

CATCHLIGHT

CROSSINGS

NEW MIXED-USE RETAIL OPPORTUNITY

DESTINATION PARKWAY | ORLANDO, FL 32819

1,000 ON-SITE UNITS

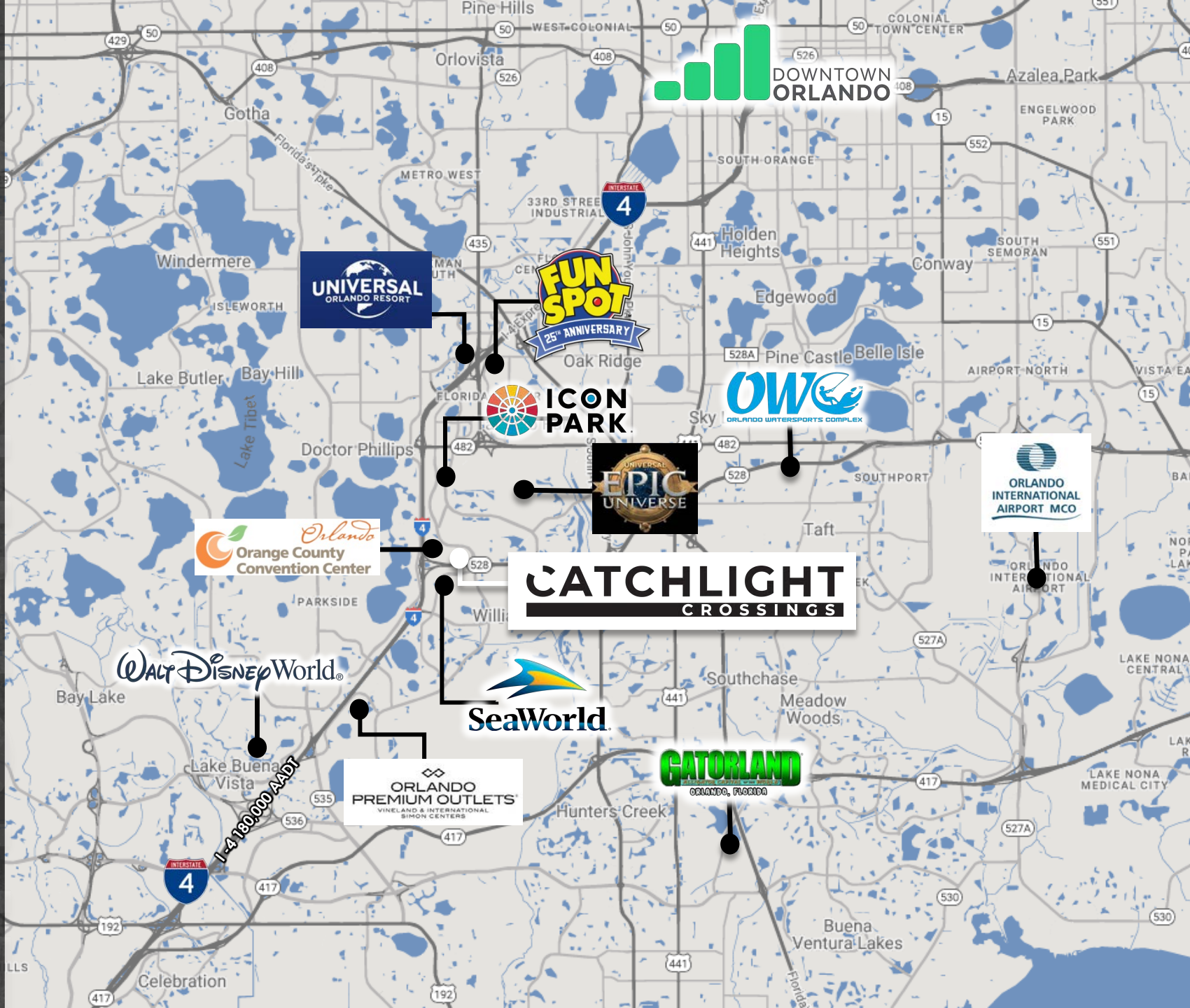
NOW LEASING

CURATED RETAIL | Q4 2025 DELIVERY



SING

LOCATION



DOWNTOWN ORLANDO



I-4 180,000 AADT



DEMOGRAPHICS



POPULATION

1 MI- 3,019
