

## ONE OF THE FIRST NEW-FORMAT MURPHY USA LOCATIONS



# Murphy USA

**\$5,053,000 | 4.75% CAP**

US 27 & Holly Hill Grove Rd, Davenport, FL 33837 (Orlando, FL MSA)

- ✓ Brand-New 20-Year Absolute NNN Ground Lease — Zero Landlord Responsibilities
- ✓ Premier Location Directly Across From a Brand-New Walmart Supercenter and Sam's Club
- ✓ Hard Corner with Direct Left Turn Access at US-27 & Holly Hill Grove — 63,500+ VPD
- ✓ One of Florida's Fastest-Growing Areas in the State — Polk County | Subject Property is 10 Miles From Disney World
- ✓ Strong Corporate Guarantee | NYSE: MUSA | 1,800+ Locations

UNDER CONSTRUCTION:  
ORCHID GARDENS  
342 SF HOMES

CASCADES  
74 SF HOMES

WYNSTONE SUBDIVISION  
685 SF HOMES

UNDER CONSTRUCTION:  
DR. HORTON  
942 TOWNHOMES  
262 SF UNITS

sam's club  
OPENING 2027

Walmart  
Supercenter  
OPENING 2027

OUTPARCEL 8  
1.20 ACRES

OUTPARCEL 7  
0.93 ACRES

OUTPARCEL 6  
0.93 ACRES

OUTPARCEL 5  
0.93 ACRES

OUTPARCEL 4  
0.93 ACRES

OUTPARCEL 3  
0.98 ACRES

OUTPARCEL 1  
1.24 ACRES

OUTPARCEL 2  
0.76 ACRES

US HIGHWAY 27  
(63,474 VPD)



DIRECT LEFT  
TURN ACCESS

HOLLY HILL GORVE ROAD



COTTONWOOD COMMONS  
• FUTURE RETAILERS  
COMING SOON



Murphy USA operates more than **1,800 retail stations** in **27 U.S. states** under the brands Murphy USA and Murphy Express. The majority of the locations are positioned adjacent to Walmart Supercenters, **provide quality fuels** at the best value to approximately **2 million customers daily**.

# INVESTMENT OVERVIEW

MURPHY USA   DAVENPORT, FL



File Photo

## CONTACT FOR DETAILS

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License #: BK3051175

# \$5,053,000

## 4.75% CAP

### NOI

\$240,000

### Building Area

±2,824 SF

### Land Area

±1.12 AC

### Year Built

2026

### Lease Type

Absolute NNN  
Ground Lease

### Occupancy

100%

- ✓ **Brand-New 20-Year Absolute NNN Ground Lease with Murphy Oil USA Inc.,** with 10% rent increases every 5 years in the primary term and during each of the four option periods.
- ✓ **Premier Location Directly Across the Street From A Brand-New Walmart Supercenter and Sam's Club** currently under construction at Holly Hill Grove Road — Murphy USA's most synergistic retail neighbor, with the majority of its 1,800+ locations nationwide co-located alongside Walmart. The surrounding US-27 corridor is among the most active retail development zones in the state of FL.
- ✓ **Davenport is One of the Fastest-Growing Cities in the United States,** recording a 9.55% annual population growth rate in 2024 — well above state and national benchmarks — driven by new master-planned communities, tourism employment, and sustained in-migration along the I-4 and US-27 corridors. The property sits within the Orlando/Kissimmee/Sanford MSA, which welcomed 75.9 million visitors in 2025 — a new all-time record.
- ✓ **High-Traffic Location on Highway 27 With Direct Left Turn Access** at the hard corner of US Highway 27 and Holly Hill Grove Road, carrying 63,000 VPD — one of Central Florida's primary north-south arterials connecting the I-4 corridor to South Florida. The site benefits from exceptional visibility and access shared with a new Walmart Supercenter and Sam's Club currently under construction.
- ✓ **Significant Institutional and Tourism Demand Drivers** within the trade area, including Walt Disney World (~15 miles), Universal Orlando (~25 miles), and the new 75,000 SF Polk State College Haines City-Davenport Campus opening Fall 2026. Over 101,000 people live within 5 miles of the property, with a projected 5.9% annual population growth rate through 2031.
- ✓ **Murphy USA (NYSE: MUSA) | Fortune 500 | BB+ Credit | \$4.28B Revenue** — Murphy USA is a leading national retailer of gasoline and convenience merchandise operating approximately 1,800 locations across 27 states, servicing an estimated 2 million customers per day.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE  
NET LEASE

