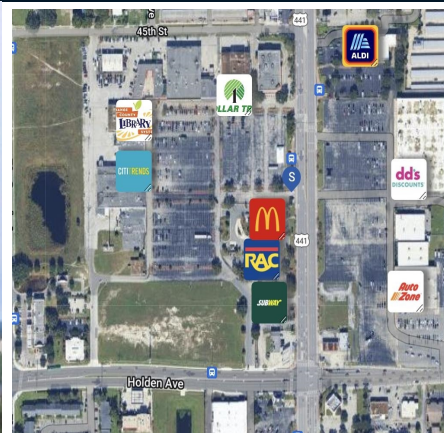


# ORANGE BLOSSOM SHOPPING CENTER



4504 S. Orange Blossom Trail  
Orlando, FL 32839



# THE SPACE

Location	4504 S. Orange Blossom Trail Orlando, FL 32839
County	Orange
APN	10-23-29-6206-01-000
Cross Street	Holden Ave
Traffic Count	60,000
Square Feet	18,764
Annual Rent PSF	\$18.00
Lease Type	NNN

**Notes** Currently a gym

## HIGHLIGHTS

- ORANGE BLOSSOM SHOPPING CENTER



### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
23,727	126,287	282,881



### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$58,999	\$72,449	\$83,611



### NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
9,102	46,797	114,010



Younes Elkhander  
Broker-Owner  
(407) 702-7195  
broker@metrobrokersfl.com  
Lic: BK3083113

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## PROPERTY FEATURES

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GLA (SF)	151,493
LAND SF	1,934,064
LAND ACRES	44.40
YEAR BUILT	1966
YEAR RENOVATED	2018
ZONING TYPE	C-2
NUMBER OF STORIES	One
PARKING RATIO	8/1,000

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## MECHANICAL

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HVAC	Central
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## CONSTRUCTION

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FOUNDATION	Slab
EXTERIOR	Block
PARKING SURFACE	Asphalt
ROOF	Asphalt
LANDSCAPING	Grass, Shrubs

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## TENANT INFORMATION

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MAJOR TENANT/S	Dollar Tree, Orange County Library System, Subway, McDonald's, Xavi Supermarket
LEASE TYPE	NNN

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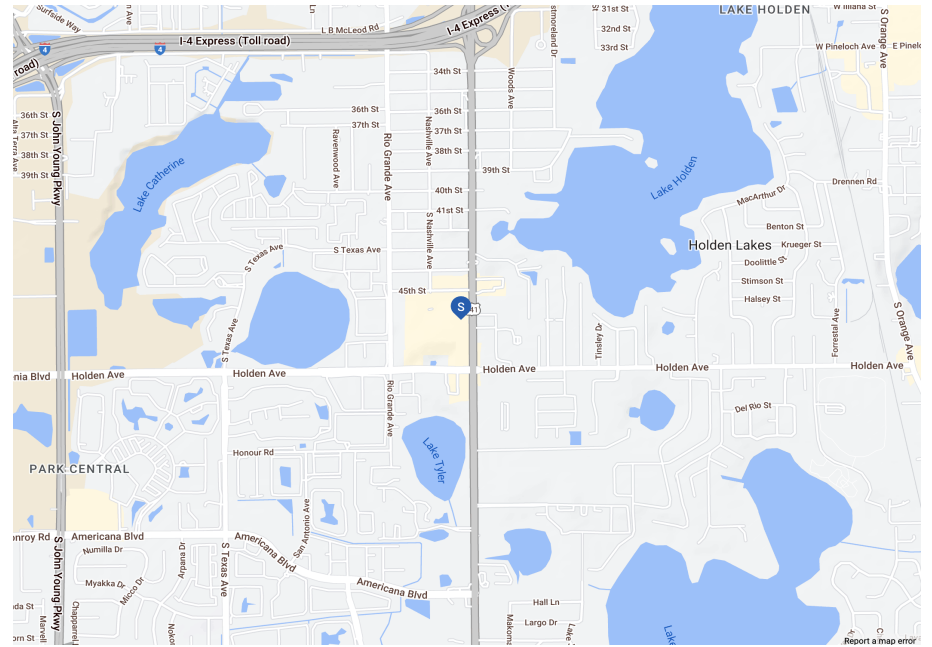
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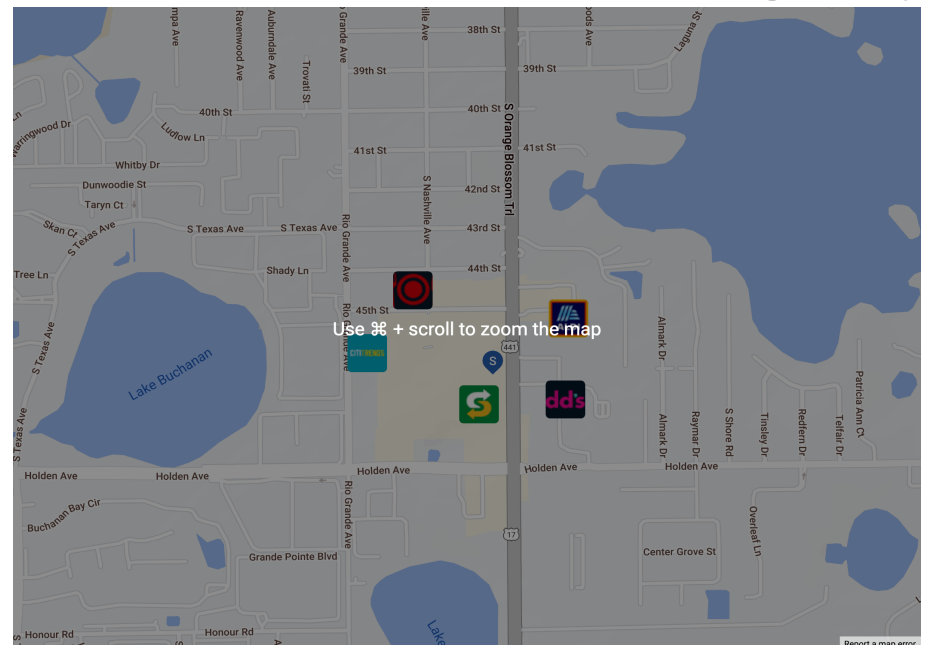
# ORANGE BLOSSOM SHOPPING CENTER