3 MI- 40,830
5 MI- 178,660
10 MIN- 34,211



AVG HH INCOME

1 MI- \$75,938
3 MI- \$95,647
5 MI- \$96,503
10 MIN- \$86,699



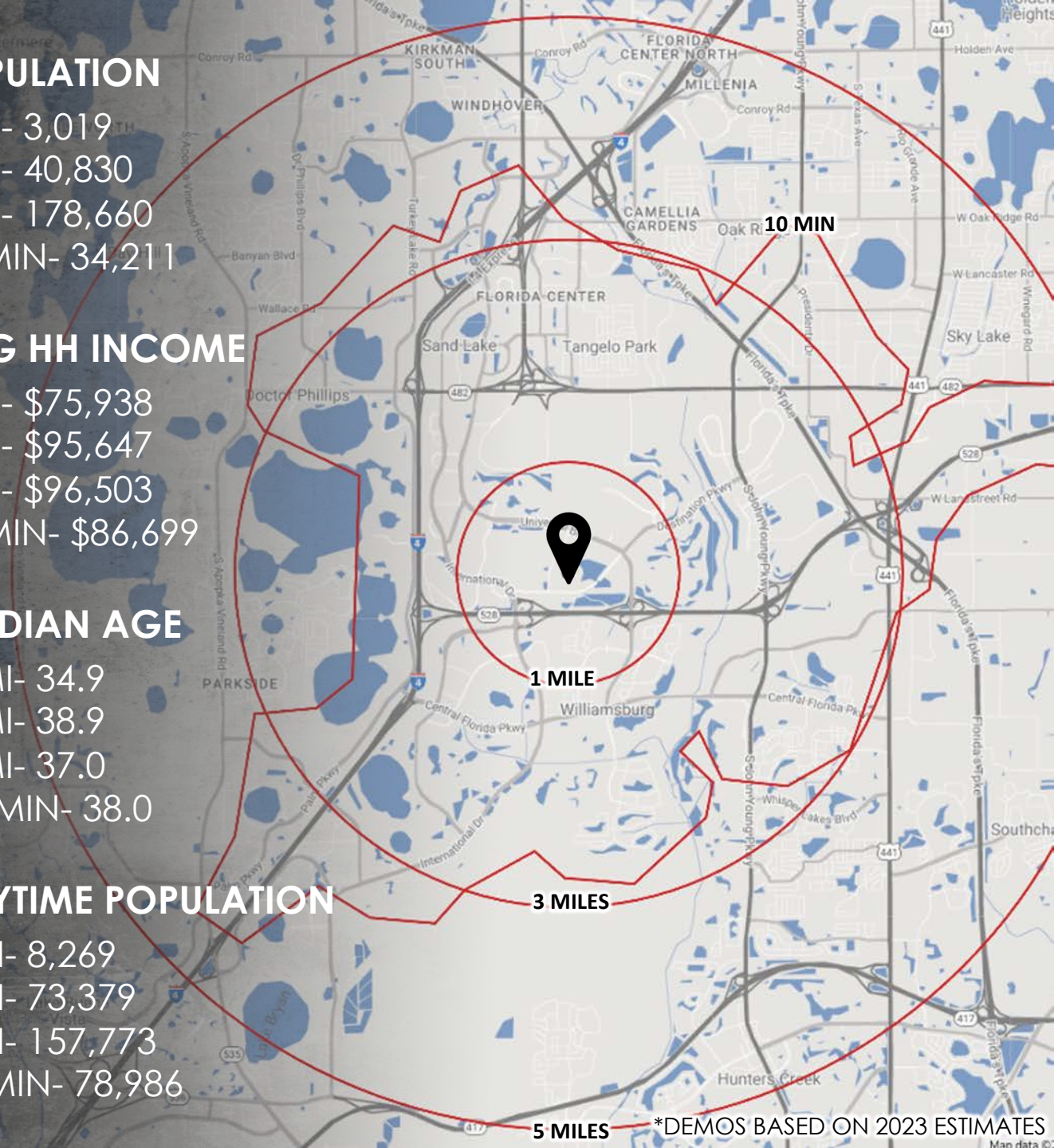
MEDIAN AGE

1 MI- 34.9
3 MI- 38.9
5 MI- 37.0
10 MIN- 38.0



DAYTIME POPULATION

1 MI- 8,269
3 MI- 73,379
5 MI- 157,773
10 MIN- 78,986