## TENANT OVERVIEW

MURPHY USA DAVENPORT, FL

# Murphy USA

**Lessee:** Murphy Oil USA Inc.

**Guarantor:** Murphy Oil USA Inc.

### REVENUE

**\$4.28 B**

### CREDIT RATING

**S&P: BB+**

### STOCK TICKER

**NYSE: MUSA**

### LOCATIONS

**1,800+**



[murphyusa.com](http://murphyusa.com)

**Murphy USA Inc. (NYSE: MUSA) is a leading national retailer of gasoline and convenience merchandise, operating approximately 1,800 locations across 27 states under the Murphy USA, Murphy Express, and QuickChek brands.**

Headquartered in El Dorado, Arkansas, the company employs roughly **15,000 team members** and serves millions of customers each week through a **high-volume, low-price fuel** and convenience model focused on value-oriented consumers across the South, Southeast, Midwest, and Northeast. A significant portion of the portfolio is strategically co-located adjacent to Walmart Supercenters, supplemented by stand-alone Murphy Express sites and larger-format QuickChek convenience stores.

Recognized as a Fortune **500 company**, Murphy USA leverages clustered market density, supply chain efficiencies, and strong regional brand recognition to drive both fuel volumes and in-store merchandise sales. The company continues to invest in new store development, site upgrades, and modernized branding, reinforcing its position as a traffic-driving, nationally recognized convenience and fuel tenant attractive to net-lease investors. In its most recent fiscal year, Murphy USA exceeded its new store target, opening **29 new locations** in the fourth quarter alone. President and CEO Mindy West cited the company's continued focus on efficiency and execution as core drivers of strong results, underscoring the scalability and resilience of Murphy USA's operating model across market cycles.

File Photo



# IN THE NEWS

MURPHY USA   DAVENPORT, FL

## Murphy USA Plans Further Expansion

ANGELA HANSON, FEBRUARY 14, 2026 (CS NEWS)

The company has already opened two stores in 2026 with another 18 currently under construction, reported President and CEO Mindy West ahead of the company's earnings call for the fourth quarter and full year 2025.

We are well positioned for sustainable **organic growth** in the years ahead. The business has overcome a challenging **first half in 2025** to deliver strong full-year results, demonstrating the resiliency of our strategy, reflecting the tireless efforts of our dedicated team members and providing **incredible momentum** as we enter 2026.

Last year, the convenience store retailer exceeded its target of 50 new stores, 29 of which entered service during the fourth quarter.

Murphy's performance was strong during the last quarter of the year, with margins responding favorably to **increased market volatility**. According to West, the new store pipeline remains in "great shape.

Fourth quarter results were **strong across the board**, underscoring the strength of our operating model, our continued **focus on efficiency** and execution against our organic growth goals for the year," she commented.

EXPLORE ARTICLE

## Murphy USA Opened 29 New Locations Last Quarter

FEBRUARY 5, 2026 (CONVENIENCE.ORG)

Murphy USA Inc. today announced financial results for the fourth quarter and full year 2025—its net income was \$141.9 million in Q4 2025 compared to net income of \$142.5 million in Q4 2024. For the full year 2025, net income was \$470.6 million, compared to 2024 net income of \$502.5 million.

We put 29 new stores into service in the fourth quarter, exceeding our **50-store** target for the full-year 2025. The new store pipeline remains in great shape and with two stores open year-to-date and **18 stores under construction**, we are well positioned for sustainable organic growth in the years ahead. The business has overcome a challenging first half in 2025 to deliver strong full-year results, demonstrating the resiliency of our strategy, reflecting the tireless efforts of our dedicated team members.

"Fourth quarter results were strong across the board, underscoring the strength of our operating model, our continued focus on efficiency and execution against our organic growth goals for the year," said President and CEO Mindy West.

The retailer reported merchandise contribution dollars for Q4 2025 increased **2.1%** to **\$213.2 million** on average unit margins of **19.6%**, compared to Q4 2024 contribution dollars of **\$208.8 million** on unit margins of **19.9%**. For the full year 2025, merchandise contribution dollars **increased 4.2% to \$869.0 million** and average unit margins were **20.2%** and **19.8% in 2025 and 2024**, respectively.

