

An aerial rendering of a 7-acre commercial site. The site features a large, paved parking lot filled with numerous cars, arranged in several rows. A single-story commercial building with a light-colored roof is situated near the bottom left of the parking lot. The site is bordered by a road on the left and a large green field on the right. A blue banner in the top right corner contains the text "FOR LEASE".

FOR LEASE

7-ACRE LAND LEASE OPPORTUNITY

PRIME AUTO SALES SITE | THREE LEASING OPTIONS
7833 NARCOOSSEE ROAD, ORLANDO FL 32822

PRESENTED BY MATT CRADY | 772.260.1655

CMB CRADY
MACKIN
BELLAND
COMMERCIAL REAL ESTATE

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EXECUTIVE SUMMARY

Presenting a rare opportunity to secure up to 7 acres located along the rapidly expanding Narcoosee Road corridor in Orlando, Florida. The site is offered with three flexible lease configurations geared towards auto sales and related uses, capitalizing on strong traffic patterns, regional growth, and proximity to one of Florida's busiest transportation hubs.

Located just 4.2 miles from Orlando International Airport, the site benefits from immediate access to a high-volume consumer base, including travelers, airport employees, and surrounding residential communities. The area is undergoing significant transformation, driven by a \$1.1 billion airport expansion that includes two new terminals and the addition of international airline service.

Further enhancing connectivity, the nearby rail infrastructure—part of the Brightline—links Orlando directly to South Florida, including Miami, reinforcing the region's long-term growth trajectory.

The site is also positioned to benefit from proposed infrastructure improvements, including the extension of McCoy Road, which would provide additional frontage along the eastern boundary. Beyond the property, more than 4,000 acres of land to the east are slated for future development, signaling substantial population and commercial growth in the immediate trade area.

