



## Neighborhood Spotlight: Lake Nona / Moss Park

Prepared by Brian LeMay, Realtor, Roman Realty Group, LLC. Contact me anytime at [321-314-5412](tel:321-314-5412)



**Current Scene:** Residential and Commercial development has skyrocketed in the Lake Nona/Moss Park sections of Greater Orlando throughout the last decade, and the **growth in the last 2 years alone is especially impressive**. Of particular note, the ultra-progressive **Boxi Park project, which will convert shipping containers into open-air restaurant, retail, and activity space (opening early 2019)** could very well be the headline development that brings the area to the forefront of the Orlando social scene for years to come.

While relative prices are generally somewhat higher compared to similar homes in most other Orlando area zip codes (due in large part to its **prime proximity to Orlando International Airport, Medical City and the USTA National Tennis Center**) there are some nice **finds for virtually every budget**. From beautiful townhomes and condos to modern single-family new builds, buyers searching for property in the Lake Nona/Moss Park areas have some great options to choose from!

**Local Hotspots:** Several Orlando hotspots have recognized the area's impressive growth over the last few years and have opened locations here (Pig Floyd's BBQ, Bosphorous Turkish Cuisine, and Toasted to name a few). Add in original concepts like Canvas, Chroma, Nona Blue, and Park Pizza and Brewing, and it's fair to say that Lake Nona is cementing itself as **one of Orlando's top foodie-approved destinations!** Oh and if you like craft beer, be sure to check out nearby Ellipsis Brewing, serving up some of the best brews in all of Orlando (if not the Southeast).

**Activities:** Lake Nona / Moss Park area residents have seen firsthand the emergence of new entertainment options right in their own backyard. Like golf? You're in the right spot for some of the **best golf courses in all of Orlando**. Perhaps that's why some of the brightest stars on the PGA Tour call Lake Nona home. Or check out the new state-of-the-art Drive Shack indoor golf facility located just off the 417. And for nature enthusiasts, nearby **Moss Park, (a true hidden gem among Greater Orlando parks)**, offers the perfect backdrop for exploring, fishing, and camping!

**Infrastructure:** Lake Nona and Moss Park are both very well connected to Central Orlando via exits on the 417 and 528.

**Great Perks:** Offers some of the best and closest **views of rocket launches from NASA's Kennedy Space Center**. About as close as you can get to Orlando International Airport (**great for frequent flyers**). Iconic **Cocoa Beach is just a 40 minute** drive east on the 528. Lake Nona is also a sustainably planned development!

**A look ahead:** Continuous real estate development and an influx of foodie hot spots are key indicators of the general expectation that area real estate will continue to **maintain its strong value compared to other Orlando zip codes in the years to come**.

**Other areas you may like:** Baldwin Park, Celebration, Dr. Phillips, Hunter's Creek, Windermere