EXPLORE ARTICLE

LEASE OVERVIEW

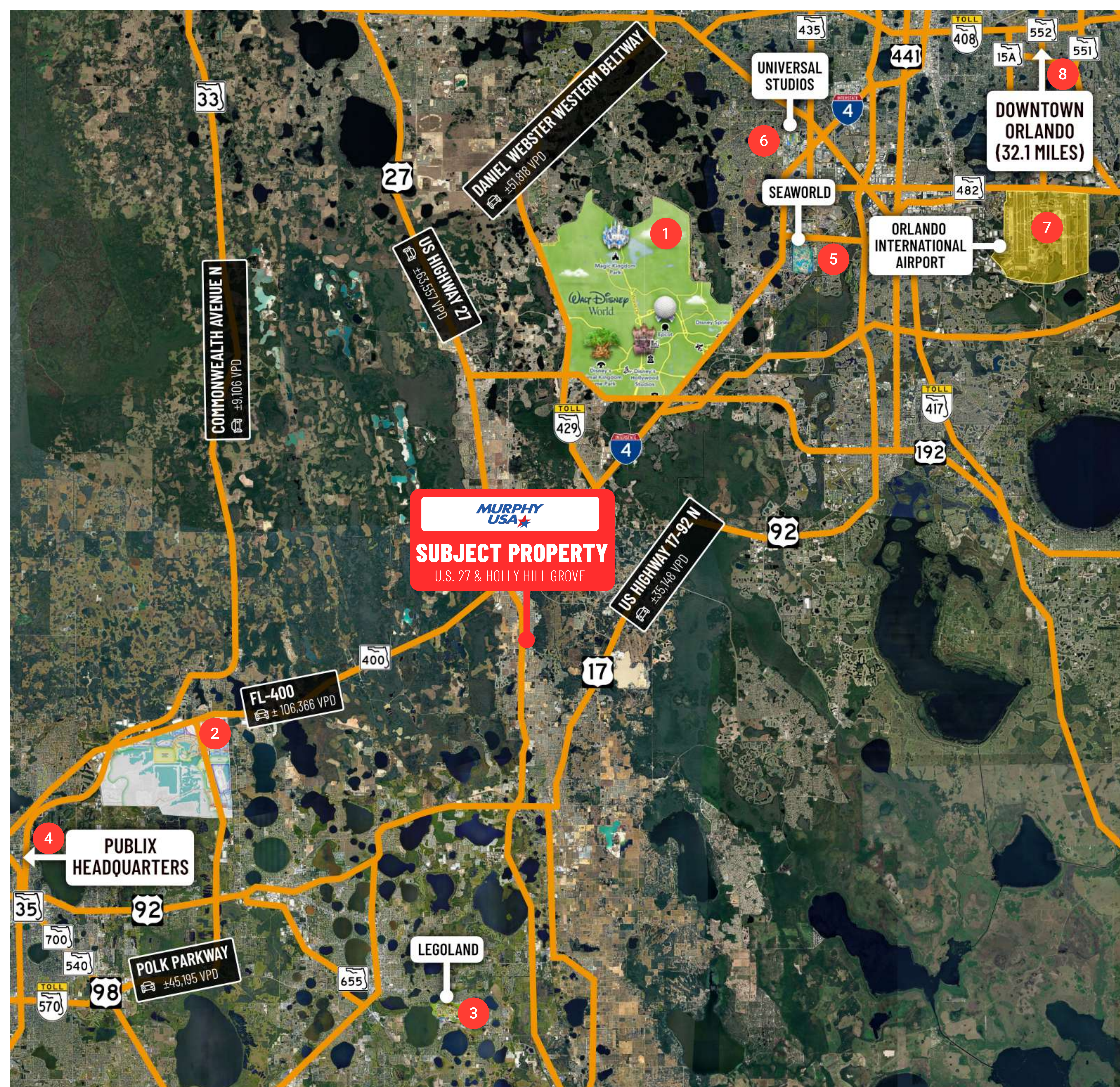
MURPHY USA   DAVENPORT, FL

|                       |                                             |
|-----------------------|---------------------------------------------|
| Initial Lease Term    | 20-Years, Plus (4), 5-Year Options to Renew |
| Rent Commencement     | October 2026                                |
| Lease Expiration      | October 2046                                |
| Lease Type            | Absolute NNN Ground Lease                   |
| Rent Increases        | 8% Every 5 Years, In Primary Term & Options |
| Annual Rent YRS 1-5   | \$240,000.00                                |
| Annual Rent YRS 6-10  | \$259,200.00                                |
| Annual Rent YRS 11-15 | \$279,936.00                                |
| Annual Rent YRS 16-20 | \$302,330.88                                |
| Option 1              | \$326,517.35                                |
| Option 2              | \$352,638.74                                |
| Option 3              | \$380,849.84                                |
| Option 4              | \$411,317.83                                |

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



- 1 Disney World  
10 Miles
- 2 Innovation District – Polk County  
13 Miles
- 3 Legoland  
14 Miles
- 4 Publix HQ  
15 Miles
- 5 Seaworld  
18 Miles
- 6 Universal Studios  
21 Miles
- 7 Orlando International Airport  
23 Miles
- 8 Downtown Orlando  
32 Miles