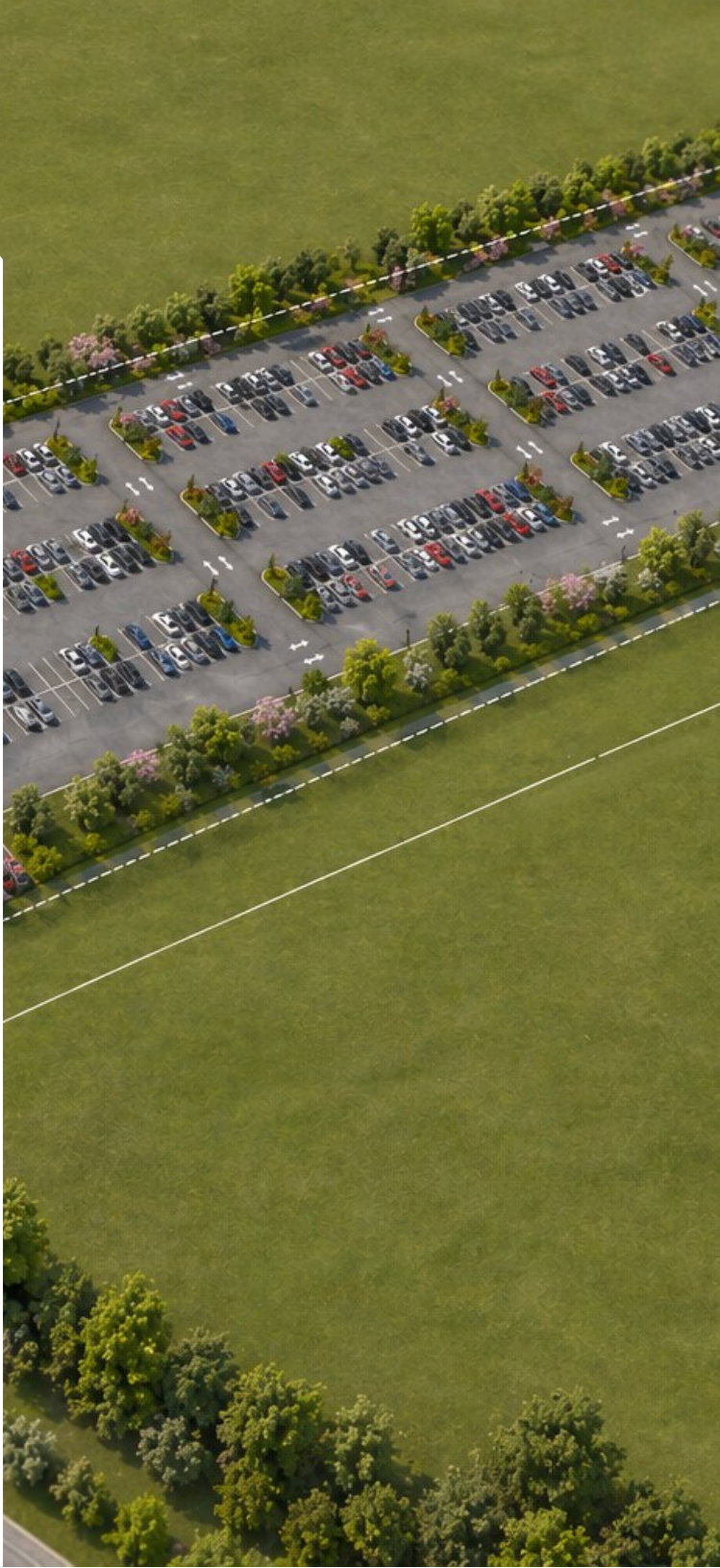


PROPERTY OVERVIEW

LEASE RATE	Starting at \$30,000/mo.
PROPOSED BUILDING SIZE	±10,000 SF
PROPOSED BUILDING TYPE	Office
ACREAGE	9.04 AC
FRONTAGE	±329'
TRAFFIC COUNT	25,000 AADT
ZONING	PD/AN
LAND USE	Commercial-AC
PARCEL ID	25-23-30-0000-00-018

Strategic Advantages

- **Proximity to Major Demand Drivers:** Minutes from Orlando International Airport
- **High-Growth Corridor:** Surrounded by large-scale residential and commercial expansion
- **Infrastructure Pipeline:** Future McCoy Road extension enhances access and frontage
- **Regional Connectivity:** Access to Brightline connecting to Miami
- **Scale & Flexibility:** Multiple lease configurations supporting a range of auto-oriented uses



LEASE OPTIONS

Option 1: 5 Acres + Building (\$90,000/mo.)

- **Use:** Ideal for auto sales or dealership operations
- **Positioning:** Prominent frontage along the primary entrance from Narcoossee Road
- **Highlights:** Turnkey opportunity with existing building component

Option 2: ±1.4 Acre Outparcel (\$30,000/mo.*)

- **Positioning:** Located just north of the main entrance off Narcoossee Road
- **Highlights:** Strong visibility and accessibility for complementary retail or service users

*Final rate subject to build-out requirements

Option 3: ±2.7 Acres (\$30,000 /mo.*)

