

FOR SALE OR LEASE

COMMERCIAL PARCELS SE/Q ORANGE AVENUE & TRADEPORT DRIVE

ORANGE COUNTY
ORLANDO, FLORIDA

For additional information contact:

Steve DeWitt or Tanya Solomon

(407) 380-8633

sdewitt@shorecrestretail.com / tsolomon@shorecrestretail.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change in price or other conditions, withdrawal without notice and to any special listing condition imposed by our principal.

EXECUTIVE SUMMARY

LOCATION: SE/Q South Orange Avenue and Tradeport Drive
Orlando, Orange County, Florida

DESCRIPTION: Four (4) vacant outparcels located at the entrance to the Orlando’s second largest industrial park, Liberty Park at AIPO. AIPO is a 1,350 acre industrial and commercial mixed-use park with almost 6 million sq. ft. of warehouse and distribution space presently developed.

LAND SIZE:

	SIZE	Sales Price	Lease Price
LOT 1	2.56±	\$2,050,000	\$150,000 YR/NNN
LOT 2	1.15±	\$925,000	\$69,000 YR/NNN
LOT 3A	1.0±	DUNKIN DONUTS	DUNKIN DONUTS
LOT 3B	.35±	\$282,000	\$25,000 YR/NNN
LOT 4	1.16±	\$935,000	\$69,600 YR/NNN

(*Lot sizes shown are only conceptual and can be modified if needed. Pricing then based on size and location.)

ZONING: PD, Per City of Orlando

UTILITIES: A city sewer main is located within Tradeport Drive. Sewer main extension by gravity or force main would be necessary for outparcels fronting South Orange Avenue.

RETENTION: Off-Site retention

TRAFFIC COUNTS: **2022 AADT** per Orange County Traffic Engineering

Orange Avenue **43,728**
(Taft-Vineland Rd. to Wetherbee Rd.)

Tradeport Drive **20,236**
Orange Avenue to Ringhaver Drive

Taft-Vineland Road **17,539**
General Drive to Orange Avenue

**2023 ESTIMATED
DEMOGRAPHICS:**

	<u>1 Mile</u>	<u>2 Miles</u>	<u>3 Miles</u>
Population	2,847	8,530	46,418
Median HH Income	\$54,787	\$65,820	\$67,642
Average HH Income	\$64,849	\$71,853	\$80,846
Total Employees	3,939	20,180	46,096

COMMENTS:

These outparcels provide an excellent development opportunity for commercial and retail uses that require easy access to all of Orlando's major traffic arteries, Orlando International Airport and the entire South Orlando Metropolitan Area.

Ideal uses include: Sit down or fast food restaurants, bank, tire store or auto parts store.