# ECONOMIC DRIVERS

MURPHY USA DAVENPORT, FL

## 1 Disney World

- 75,000+ Employees – the largest single-site employer in the US
- ~58 million annual visitors
- Home to 4 theme parks, 2 water parks, and 30+ resort hotels, generating year-round tourism demand



## 2 Innovation District - Polk County

- 3,000 AC mixed-use innovation district
- Projected to create 32,000 jobs and generate \$5.2 billion in economic impact by 2040



## 3 Legoland

- 150 AC family theme park featuring 50+ rides, shows, and attractions
- Anchor attraction for Polk County's 6.5+ million annual visitors
- Second largest Legoland in the World



## 4 Publix HQ

- 40+ million capital investment for the headquarters expansion completed in 2020
- 515,000 SF total office space, 200-acre campus



## 5 Seaworld

- Welcomed approx. 4.3-4.5 million annual visitors, ranked among 10 most visited theme parks in the US
- 200 AC marine-life theme park



## 6 Universal Studios

- 28,000+ employees
- 840 AC entertainment resort featuring 3 theme parks, 1 water park, and 11 hotels
- Approx. 20+ million annual visitors



## 7 Orlando International Airport

- Among the 10 busiest airports in the US and the busiest in FL
- Serves 57.7 million passengers annually
- Just underwent \$2.8 billion expansion in 2022



## 8 Downtown Orlando

- Central Florida's primary business district with major corporate, government, and healthcare employers
- 96,700+ daytime workforce, 17,500+ residents



DAVENPORT/I-4 LOGISTICS CORRIDOR  
• 6MM+ SF OF WAREHOUSE SPACE  
• 3 AMAZON DISTRIBUTION CENTERS  
• 10+ NATIONAL DISTRIBUTION USERS



**Publix**  
COMING SOON



27

US HIGHWAY 27  
±63,474 VPD

CITRUS RIDGE  
NEIGHBORHOOD ASSOCIATION

MINUTE MAID HUB  
• 300 APARTMENTS, 9 PAD SITES  
• BROKE GROUND 4/10/2026



RIDGEWOOD LAKES  
• 5,571 SINGLE FAMILY HOMES  
• 2,609 AC  
• 381,000+ SF OF PLANNED  
COMMERCIAL/RETAIL/OFFICE SPACE  
• 18-HOLE CHAMPIONSHIP GOLF COURSE

UNDER CONSTRUCTION:  
DR. HORTON  
942 TOWNHOMES  
262 SF UNITS

**the brightly**  
APARTMENTS  
• 250 UNITS  
• ~\$50M LUXURY APARTMENT  
DEVELOPMENT

WYNSTONE SUBDIVISION  
685 SF HOMES



DOLLAR GENERAL

**MURPHY**  
USA  
**SUBJECT PROPERTY**  
U.S. 27 & HOLLY HILL GROVE

UNDER CONSTRUCTION:  
ORCHID GARDENS  
342 SF HOMES

COTTONWOOD  
COMMONS

CASCADES  
74 SF HOMES



ASCEND RIDGEWOOD  
LAKES POOL

BAYCARE EMERGENCY HOSPITAL  
• 12,000 SF  
• 15 EMERGENCY TREATMENT ROOMS



BEDROCK EMERALD LAKE  
MOBILE HOME COMMUNITY



UNDER CONSTRUCTION:  
CASCADES PHASE I & II  
550 SF HOMES



ADVENTHEALTH  
HEART OF FLORIDA



HOLLY GROVE  
APARTMENTS  
(360 UNITS)



WYNSTONE SUBDIVISION  
685 SF HOMES

sam's club  
OPENING 2027

Walmart  
Supercenter  
OPENING 2027

DAVENPORT/I-4 LOGISTICS CORRIDOR  
• 6MM+ SF OF WAREHOUSE SPACE  
• 3 AMAZON DISTRIBUTION CENTERS  
• 10+ NATIONAL DISTRIBUTION USERS  
Walmart  
amazon  
CVS pharmacy  
DISTRIBUTION  
FedEx

UNDER CONSTRUCTION:  
DR. HORTON  
942 TOWNHOMES  
262 SF UNITS

POSNER COMMONS  
MICHAEL'S  
PET SMART  
DOLLAR TREE  
SALLY KAY  
JEWELERS  
ROSS  
DRESS FOR LESS  
DICK'S  
CAPO

POSNER PARK  
TARGET  
JCPenney  
ASHLEY  
Staples  
BJ's  
BEST BUY

Cypress Crown

PLANET RECYCLING

LuJo FLOORS  
ZOEY'S

CAR WASH

DISCOUNT  
TIRE

POSNER VILLAGE  
HOBBY LOBBY  
HomeGoods  
Marshall's  
Burlington  
five BELOW  
Egg FITNESS  
bealls  
ULTA  
MATTRESS Warehouse  
RACK ROOM SHOES

