

TJ-MAXX ULTA jcpenny
DSW BAM! BOOKS-A-MILLION BJ'S
BORGES GRILL PEI WEI RESTAURANT
wet seal. menchie's JARED The Galleria Of Jewelry
Bath Works BABIES'RUS ZALES THE DIAMOND STORE
THE LOOP | West

KOHL'S BED BATH & BEYOND Chipotle ABC
ROSS DRESS FOR LESS AÉROPOSTALE
YANKEE CANDLE CVS pharmacy Wendy's
Pier 1 imports REGAL CINEMAS PETCO Michaels
T-Mobile OLD NAVY FAMOUS Footwear Chili's
THE LOOP

Vitamin Shoppe
UBREAKFIX FedEx Office
ASHLEY FURNITURE HomeStore
M HomeSense
Pahama Breeze
RIDGE CROSSROADS

Academy Marshalls HOBBS LOBBY
PET SMART INTER 21 FIVE BEEW BOOT BARN
HAVERTYS ROSS DRESS FOR LESS BURGERS
Cheddar's PartyCity Pollo Tropical
THE CROSSLANDS

65,500± AADT

N. JOHN YOUNG PKWY.

34,500± AADT



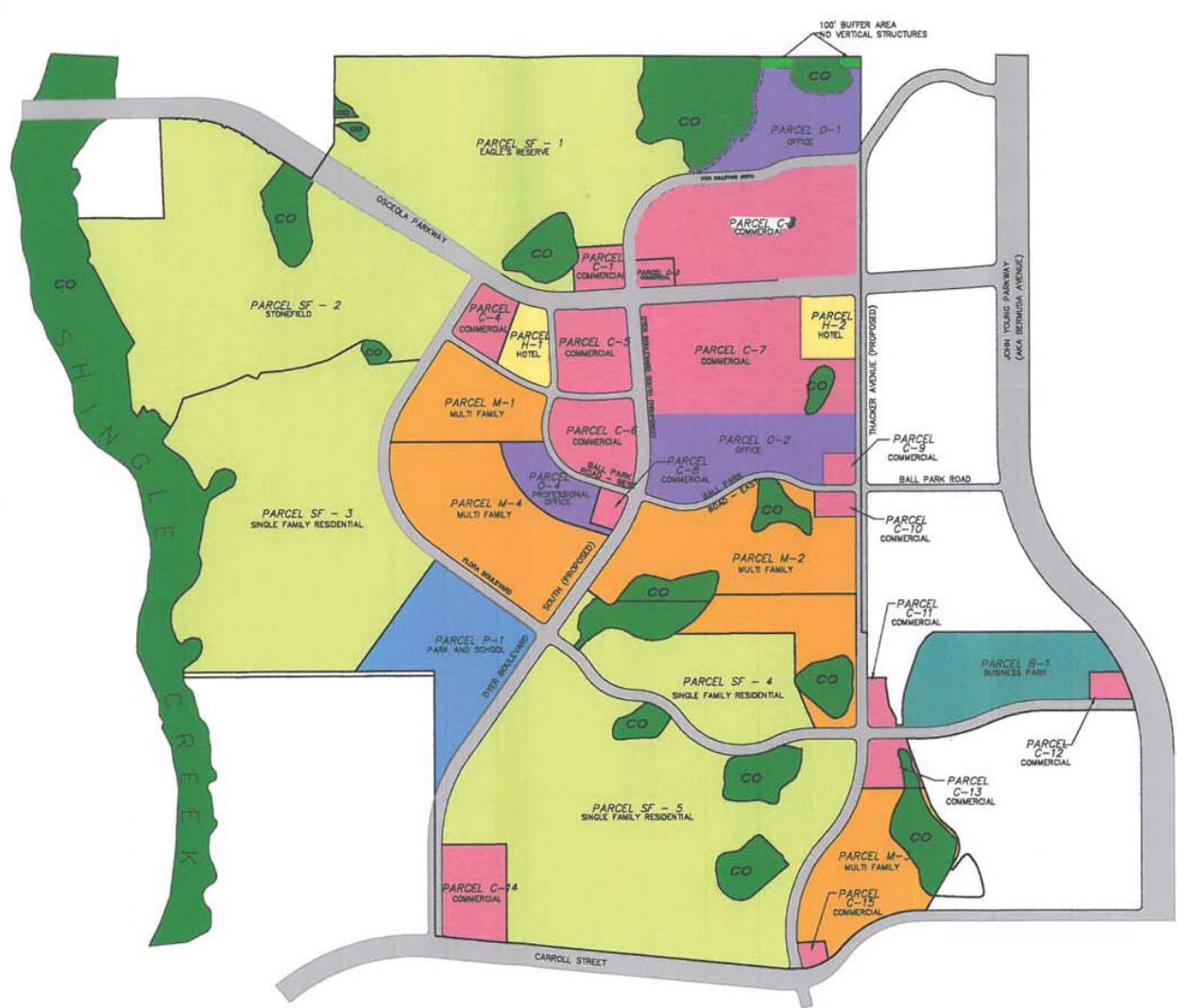
LAND FOR SALE

153.87 AC | MIXED-USE LAND
KISSIMMEE, FL
BULK OR PARCELED

CONTACT