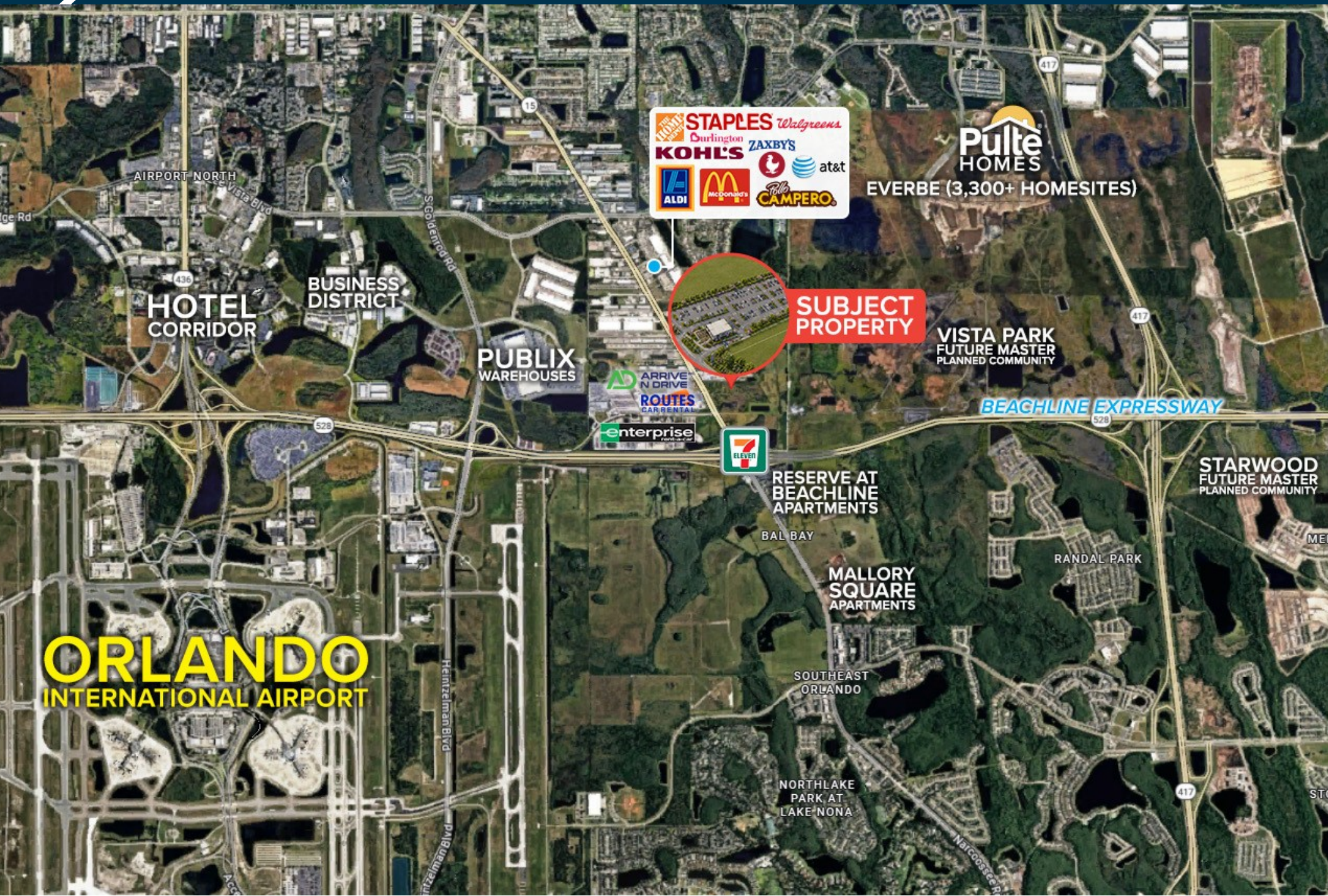
Positioning: Direct access potential from the future McCoy Road extension along the eastern boundary

Highlights: Ideal for overflow inventory, service operations, or independent users seeking dual access points