SUN STATE

DOLLAR GENERAL

OUTPARCEL 2  
0.76 ACRES

OUTPARCEL 1  
1.24 ACRES

OUTPARCEL 3  
0.98 ACRES

OUTPARCEL 4  
0.93 ACRES

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27

US HIGHWAY 27  
(63,474 VPD)

MURPHY  
USA

COTTONWOOD COMMONS  
• FUTURE RETAILERS  
COMING SOON

DIRECT LEFT  
TURN ACCESS

HOLLY HILL GORVE ROAD

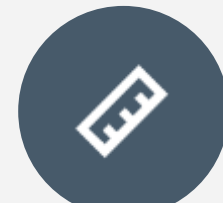
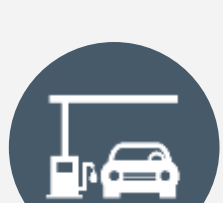
# TOP 10 FASTEST-GROWING CITIES IN THE USA [2026]

| RANK | CITY, STATE     | YOY GROWTH % | PRIMARY DRIVER         |
|------|-----------------|--------------|------------------------|
| 1    | CELINA, TX      | 26.6%        | DFW Suburban Expansion |
| 2    | FULSHEAR, TX    | 25.6%        | Houston Metro Growth   |
| 3    | PRINCETON, TX   | 22.3%        | Dallas Spillover       |
| 4    | ANNA, TX        | 16.9%        | DFW Corridor           |
| 5    | WILDWOOD, FL    | 19.53%       | Retirement Communities |
| 6    | HAINES CITY, FL | 10.8%        | Population Boom        |
| 7    | GEORGETOWN, TX  | 10.6%        | Austin Metro           |
| 8    | PROSPER, TX     | 10.5%        | Dallas Suburbs         |
| 9    | FORNEY, TX      | 10.4%        | Affordable Housing     |
| 10   | KYLE, TX        | 9.0%         | Austin Overflow        |