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Opportunity

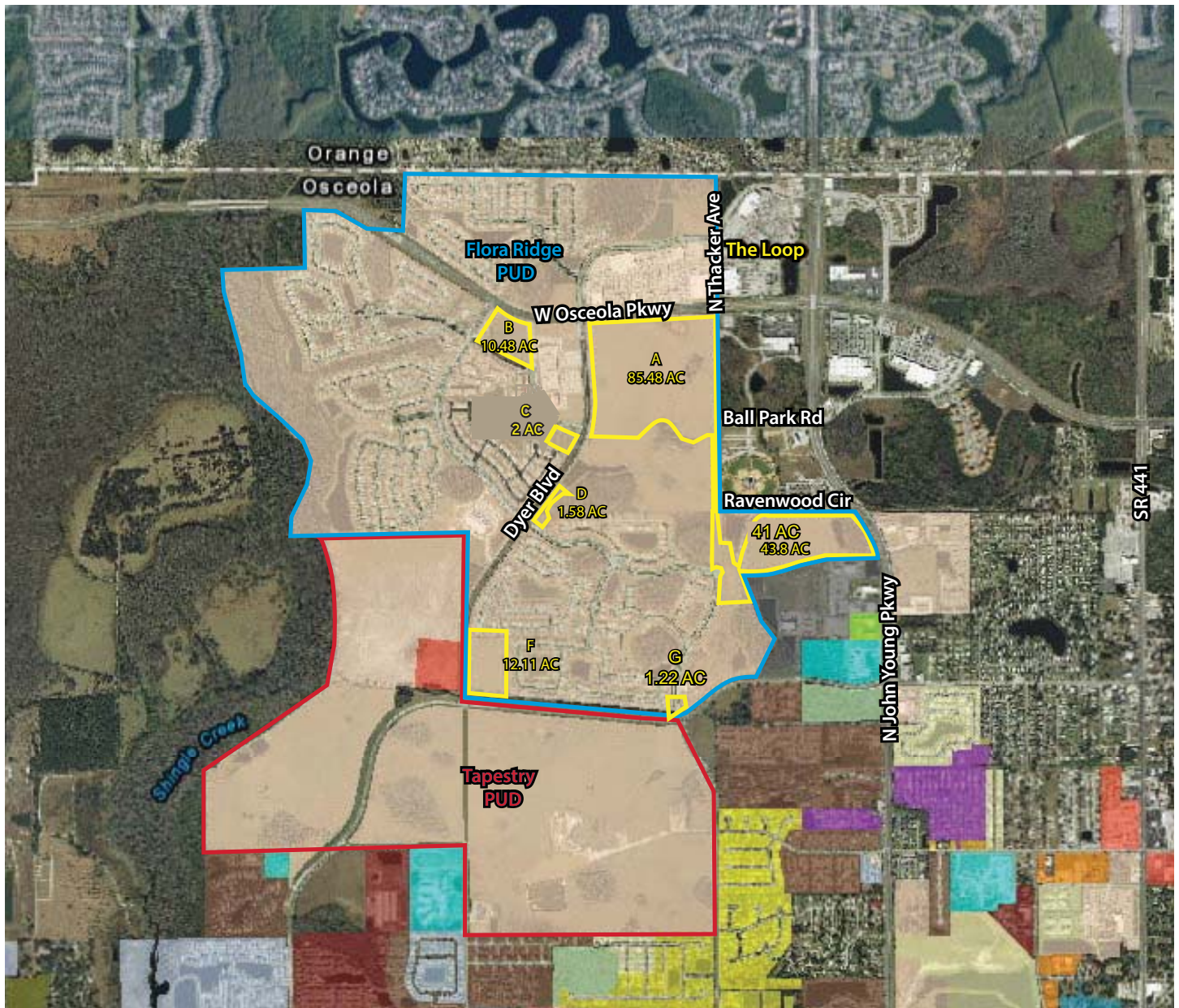
Flora Ridge PUD Parcels are multi-use; perfect for the life style center, and significant amount of approved uses for Residential, Multi-Family, Office, Industrial, Retail and Hotel remain within Flora Ridge PUD.

Location

Located just east of Florida's Turnpike on the SWC of W. Osceola Parkway and N. Thacker Avenue. Project consists of six multi-use parcels all within the approved Flora Ridge PUD. Located within a fast growing and globally recognized market, Orlando, Florida – The LOOP has redefined traffic and shopping patterns fortifying its position as the top retail destination in the region. Extraordinary tenant performance continues to strengthen as demand from retailers and restaurants continue to increase. Little or no vacancies exist, and demand continues.