RaceTrac



LOT 4
1.16±

LOT 3B
.35±

LOT 2
1.15±

LOT 1
2.56±

S ORANGE AVE

TRADEPORT DRIVE



TAFT VINELAND RD

SITES →

S ORANGE AVE

TRADEPORT DRIVE

**AIRPORT
INDUSTRIAL PARK
ORLANDO**

RaceTrac

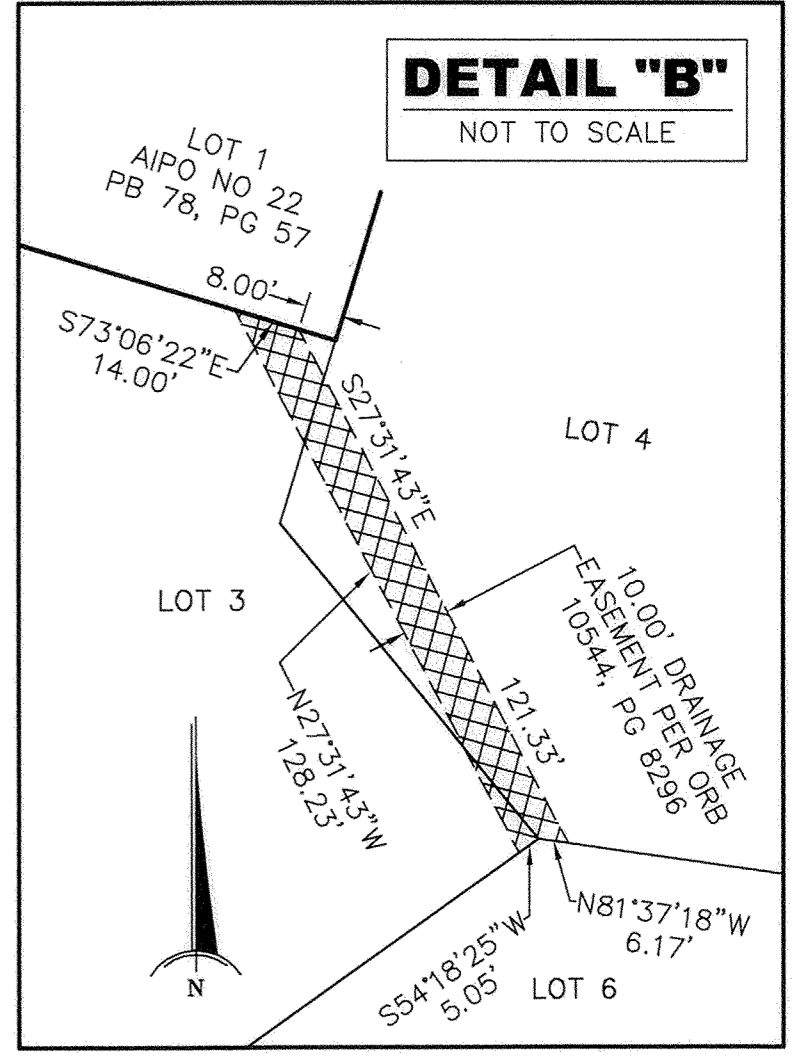
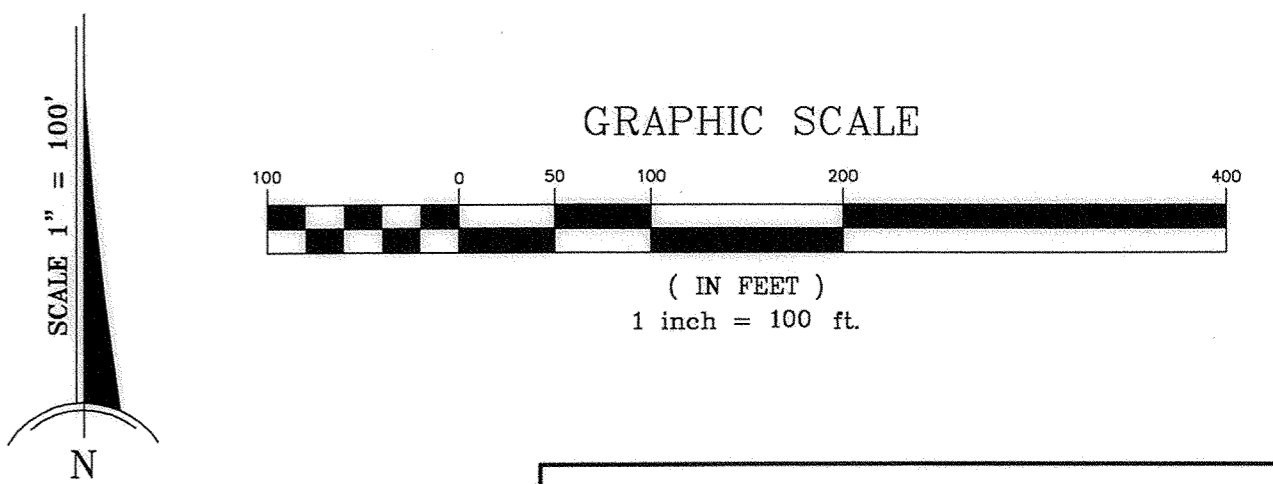
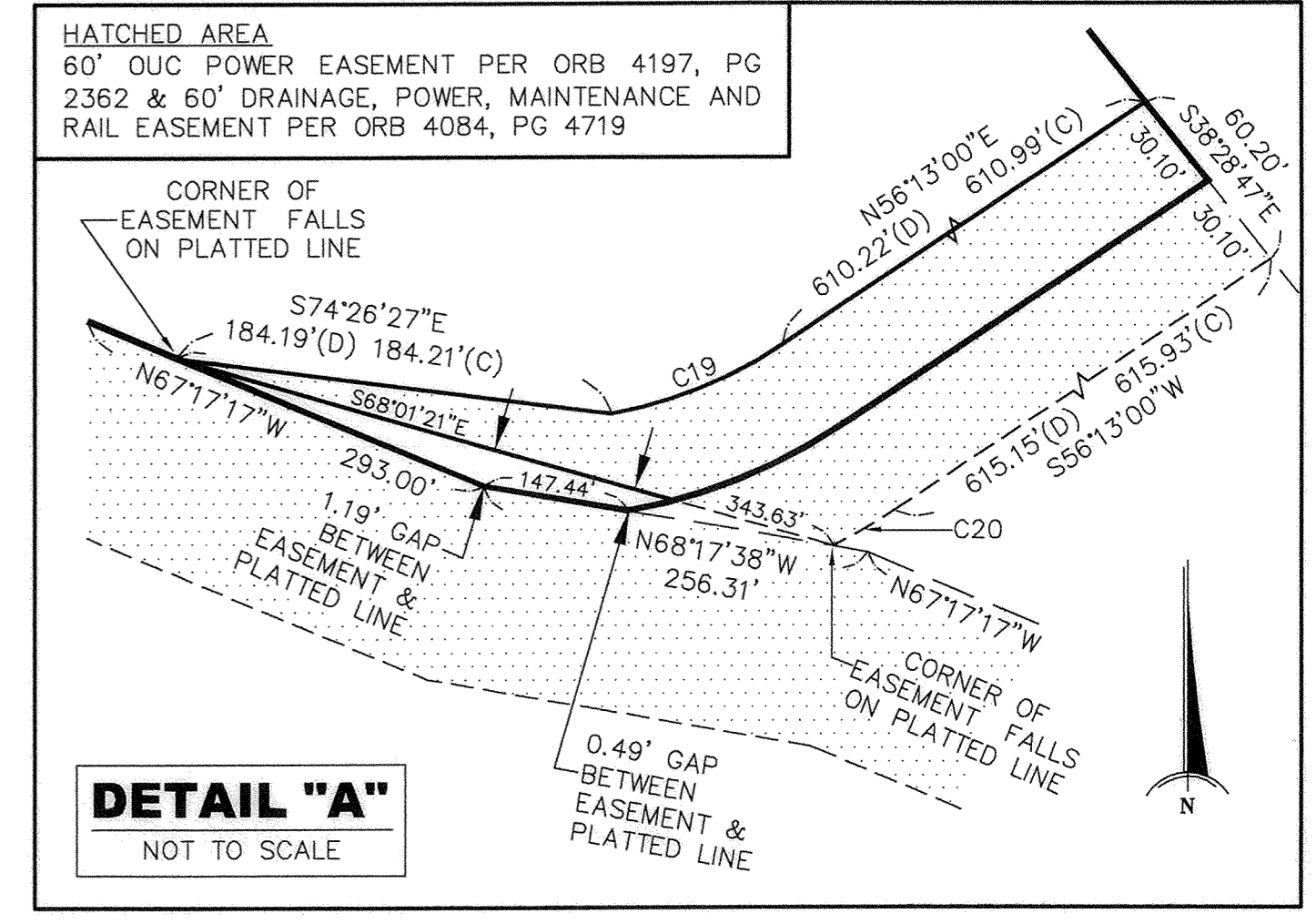
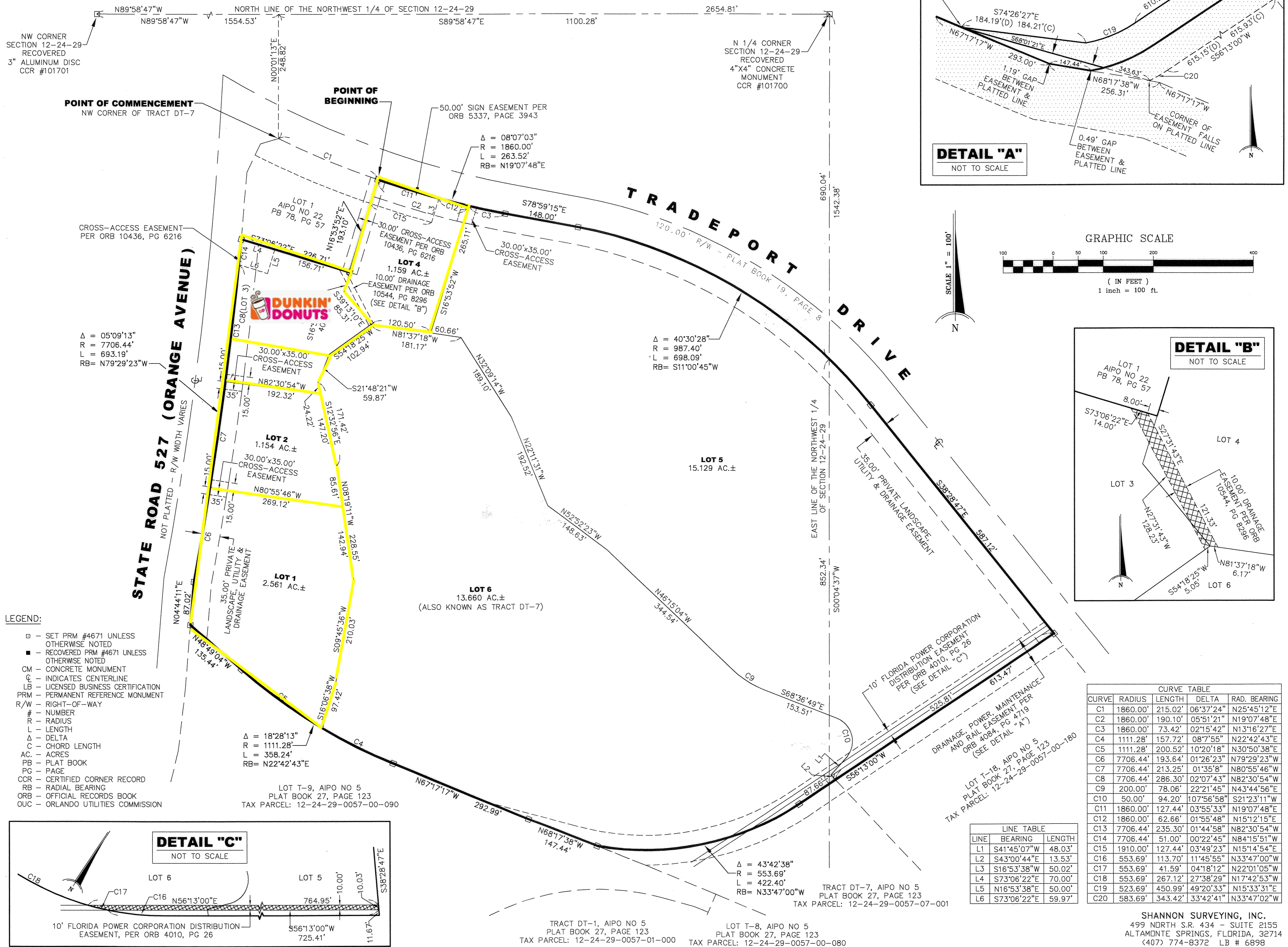
7-Eleven
DUNKIN' DONUTS

