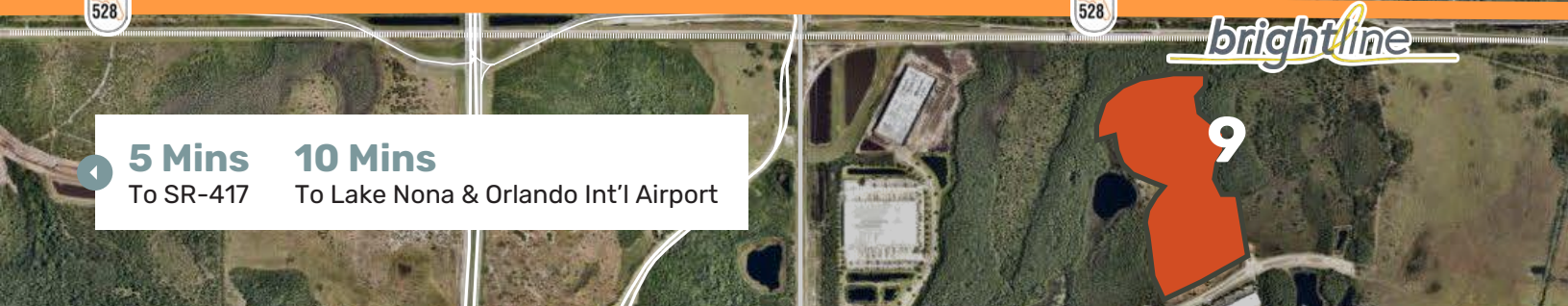
# OPPORTUNITY TO PURCHASE INDUSTRIAL LAND IN RAPIDLY GROWING SOUTHEAST ORLANDO!

-  Medical
-  Hospitality
-  School
-  Food/Beverage





**20 Mins**  
To I-95



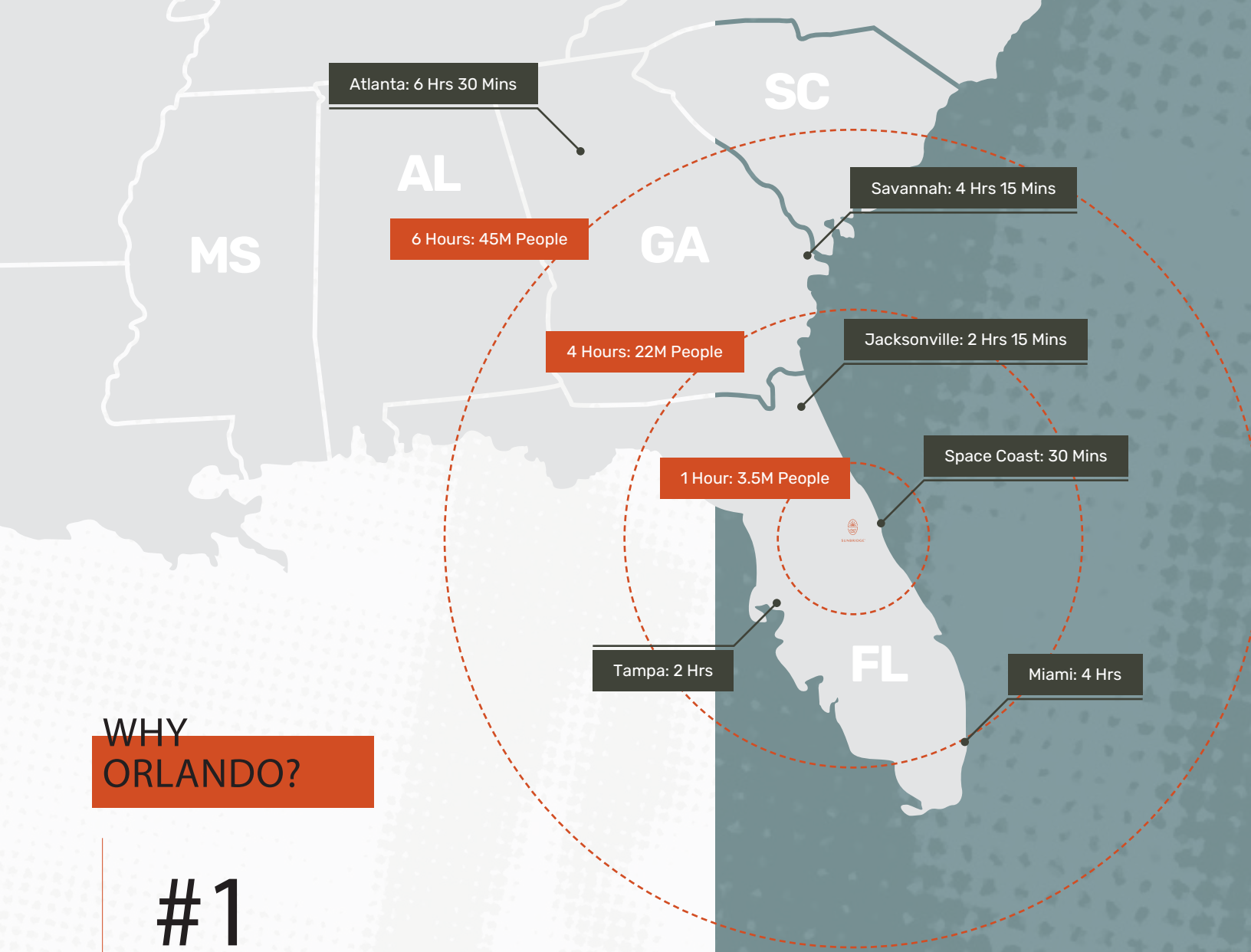
**5 Mins** To SR-417  
**10 Mins** To Lake Nona & Orlando Int'l Airport