Key Highlights

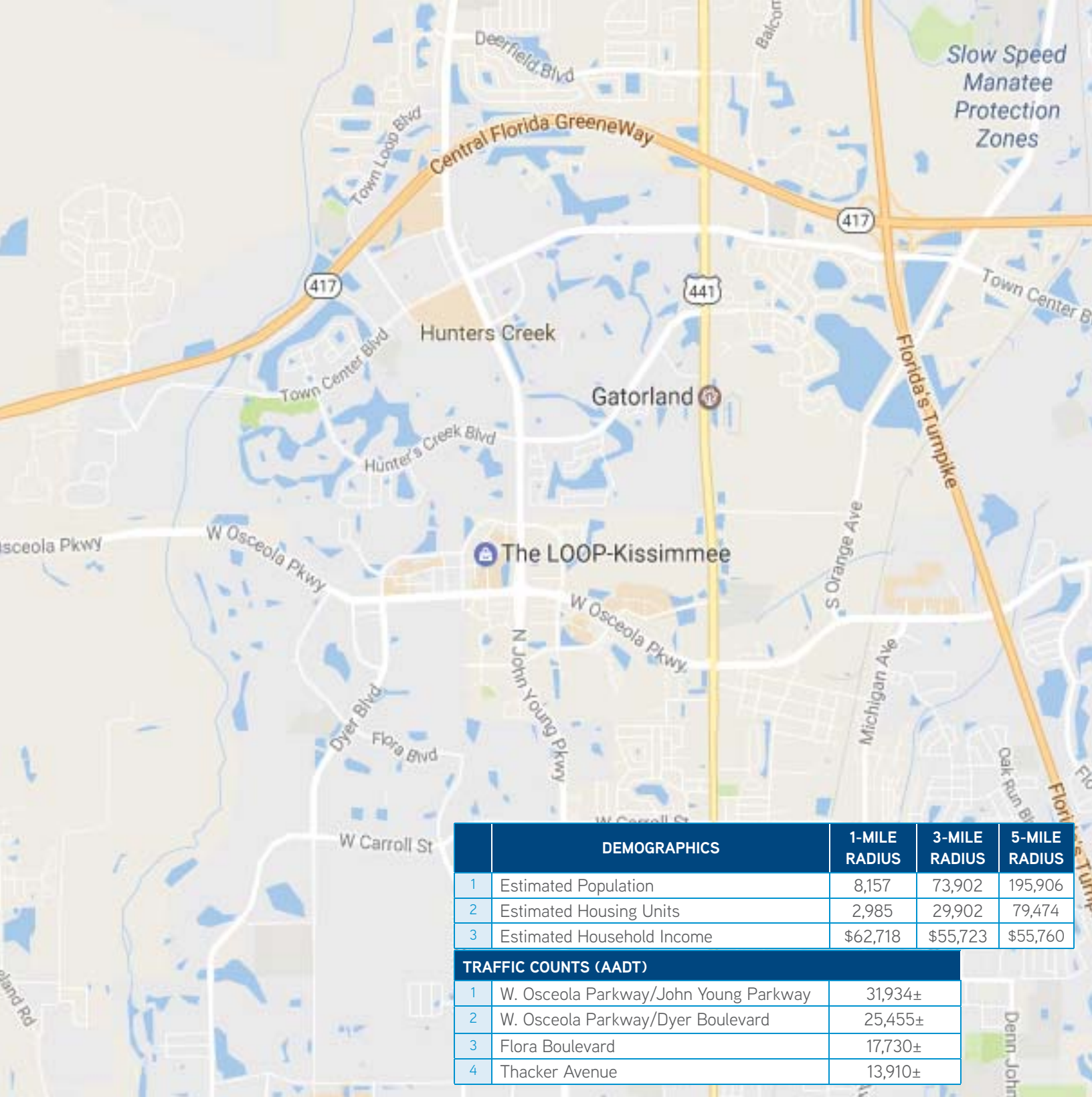
- › **Access.** Conveniently accessed by Florida's Turnpike, Interstate 4, John Young Parkway and Osceola Parkway.
- › **Recognized.** The Loop is recognized as a life style center and retail destination offering a wide array of retailers, restaurants and banks.
- › **Amenities.** Proximity to shopping, banking, restaurants, housing, schools, sports facilities and movie theater.
- › **Housing.** High quality and affordable.
- › **Location.** Easily accessible to Florida's Turnpike and Interstate 4 which allows rapid access to other major corridors throughout the state.



Flora Ridge MU PUD

PROJECT	DRC #	SF ¹	MF ¹	HOTEL (rms) ¹	RETAIL ¹	OFFICE ¹	INDUSTRIAL ¹
DRI Rescission	12-211						
- Entitlements		2,229	1,590	600	1,401,000	700,000	400,000
- Existing Development		-1,209	-802		-503,105		
- Remaining Entitlements		939	788	600	897,895	700,000	400,000
Total Remaining Entitlements		939	636	600	885,021	700,000	400,000

¹All numbers are approximate and subject to verification.



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