Mid Florida

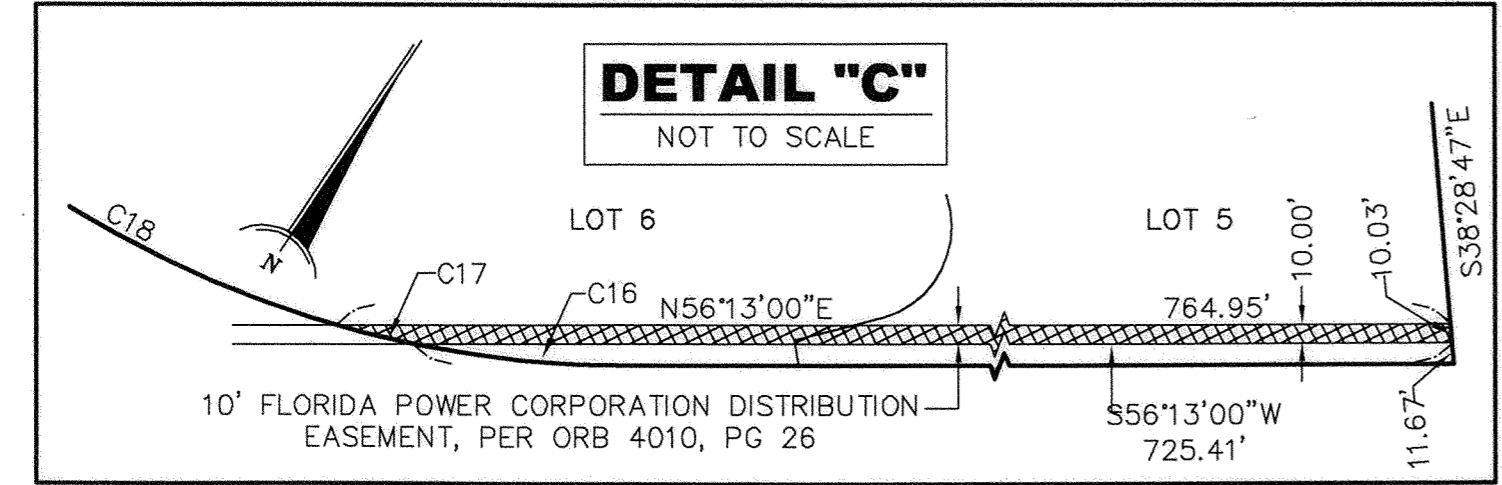
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AIRPORT INDUSTRIAL PARK at ORLANDO ADDITION No. 23

BEING A REPLAT OF LOT T-24, LOT T-25, AND A PORTION OF TRACT DT-7,
AIRPORT INDUSTRIAL PARK AT ORLANDO ADDITION NO 5, PLAT BOOK 27, PAGE 123
SECTION 12, TOWNSHIP 24 SOUTH, RANGE 29 EAST,
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA



- LEGEND:**
- - SET PRM #4671 UNLESS OTHERWISE NOTED
 - - RECOVERED PRM #4671 UNLESS OTHERWISE NOTED
 - CM - CONCRETE MONUMENT
 - ⊙ - INDICATES CENTERLINE
 - LB - LICENSED BUSINESS CERTIFICATION
 - PRM - PERMANENT REFERENCE MONUMENT
 - R/W - RIGHT-OF-WAY
 - # - NUMBER
 - R - RADIUS
 - L - LENGTH
 - Δ - DELTA
 - C - CHORD LENGTH
 - AC. - ACRES
 - PB - PLAT BOOK
 - PG - PAGE
 - CCR - CERTIFIED CORNER RECORD
 - RB - RADIAL BEARING
 - ORB - OFFICIAL RECORDS BOOK
 - OUC - ORLANDO UTILITIES COMMISSION



CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	RAD. BEARING
C1	1860.00'	215.02'	06°37'24"	N25°45'12"E
C2	1860.00'	190.10'	05°51'21"	N19°07'48"E
C3	1860.00'	73.42'	02°15'42"	N13°16'27"E
C4	1111.28'	157.72'	08°7'55"	N22°42'43"E
C5	1111.28'	200.52'	10°20'18"	N30°50'38"E
C6	7706.44'	193.64'	01°26'23"	N79°29'23"W
C7	7706.44'	213.25'	01°35'8"	N80°55'46"W
C8	7706.44'	286.30'	02°07'43"	N82°30'54"W
C9	200.00'	78.06'	22°21'45"	N43°44'56"E
C10	50.00'	94.20'	107°56'58"	S21°23'11"W
C11	1860.00'	127.44'	03°55'33"	N19°07'48"E
C12	1860.00'	62.66'	01°55'48"	N15°12'15"E
C13	7706.44'	235.30'	01°44'58"	N82°30'54"W
C14	7706.44'	51.00'	00°22'45"	N84°15'51"W
C15	1910.00'	127.44'	03°49'23"	N15°14'54"E
C16	553.69'	113.70'	11°45'55"	N33°47'00"W
L3	S16°53'38"W	50.02'		
L4	S73°06'22"E	70.00'		
L5	N16°53'38"E	50.00'		
L6	S73°06'22"E	59.97'		