Source: U.S. Census Bureau, 2026 Population Estimates

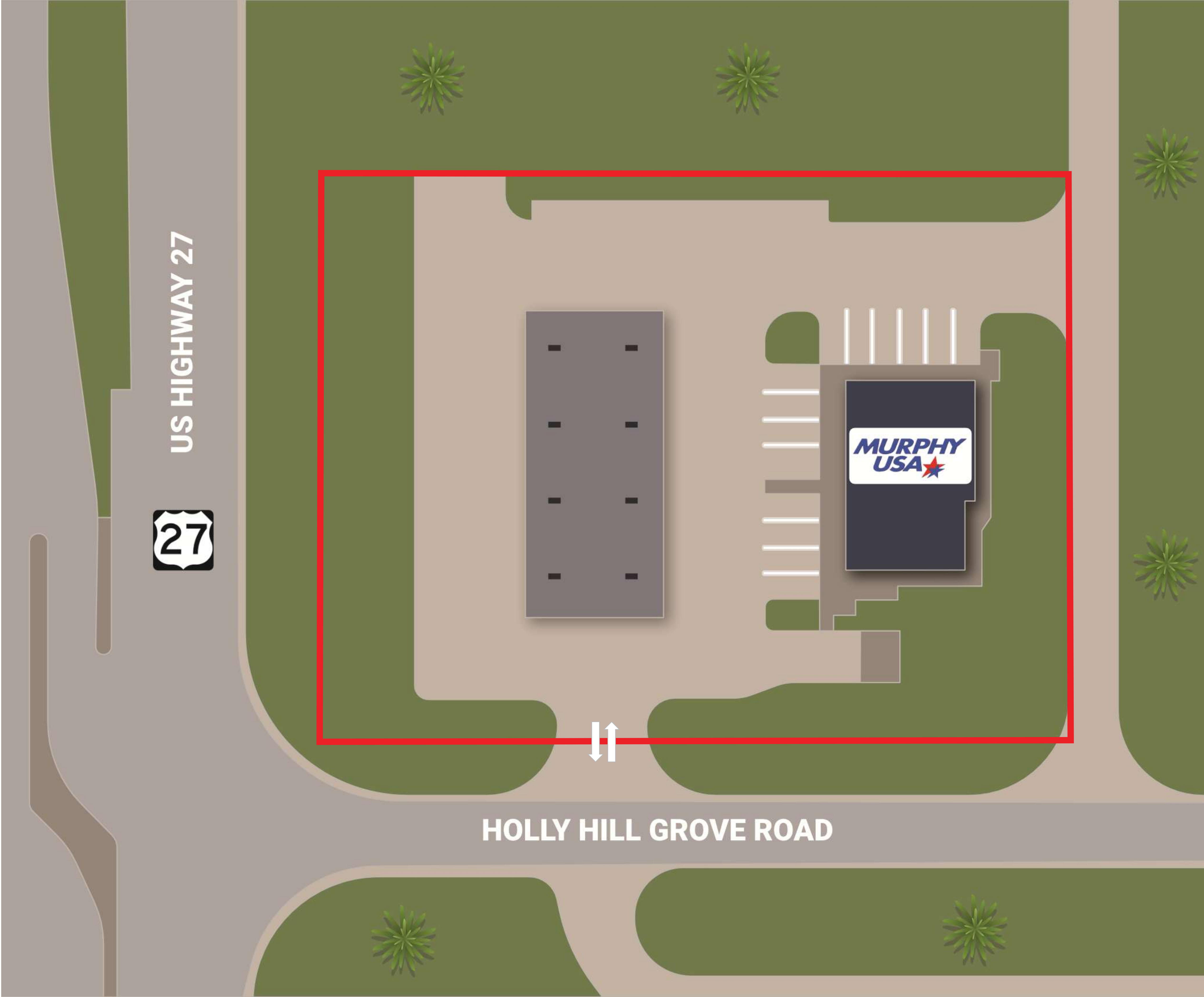
# SITE OVERVIEW

MURPHY USA    DAVENPORT, FL

|                                                                                   |                   |           |
|-----------------------------------------------------------------------------------|-------------------|-----------|
|  | Year Built        | 2026      |
|  | Building Area     | ±2,824 SF |
|  | Land Area         | ±1.12 AC  |
|  | Pumps             | 8         |
|  | Fueling Positions | 16        |

## NEIGHBORING RETAILERS

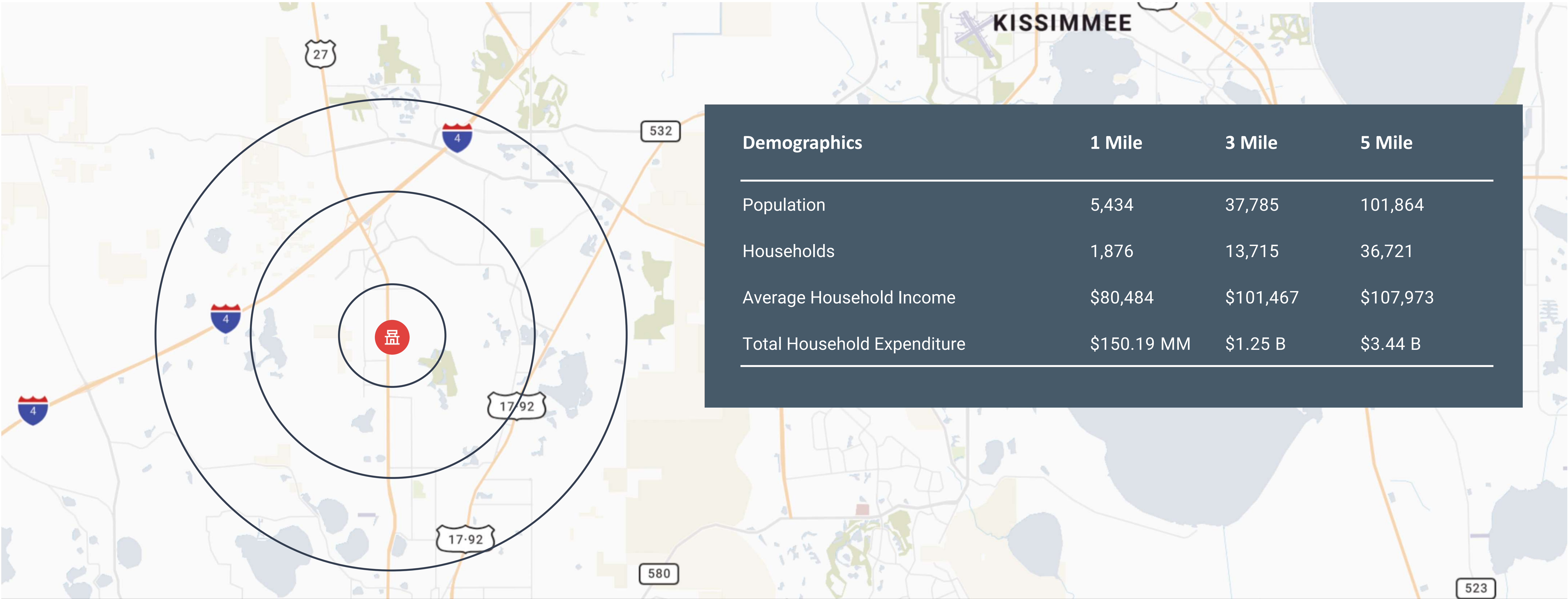
- Walmart
- Sam’s Club
- McDonald’s
- Chipotle Mexican Grill
- Chrysler Dodge Jeep RAM FIAT
- Bojangles
- Wendy’s
- Domino’s Pizza
- Miller’s Ale House
- Dollar General