### KEY LAND ACQUISITION HIGHLIGHTS

- + Only large industrial tracts in the MSA
- + Exposure/frontage on SR-528 with **62,000 AADT**
- + Immediate access to major roadways
- + Proximity to rail/freight and retail/hotel amenities
- + Within a one-day turn-around of **22 million** customers, and eight hours of **45 million**

PARCELS FOR SALE	1A (SOLD)	1B	2	3 (SOLD)	9	10B	10C
GROSS ACRES	59.7	99.2	41.2	181.7	39	27.5	148.6
ZONING	Research Park	Research Park	Research Park	Research Park		Industrial	Industrial
FUTURE USE	Industrial/Research Park						

Note: CBRE makes no claim to zoning information, users must verify their use meets municipal guidelines



## WHY ORLANDO?

# #1

BEST PLACE TO WORK IN TECH IN THE NATION! – 2020

The **MOST** visited city in the U.S. with more than **74 million visitors** with economic impact of more than **\$87.6B!** (2022)

### #4

Best market in U.S. for development opportunities

### #5

In the Country for job growth by U.S. Department of Labor, Bureau of Labor Statistics, 2021

### #3

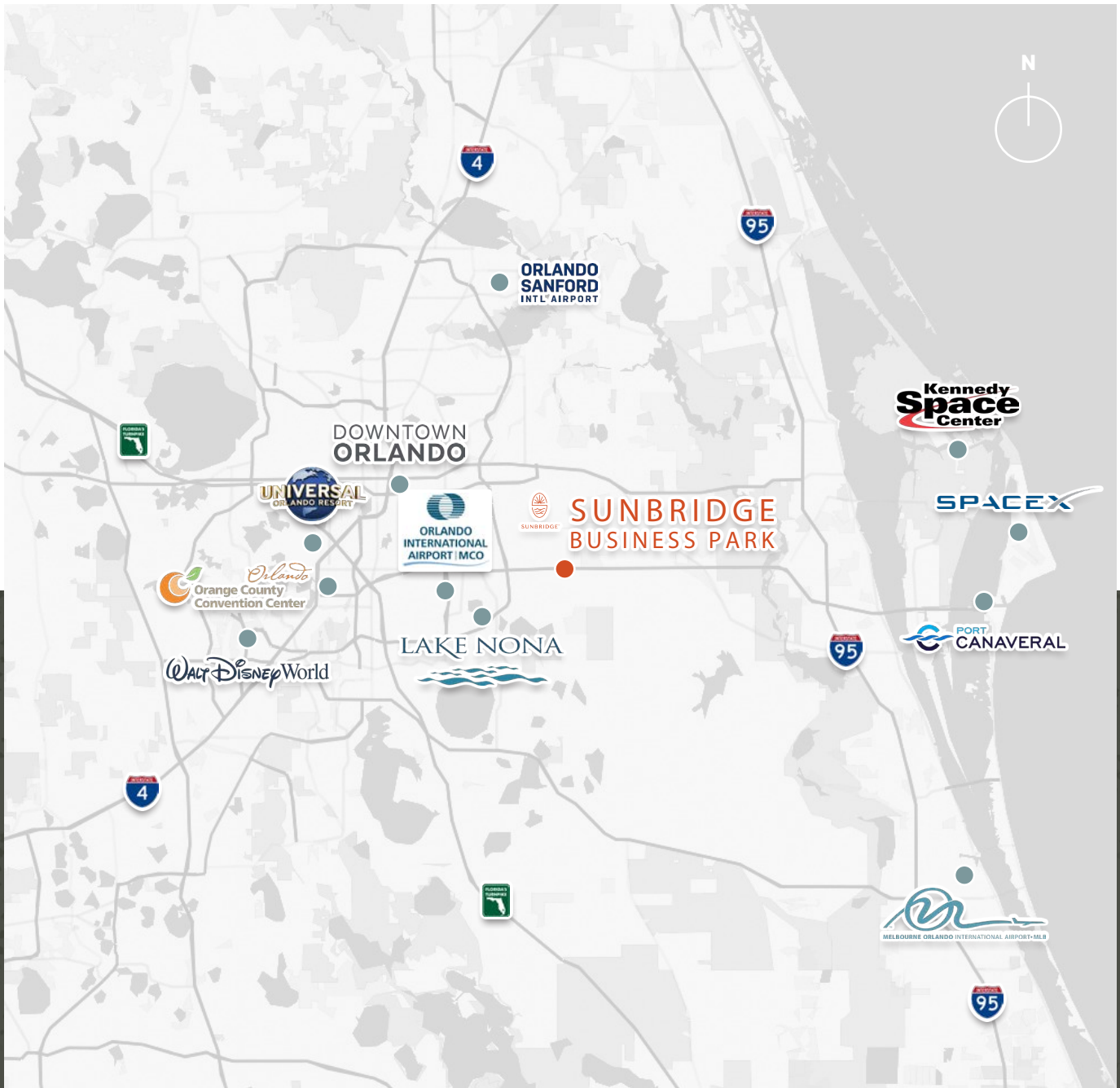
Best city to buy investment property, Quicken Loans, 2023