*DEMOS BASED ON 2023 ESTIMATES

SURROUNDING RETAIL



SURROUNDING AERIAL





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PROJECT PLAN



SITE ATTRIBUTES

7,235 SF

RETAIL GLA

1,000

MULTI-FAMILY,
WORKFORCE UNITS
ON-SITE

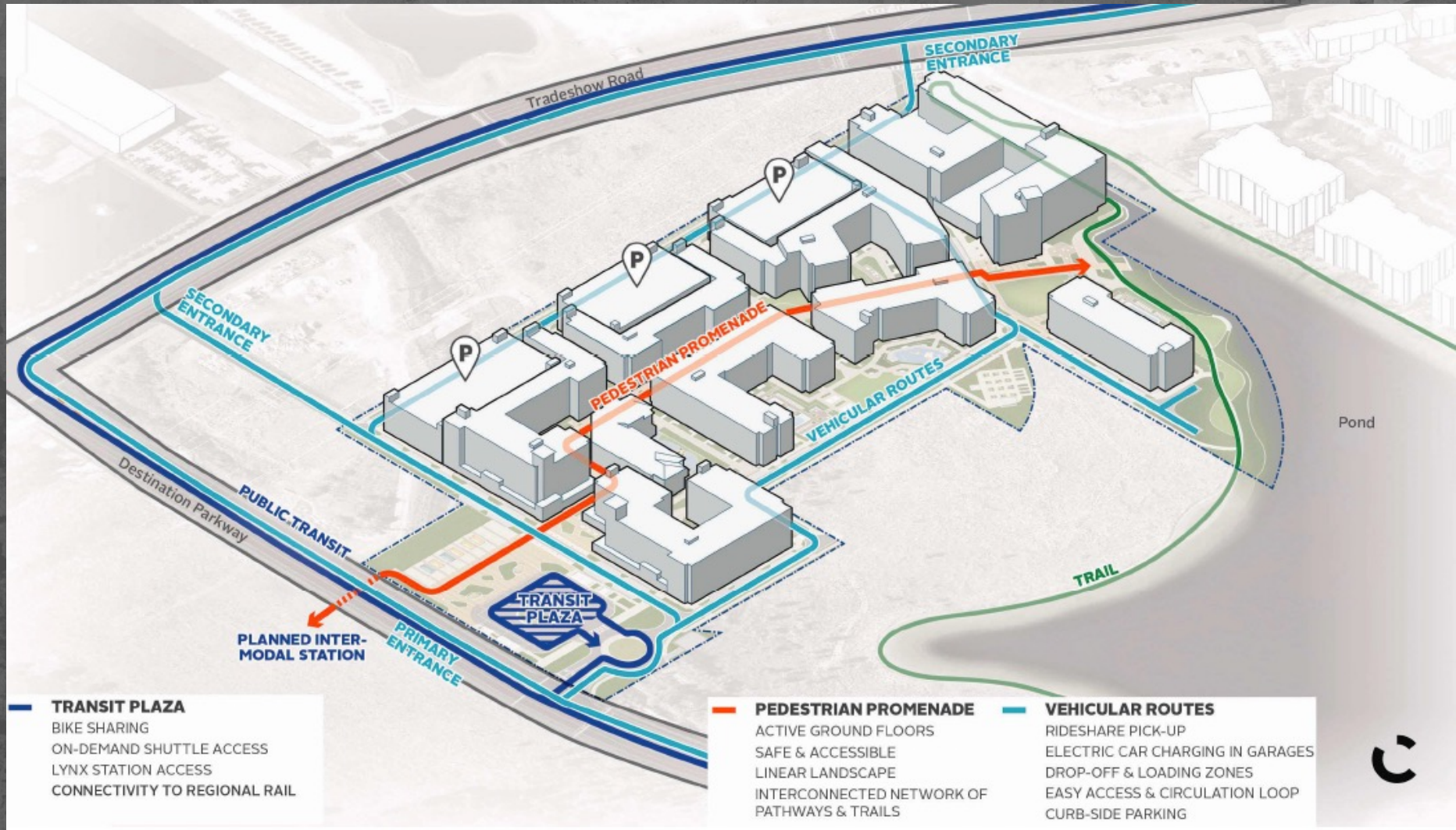
\$95,647

AVG HH INCOME
(3 MILES)