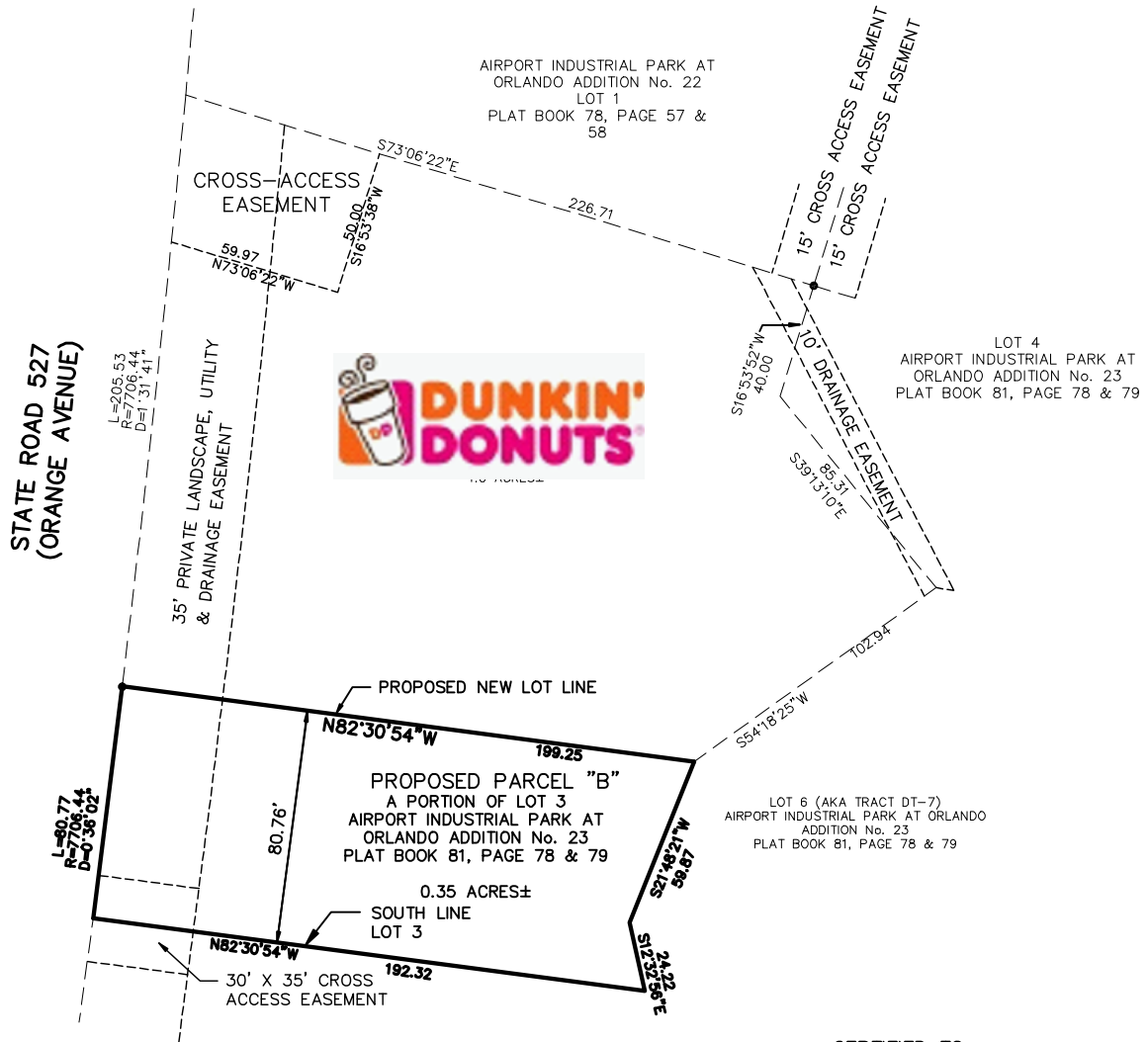
LINE TABLE		
LINE	BEARING	LENGTH
L1	S41°45'07"W	48.03'
L2	S43°00'44"E	13.53'
L3	S16°53'38"W	50.02'
L4	S73°06'22"E	70.00'
L5	N16°53'38"E	50.00'
L6	S73°06'22"E	59.97'

SHANNON SURVEYING, INC.
499 NORTH S.R. 434 - SUITE 2155
ALAMONTE SPRINGS, FLORIDA, 32714
(407) 774-8372 LB # 6898

" SKETCH AND DESCRIPTION "

"REAL PROPERTY DESCRIPTION" PROPOSED PARCEL "B"

THE SOUTH 80.76 FEET OF LOT 3, AIRPORT INDUSTRIAL PARK AT ORLANDO ADDITION No. 23, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 81, PAGES 78 THROUGH 79, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.



SURVEYOR'S NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE "REAL PROPERTY DESCRIPTION" SHOWN HEREON IS IN ACCORDANCE WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
3. NO UNDERGROUND IMPROVEMENTS OR VISIBLE INSTALLATIONS HAVE BEEN LOCATED OTHER THAN SHOWN.
4. BEARINGS ARE BASED ON THE PLAT BOOK 81, PAGES 78 AND 79.

CLIENT: DUNKIN
JOB NUMBER: 18-111
CADD DWG. FILE: 06-299

CERTIFIED TO:
DUNKIN DOUGHNUTS

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Scott Bechir
SCOTT BECHIR, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NUMBER 5807

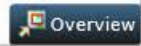


SCALE: 1"=60'

COMMENTS	FIELD	DATE	OFFICE	DATE
SKETCH OF DESCRIPTION	NA	NA	S.R.B.	1/2/20

SCOTT'S SURVEYING SERVICES, INC.