### 19K

Jobs added in Florida in FY2020 through incentives



DOWNTOWN ORLANDO



## ORLANDO INT'L AIRPORT

**74M** People visited Orlando in 2022

**9th** Busiest airport in the U.S.

## LAKE NONA

Located contiguous to the Orlando International Airport (MCO), Lake Nona—a modern mecca for technology, innovation, and community—is the fastest growing development in Orlando.

# LAKE NONA: MASTER DESIGNED TO THRIVE OVER THE LONG TERM

Some places are proud of their history. Lake Nona is proud of its future. Encompassing **17-square-miles** and located contiguous to the Orlando International Airport, Lake Nona is a **modern mecca for technology, innovation, and community.**

- + **12,000+** on-site employees, and growing
- + **2.6M** people within a 30-mile radius
- + Median age is **37**
- + One of the **fastest selling communities** in the U.S.
- + Contiguous to **Orlando International Airport**
- + Wireless **5G** network powered by Verizon
- + **16,000+** students on-site, and growing
- + **85%** of residents have a college degree

When you are in Lake Nona, you can see and feel an energy unique from other places.

From its **globally recognized health and life sciences cluster** where research facilities work together with the country's leading hospitals and educational institutions, to the **United States Tennis Association's National Campus**, where current and future tennis professionals hone their skills, Lake Nona is a place where no dream is out of reach!



## GLOBALLY RECOGNIZED HEALTH & LIFE SCIENCES CAMPUS



UF Research & Academic Center



UCF Lake Nona Cancer Center



UCF College of Medicine



UCF Health Sciences Campus



UCF Lake Nona Hospital



Nemours Foundation & Nemours Children's Health

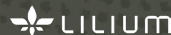
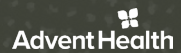
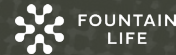
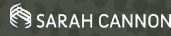


Orlando VA Medical Center & SimLearn Center



Guidewell Innovation Center

# LAKE NONA | PARTNERS & ANCHORS



## EDUCATION OBSESSED: A NEW MODEL OF LEARNING

- + A collaborative learning environment, designed to give students the ability to engage in real-time interactions with researchers, doctors, professors, and businesses within Lake Nona and around the world
- + 16,000+ students in Lake Nona
- + Four on-site colleges
- + Top-rated public schools
- + 1st combined school & YMCA campus in the nation
- + Home to one of the nation's state-of-the-art Colleges of Medicine

## EDUCATIONAL CHOICES: FROM PRE-K TO PH.D.

- + Multiple Preschool Options
- + Northlake Park, Laureate Park and Village Park Elementary Schools
- + Lake Nona Middle School and Lake Nona High School
- + Valencia College
- + UCF Health Sciences Campus, College of Medicine, and College of Nursing (Opening Soon)
- + UF Research and Academic Center
- + Inter-American University of Puerto Rico (Opening Soon)



# SUNBRIDGE BUSINESS PARK



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