

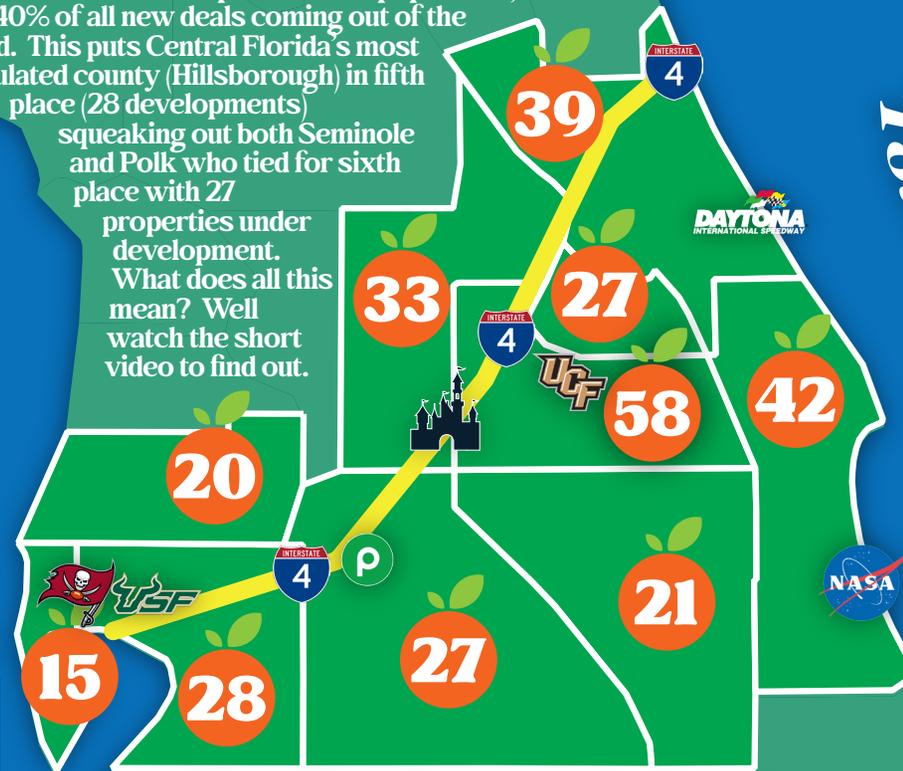
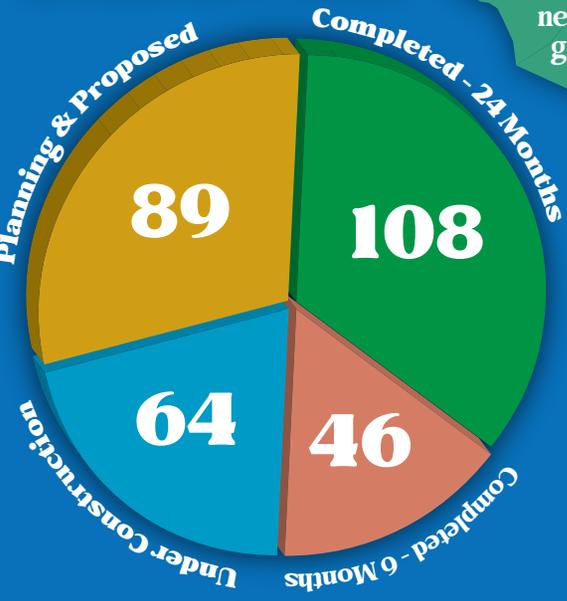
# I-4 Corridor DEVELOPMENT REPORT

By STNL.COM

135 different developers are busy shaping Central Florida's I-4 corridor region. "How busy," you ask? Over the last 24 months these companies are responsible for 307 different single-tenant retail construction projects across the ten county region that is home to over eight million people. And if that number doesn't surprise you, perhaps where some of these projects call home will. In looking at the population balance, Orange county is leading all counties with a total of 58 single tenant retail projects. This accounts for 18% of the total regional projects. This also mirrors Orange county's population percentage of the region. What comes next is interesting. The next three counties are Brevard, Volusia and Lake counties. These three counties make up 20% of the population, but nearly 40% of all new deals coming out of the ground. This puts Central Florida's most populated county (Hillsborough) in fifth place (28 developments) squeaking out both Seminole and Polk who tied for sixth place with 27 properties under development. What does all this mean? Well watch the short video to find out.



## DEVELOPMENT STAGES

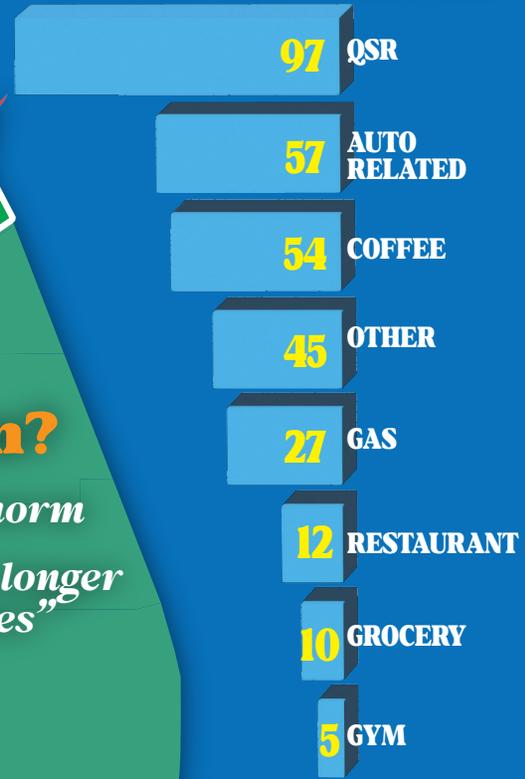


\*Total Developments by County

COUNTY	% OF PROJECTS	POP%	POPULATION
Orange	18.8%	19%	1,453,000
Brevard	13.6%	8%	630,000
Volusia	12.7%	7%	580,000
Lake	10.7%	5%	410,000
Hillsborough	9.1%	19%	1,513,000
Polk	8.8%	10%	787,404
Seminole	8.8%	6%	478,772
Osceola	6.5%	5%	422,545
Pasco	6.8%	8%	608,800
Pinellas	4.9%	12%	961,000

+/- 8,000,000

## PRODUCT CATEGORY DEVELOPMENT BY SECTOR



## What Does This All Mean?

- ☀️ Newly built deals are becoming the norm
- ☀️ Brevard, Volusia & Lake are no longer "secondary market localities"
- ☀️ Rents are going up