8 S. HWY. 17-92, SUITE 8-A
PH. (386) 668-7332 FAX 668-7337



TRADEPORT DR

S ORANGE AVE

TRADEPORT DR

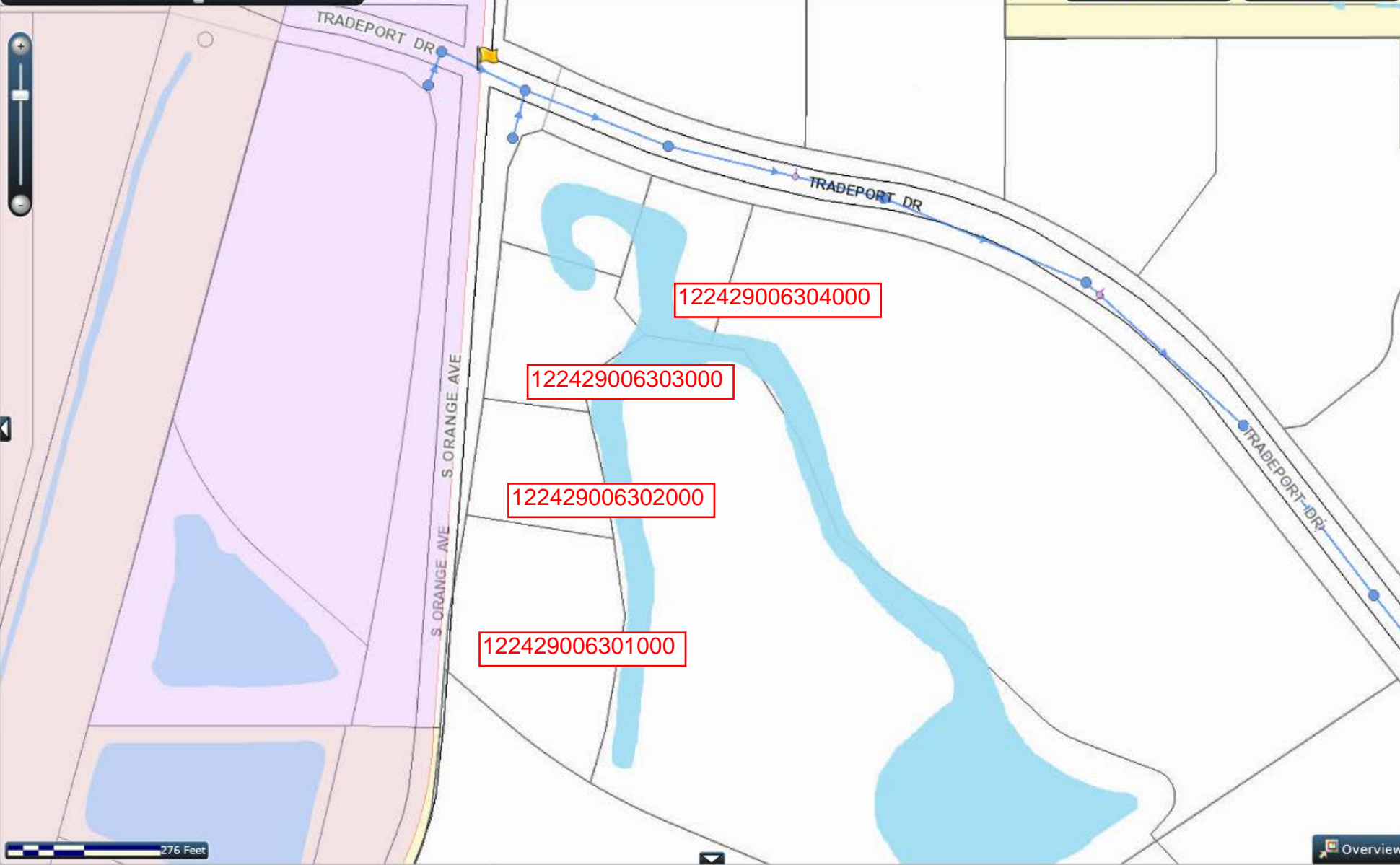
TRADEPORT DR

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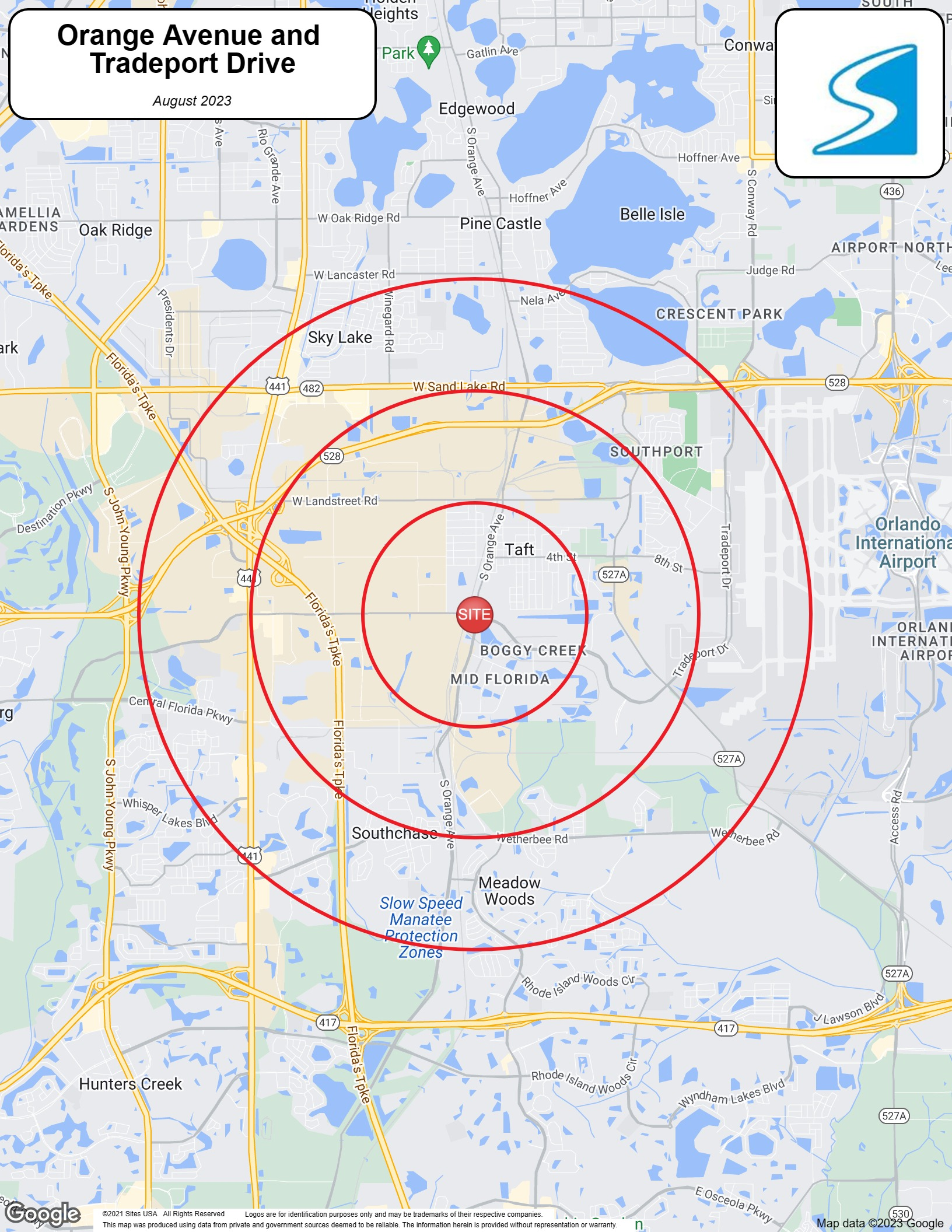
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Orange Avenue and Tradeport Drive