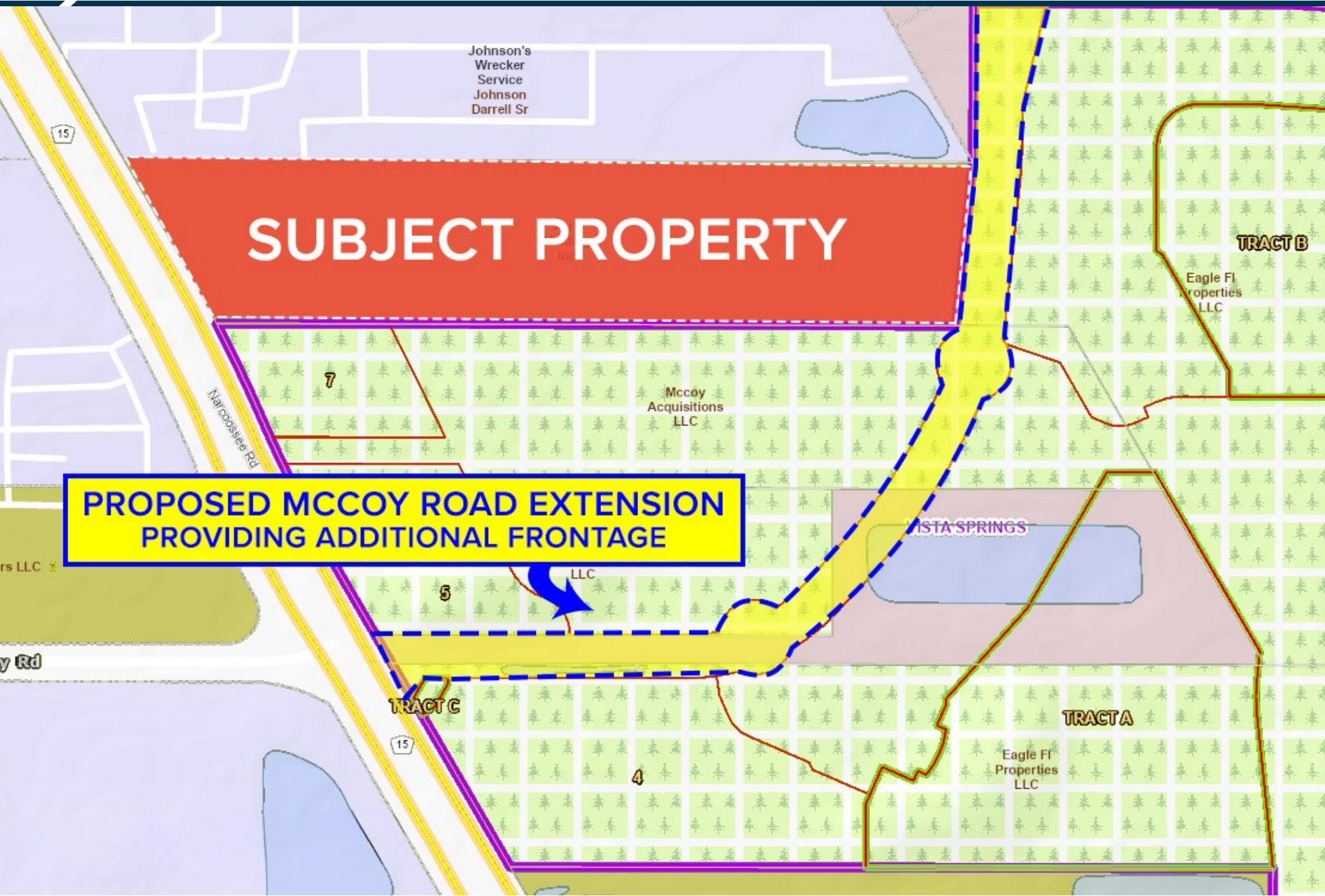
*Final rate subject to build-out requirements



SURROUNDING AREA MAP



PROPOSED ROAD EXTENSION



DEMOGRAPHICS

Radius	1 mile	3 miles	5 miles
Population			
2020 Population	1,943	48,913	137,296
2025 Population	2,322	52,599	148,843
2030 Population Projection	2,570	57,194	162,082
Annual Growth 2020-2025	3.9%	1.5%	1.7%
Annual Growth 2025-2030	2.1%	1.7%	1.8%
Households			
2020 Households	676	17,828	50,049
2025 Households	807	19,172	54,372
2030 Household Projection	896	20,922	59,444
Annual Growth 2020-2025	4.3%	1.7%	1.9%
Annual Growth 2025-2030	2.2%	1.8%	1.9%
Households By Income			
Avg Household Income	\$148,246	\$109,667	\$103,949
Median Household Income	\$135,119	\$87,595	\$81,047
Housing			
Median Home Value	\$429,850	\$368,054	\$370,851
Median Year Built	2008	2004	1999
Owner Occupied Households	549	10,567	32,980
Renter Occupied Households	347	10,356	26,465

CONTACT INFORMATION

7-Acre Land Lease Opportunity

7833 Narcoossee Road

Orlando, FL 32822

Starting at \$30,000/mo.

LEASE RATE

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