File Photo

# LOCATION OVERVIEW

MURPHY USA    DAVENPORT, FL



## POLK COUNTY ECONOMIC DRIVERS (EMPLOYEES)

1.

Publix Super Markets (16,537)
2.

Polk County School Board (13,500)
3.

Lakeland Regional Health (8,279)
4.

Walmart (5,523)
5.

Amazon (5,500)
6.

Polk County Government (5,262)
7.

Baycare (3,402)
8.

Geico (2,941)
9.

City of Lakeland (2,297)
10.

Winter Haven Hospital (2,130)

# LOCATION OVERVIEW

MURPHY USA   DAVENPORT, FL

## Davenport Florida

 **16,764**  
Population

 **\$73,700**  
Median Household Income



Annual Population  
Growth Rate

**9.55%**

Visitors to Orlando MSA  
in 2025

**75.9 Million**

### Davenport, Florida

Davenport is a rapidly expanding city in Polk County situated along the US Highway 27 corridor — a primary north–south artery connecting the I-4 interchange to South Florida. The city recorded a 9.55% annual population growth rate in 2024, driven by new master-planned residential communities, proximity to Walt Disney World (~15 miles north), and sustained in-migration from higher-tax states. The Holly Hill Grove Road and US-27 intersection is one of Polk County's most active retail development zones, with a new Walmart Supercenter, Sam's Club, and supporting retail currently under construction.

Davenport sits at the gateway between the greater Orlando tourism market and Central Florida's expanding residential base, offering residents and visitors direct access to world-class entertainment, employment, and amenities. The city's median home price reached \$375,000 in early 2024, reflecting strong housing demand from both primary homebuyers and vacation/short-term rental investors drawn by proximity to Walt Disney World and Universal Orlando. The Polk State College Haines City–Davenport Campus — a new 75,000 SF facility — is set to open Fall 2026, further anchoring long-term institutional demand in the trade area.

### Orlando/Kissimmee/Sanford MSA

The Orlando/Kissimmee/Sanford MSA is one of the fastest-growing and most visited metropolitan areas in the United States, encompassing Orange, Osceola, Seminole, and Lake Counties with a regional population exceeding 3.1 million. The MSA welcomed 75.9 million visitors in 2025 — a new all-time record — anchored by Walt Disney World (90,000+ employees, Florida's #1 single-site employer), Universal Orlando, and Orlando International Airport (50M+ annual passengers), the busiest airport in Florida.

The region added 9,900 new jobs and 87,000 new residents in 2025, supported by a robust pipeline of residential, industrial, and mixed-use development across all four counties, consistently ranking among the top MSAs in the nation for job creation, GDP growth, and population expansion.

### Lakeland Metro Area Among Fastest-Growing Cities in US, Census Data Shows

CARLA BAYRON, APRIL 1, 2026 (FOX 13)

A recent U.S. Census Bureau report shows the Lakeland metro area ranks in the top five U.S. cities for percentage population growth.

Polk County experienced a 2.7% population increase from July 2024 through July 2025, ranking fourth nationally among all metro areas. Currently sitting just under 850,000 residents, Polk County is projected to surpass one million by 2030. Economists at Florida Southern College attribute the surge to retirees, young families, and workers relocating from higher-cost states, citing I-4 connectivity to both Tampa and Orlando as a key driver sustaining demand for local services, retail, and fuel.

EXPLORE ARTICLE



### Davenport Ready to Welcome Walmart Supercenter and Area's First Sam's Club Along US-27

MARCH 26, 2026 (CITY OF DAVENPORT)

Davenport is ready to welcome Walmart and Sam's Club, with construction officially underway on a major new retail development along US Highway 27.

The project will bring a full Walmart Supercenter and the area's first Sam's Club to the US-27 corridor, situated near the Holly Hill Grove intersection — directly adjacent to the subject property. The development joins an expanding retail cluster that includes McDonald's, Dollar General, and Sun State International Trucks, and is surrounded by thousands of new residential units proposed or under construction within the immediate trade area, generating sustained daily-needs consumer demand.