August 2023



Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 28.4212/-81.3714

South Orange Avenue & Tradeport Drive			
	1 mi radius	2 mi radius	3 mi radius
Population			
2023 Estimated Population	2,847	8,530	46,418
2028 Projected Population	3,330	9,615	51,109
2020 Census Population	2,664	8,293	45,782
2010 Census Population	2,589	7,584	38,082
Projected Annual Growth 2023 to 2028	3.4%	2.5%	2.0%
Historical Annual Growth 2010 to 2023	0.8%	1.0%	1.7%
Households			
2023 Estimated Households	950	2,772	15,256
2028 Projected Households	1,177	3,312	17,796
2020 Census Households	876	2,661	14,870
2010 Census Households	845	2,450	12,459
Projected Annual Growth 2023 to 2028	4.8%	3.9%	3.3%
Historical Annual Growth 2010 to 2023	1.0%	1.0%	1.7%
Age			
2023 Est. Population Under 10 Years	12.5%	11.9%	11.7%
2023 Est. Population 10 to 19 Years	15.2%	14.0%	13.0%
2023 Est. Population 20 to 29 Years	11.0%	11.2%	12.8%
2023 Est. Population 30 to 44 Years	21.1%	23.1%	23.1%
2023 Est. Population 45 to 59 Years	22.0%	22.1%	21.2%
2023 Est. Population 60 to 74 Years	13.9%	13.4%	13.3%
2023 Est. Population 75 Years or Over	4.2%	4.2%	4.8%
2023 Est. Median Age	37.1	37.5	37.2
Marital Status & Gender			
2023 Est. Male Population	50.7%	49.0%	49.4%
2023 Est. Female Population	49.3%	51.0%	50.6%
2023 Est. Never Married	26.8%	27.1%	34.2%
2023 Est. Now Married	37.5%	42.0%	42.7%
2023 Est. Separated or Divorced	23.1%	21.8%	18.1%
2023 Est. Widowed	12.7%	9.1%	5.0%
Income			
2023 Est. HH Income \$200,000 or More	9.0%	8.3%	8.3%
2023 Est. HH Income \$150,000 to \$199,999	1.4%	4.1%	6.5%
2023 Est. HH Income \$100,000 to \$149,999	10.8%	13.2%	15.3%
2023 Est. HH Income \$75,000 to \$99,999	13.4%	15.9%	14.0%
2023 Est. HH Income \$50,000 to \$74,999	14.2%	18.8%	16.8%
2023 Est. HH Income \$35,000 to \$49,999	10.9%	12.3%	12.9%
2023 Est. HH Income \$25,000 to \$34,999	21.9%	13.2%	10.4%
2023 Est. HH Income \$15,000 to \$24,999	6.4%	6.4%	8.5%
2023 Est. HH Income Under \$15,000	12.1%	7.8%	7.2%
2023 Est. Average Household Income	\$64,849	\$71,853	\$80,846
2023 Est. Median Household Income	\$54,787	\$65,820	\$67,642
2023 Est. Per Capita Income	\$21,647	\$23,359	\$26,603
2023 Est. Total Businesses	353	2,020	4,799
2023 Est. Total Employees	3,939	20,180	46,096

Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 28.4212/-81.3714

South Orange Avenue & Tradeport Drive	1 mi radius	2 mi radius	3 mi radius
Race			
2023 Est. White	43.7%	37.7%	34.8%
2023 Est. Black	14.2%	16.4%	17.5%
2023 Est. Asian or Pacific Islander	6.4%	6.8%	6.7%
2023 Est. American Indian or Alaska Native	0.7%	0.6%	0.6%
2023 Est. Other Races	35.1%	38.5%	40.3%
Hispanic			
2023 Est. Hispanic Population	1,256	4,148	23,522
2023 Est. Hispanic Population	44.1%	48.6%	50.7%
2028 Proj. Hispanic Population	44.5%	48.4%	50.6%
2020 Hispanic Population	49.6%	59.1%	68.6%
Education (Adults 25 & Older)			
2023 Est. Adult Population (25 Years or Over)	1,915	5,886	32,247
2023 Est. Elementary (Grade Level 0 to 8)	8.3%	7.6%	8.7%
2023 Est. Some High School (Grade Level 9 to 11)	7.5%	7.3%	6.0%
2023 Est. High School Graduate	36.9%	33.9%	31.3%
2023 Est. Some College	19.9%	20.0%	17.8%
2023 Est. Associate Degree Only	10.0%	11.5%	11.0%
2023 Est. Bachelor Degree Only	12.4%	14.2%	17.7%
2023 Est. Graduate Degree	4.9%	5.6%	7.5%
Housing			
2023 Est. Total Housing Units	1,048	2,972	16,422
2023 Est. Owner-Occupied	71.9%	78.8%	69.9%
2023 Est. Renter-Occupied	18.7%	14.4%	23.0%
2023 Est. Vacant Housing	9.4%	6.7%	7.1%
Homes Built by Year			
2023 Homes Built 2010 or later	4.1%	5.8%	11.2%
2023 Homes Built 2000 to 2009	25.3%	18.1%	14.2%
2023 Homes Built 1990 to 1999	36.4%	38.0%	19.0%
2023 Homes Built 1980 to 1989	10.3%	11.0%	19.4%
2023 Homes Built 1970 to 1979	7.9%	7.6%	12.9%
2023 Homes Built 1960 to 1969	1.5%	5.9%	7.0%
2023 Homes Built 1950 to 1959	2.3%	4.8%	6.7%
2023 Homes Built Before 1949	2.8%	2.0%	2.6%
Home Values			
2023 Home Value \$1,000,000 or More	1.4%	1.9%	2.2%
2023 Home Value \$500,000 to \$999,999	3.3%	4.7%	6.1%
2023 Home Value \$400,000 to \$499,999	5.2%	6.3%	7.8%
2023 Home Value \$300,000 to \$399,999	9.8%	14.2%	23.7%
2023 Home Value \$200,000 to \$299,999	34.5%	40.7%	36.5%
2023 Home Value \$150,000 to \$199,999	18.2%	14.1%	13.0%
2023 Home Value \$100,000 to \$149,999	8.0%	7.4%	5.4%
2023 Home Value \$50,000 to \$99,999	8.9%	4.2%	2.0%
2023 Home Value \$25,000 to \$49,999	6.2%	2.7%	1.2%
2023 Home Value Under \$25,000	4.5%	3.8%	2.0%
2023 Median Home Value	\$213,561	\$242,654	\$274,299
2023 Median Rent	\$1,061	\$1,170	\$1,234

Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 28.4212/-81.3714

South Orange Avenue & Tradeport Drive	1 mi radius	2 mi radius	3 mi radius
Labor Force			
2023 Est. Labor Population Age 16 Years or Over	2,212	6,727	37,141
2023 Est. Civilian Employed	69.7%	68.8%	67.6%
2023 Est. Civilian Unemployed	1.3%	1.3%	1.7%
2023 Est. in Armed Forces	-	0.2%	0.2%
2023 Est. not in Labor Force	28.9%	29.7%	30.5%
2023 Labor Force Males	49.7%	48.7%	49.0%
2023 Labor Force Females	50.3%	51.3%	51.0%
Occupation			
2023 Occupation: Population Age 16 Years or Over	1,543	4,625	25,102
2023 Mgmt, Business, & Financial Operations	9.7%	11.8%	14.2%
2023 Professional, Related	16.0%	16.9%	17.7%
2023 Service	23.2%	22.3%	20.1%
2023 Sales, Office	20.9%	23.0%	23.8%
2023 Farming, Fishing, Forestry	0.6%	0.2%	0.1%
2023 Construction, Extraction, Maintenance	6.3%	7.1%	7.1%
2023 Production, Transport, Material Moving	23.3%	18.7%	17.0%
2023 White Collar Workers	46.6%	51.8%	55.7%
2023 Blue Collar Workers	53.4%	48.2%	44.3%
Transportation to Work			
2023 Drive to Work Alone	71.4%	67.6%	67.5%
2023 Drive to Work in Carpool	13.5%	13.1%	10.2%
2023 Travel to Work by Public Transportation	0.3%	0.3%	1.1%
2023 Drive to Work on Motorcycle	0.4%	0.3%	0.1%
2023 Walk or Bicycle to Work	1.4%	1.2%	1.1%
2023 Other Means	1.2%	0.9%	1.8%
2023 Work at Home	11.8%	16.6%	18.2%
Travel Time			
2023 Travel to Work in 14 Minutes or Less	22.6%	14.3%	14.8%
2023 Travel to Work in 15 to 29 Minutes	45.1%	43.9%	40.3%
2023 Travel to Work in 30 to 59 Minutes	30.2%	38.9%	37.6%
2023 Travel to Work in 60 Minutes or More	2.1%	3.0%	7.3%
2023 Average Travel Time to Work	23.7	25.7	26.5
Consumer Expenditure			
2023 Est. Total Household Expenditure	\$49.42 M	\$155.25 M	\$927.06 M
2023 Est. Apparel	\$1.74 M	\$5.49 M	\$32.92 M
2023 Est. Contributions, Gifts	\$2.79 M	\$8.74 M	\$52.48 M
2023 Est. Education, Reading	\$1.54 M	\$4.87 M	\$29.83 M
2023 Est. Entertainment	\$2.78 M	\$8.78 M	\$52.54 M
2023 Est. Food, Beverages, Tobacco	\$7.64 M	\$23.94 M	\$142.62 M
2023 Est. Furnishings, Equipment	\$1.71 M	\$5.44 M	\$32.55 M
2023 Est. Health Care, Insurance	\$4.56 M	\$14.29 M	\$84.63 M
2023 Est. Household Operations, Shelter, Utilities	\$16.06 M	\$50.16 M	\$299.61 M
2023 Est. Miscellaneous Expenses	\$925.5 K	\$2.92 M	\$17.45 M
2023 Est. Personal Care	\$659.64 K	\$2.08 M	\$12.42 M
2023 Est. Transportation	\$9.01 M	\$28.55 M	\$170.02 M

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