ON-SITE

BEZOS ACADEMY PRE-SCHOOL,
UCF CLASSROOM,
11,500 SF COMMUNITY HEALTH CENTER

ACCESS & CIRCULATION



COMMUNITY AMENITIES

COMMUNITY ANCHORS

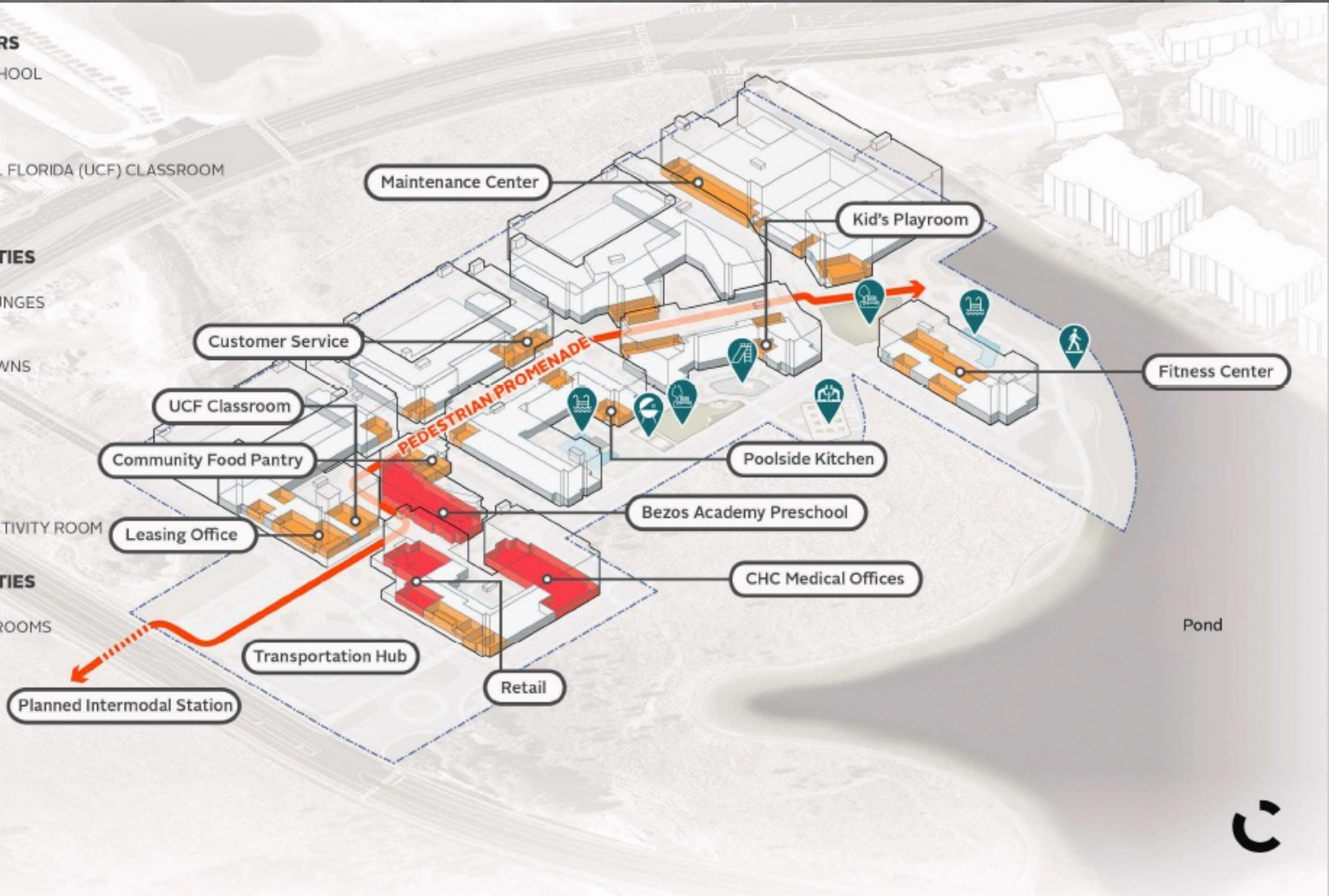
- BEZOS ACADEMY PRESCHOOL
- RETAIL
- TRANSPORTATION HUB
- UNIVERSITY OF CENTRAL FLORIDA (UCF) CLASSROOM
- CHC MEDICAL OFFICES

RESIDENTIAL AMENITIES (OUTDOOR)