EXPLORE ARTICLE



### Moving I-4 Forward: \$2.5 Billion Plan to Ease Congestion on I-4 Through Polk and Osceola Counties

APRIL 12, 2026 (WFTV)

In just five years, your drive on I-4 through Osceola and Polk counties could be much easier.

The Florida Department of Transportation has revealed its full timeline for the \$2.5 billion Moving I-4 Forward plan, targeting 14 miles of I-4 between Polk and Osceola counties. The five-project program will add two new express lanes in each direction from west of U.S. 27 to east of World Center Drive, improve interchanges, add ramps and connectors, and build the new Poinciana Connector road. FDOT expects the full program to be complete by summer 2031, with congestion relief lanes from U.S. 27 to World Drive already open as of April 2025.

EXPLORE ARTICLE



### Polk County: Florida's Best Place for Business — CFDC Highlights Regional Economic Momentum

JUNE 7, 2026 (CENTRAL FLORIDA DEVELOPMENT COUNCIL)

With regional connectivity, a lower cost of living, a robust talent pipeline, and responsive incentive programs, Polk County is Florida's best place for business.

The Central Florida Development Council continues to attract corporate investment to Polk County through a diverse portfolio of target industries including advanced manufacturing, logistics, health sciences, and technology. More than \$450 million in new capital investment and 2,400 new jobs were announced in the county in fiscal year 2025-2026 alone. The county's strategic position between Tampa and Orlando, combined with competitive incentive programs, positions the trade area as one of Central Florida's most active economic growth corridors.

EXPLORE ARTICLE



### Target Coming to New Major Shopping, Dining and Retail Center in Haines City

CARLA BAYRON, APRIL 9, 2026 (FOX 13)

Haines City, one of the state and nation's fastest-growing cities, will soon feature a new shopping, dining, and living experience.

A groundbreaking ceremony was held for Crossroads Village Center, a 400,000-square-foot development located at US-17/92 off US-27. Target is confirmed as an anchor tenant, with additional national retailers, restaurants, hotels, and residential communities also planned. Developer Syed Raza projects hundreds of new jobs and hundreds of millions of dollars in annual trade activity, with Phase 1 scheduled for completion by fall 2026.

EXPLORE ARTICLE



### Polk State College Haines City-Davenport Campus Set to Open Fall 2026, Bringing Workforce Training to Northeast Polk

MAY 26, 2026 (POLK STATE COLLEGE)

The new Haines City-Davenport Campus — an approximately \$51 million project — will house a 75,000-square-foot facility with a strong emphasis on workforce development.

Located directly on U.S. 27, the campus will offer programs in Health Sciences, Hospitality and Tourism Management, Supply Chain and Logistics, and Teacher Education, and will feature Central Florida's first public higher education interdisciplinary simulation hospital. Doors are expected to open as early as fall 2026, bringing a steady pipeline of skilled workers and thousands of students to the US-27 corridor — directly reinforcing the trade area's long-term retail and service demand.

EXPLORE ARTICLE



### Four Corners Leaders Mark Next Phase of Regional Collaboration with New Chamber of Commerce

MARCH 25, 2026 (OSCEOLA COUNTY)

After years of coordinated regional leadership, the Four Corners Commissioners Task Force is marking a transition in their collaborative efforts, as a new regional chamber of commerce has been established to carry forward and expand upon that work.

The newly formed 4 Corners Chamber of Commerce unifies business leadership across Lake, Orange, Osceola, and Polk counties — one of the fastest-growing regions in Florida. The chamber will advocate for infrastructure investment, workforce development, and long-term regional planning, providing a coordinated private-sector voice to support the economic momentum already underway across the four-county corridor.

EXPLORE ARTICLE



### AdventHealth Plans Expansion in Osceola County, Deepening Healthcare Investment Across the Four Corners Region

APRIL 15, 2026 (ORLANDO BUSINESS JOURNAL)

AdventHealth plans to build a new parking garage and medical office facility at its Celebration hospital as part of continued expansion across the Four Corners region.

The nonprofit health system has been deepening its footprint across Polk and Osceola counties, with new clinical facilities, expanded operating rooms, and a recently approved hospital campus at NeoCity serving the growing regional population. These investments reflect the broader healthcare infrastructure buildout occurring across the Four Corners trade area, where population growth is driving demand for expanded medical services and supporting the daytime consumer base that benefits retail and fuel center operators along the US-27 corridor.

EXPLORE ARTICLE





CALL FOR ADDITIONAL INFORMATION

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(214) 522-7200

## Los Angeles

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El Segundo, CA 90245  
  
(424) 320-2321

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