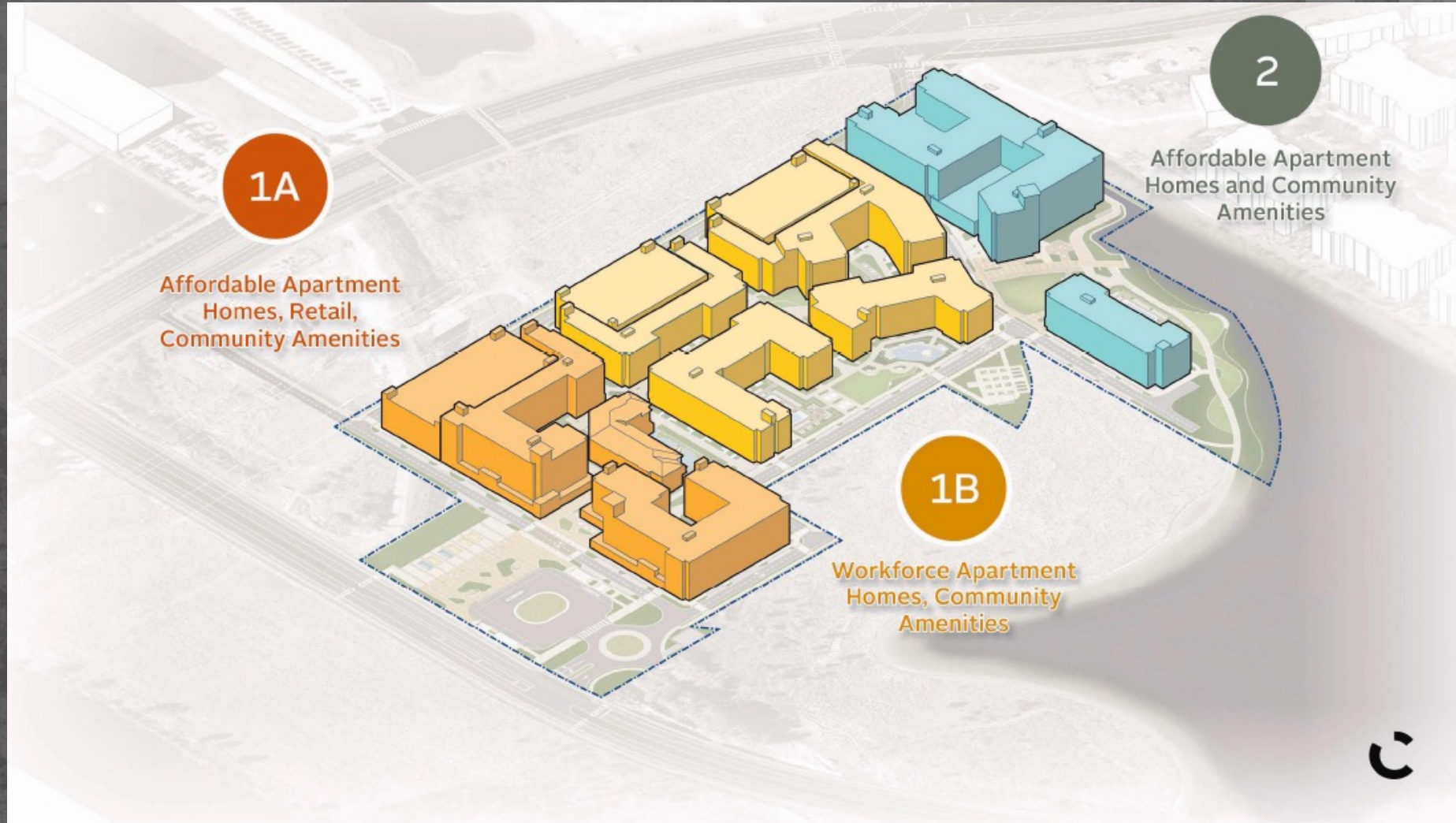
- SWIMMING POOLS & LOUNGES
- PLAYGROUND
- EVENT & GATHERING LAWNS
- PICNIC & BBQ AREA
- COMMUNITY GARDEN
- WATERFRONT TRAIL
- KID'S PLAYROOM
- POOLSIDE KITCHEN & ACTIVITY ROOM

RESIDENTIAL AMENITIES (INDOOR)

- ACTIVITY & GATHERING ROOMS
- LEASING CENTER
- FITNESS CENTER
- MAKERS SPACE
- GAME ROOM
- BUSINESS CENTERS
- COMMUNITY KITCHEN



DEVELOPMENT PHASING



1A

Affordable Apartment Homes, Retail, Community Amenities

1B

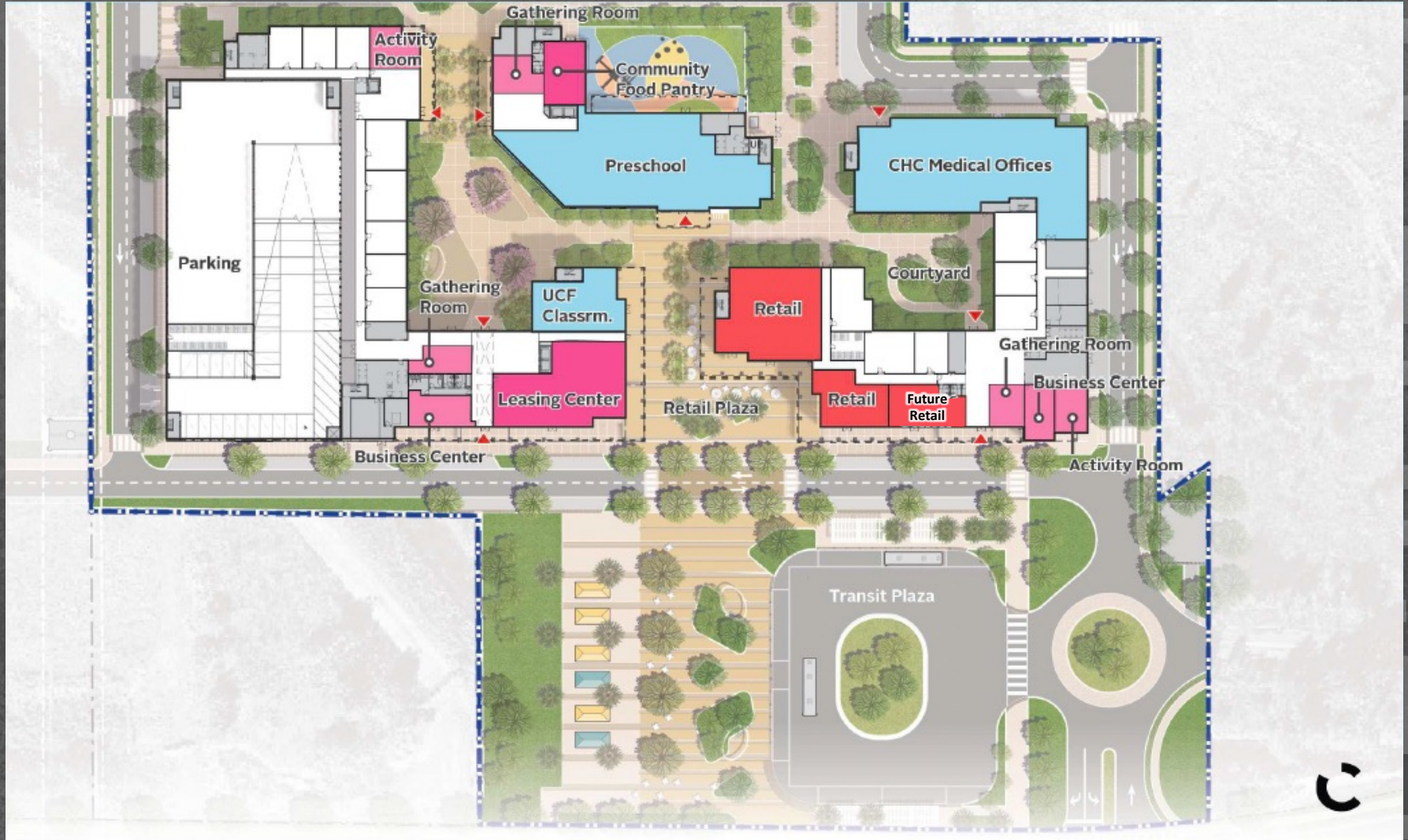
Workforce Apartment Homes, Community Amenities

2

Affordable Apartment Homes and Community Amenities



GROUND FLOOR AMENITIES PHASE 1



SITE PLAN



RETAIL MIX VISION

ATTRACT A DIVERSE TENANT LINE-UP THAT ADDS VALUE TO THE AFFORDABLE HOUSING COMPONENT & ALSO CATERS TO THE SURROUNDING COMMUNITY



TARGET USERS:

- SMALL GROCERY
- QSR
- ENTERTAINMENT
- SERVICE/WELLNESS



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CROSSINGS



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SERVING RETAIL MARKETS THROUGHOUT FLORIDA

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