- The Orange Blossom Center is located in Orlando which has been ranked No. 4 Best Market in the US for Development Opportunities (CBRE, 2021) and No.1 in the country for job growth (US Dept. of Labor Statistics, 2015-2018). The asset is a 151,493 SF retail center located in the heart of the city. It is strategically situated in an area that boasts over 60,000 average daily traffic count and offers 8.21 parking spaces per thousand square feet. The center is surrounded by major retail businesses and is just 4 miles away from the Downtown Orlando business district and the Florida Mall which is one of the largest super regional enclosed shopping malls in Central Florida .

Locator Map



Regional Map



Younes Elkhander  
 Broker-Owner  
 (407) 702-7195  
 broker@metrobrokersfl.com  
 Lic: BK3083113





Younes Elkhandar  
Broker-Owner  
(407) 702-7195  
broker@metrobrokersfl.com  
Lic: BK3083113

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2000 Population	17,992	104,192	219,445
2010 Population	19,569	110,480	240,094
2023 Population	23,727	126,287	282,881
2028 Population	23,195	125,262	290,428
2023 African American	11,639	47,475	85,190
2023 American Indian	118	841	1,459
2023 Asian	500	3,401	9,663
2023 Hispanic	7,366	43,914	88,526
2023 Other Race	2,860	18,190	35,887
2023 White	5,069	36,137	103,043
2023 Multiracial	3,509	20,097	47,356
2023-2028: Population: Growth Rate	-2.25%	-0.80%	2.65%
<b>2023 HOUSEHOLD INCOME</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
less than \$15,000	1,774	7,011	15,626
\$15,000-\$24,999	1,223	5,658	11,823
\$25,000-\$34,999	1,352	5,848	12,303
\$35,000-\$49,999	1,418	5,990	13,598
\$50,000-\$74,999	1,399	8,283	20,135
\$75,000-\$99,999	688	4,990	12,841
\$100,000-\$149,999	688	4,769	13,499
\$150,000-\$199,999	259	2,017	6,248
\$200,000 or greater	300	2,228	7,936
Median HH Income	\$36,560	\$46,488	\$53,223
Average HH Income	\$58,999	\$72,449	\$83,611

<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2000 Total Housing	7,889	40,973	94,144
2010 Total Households	7,693	40,634	96,687
2023 Total Households	9,102	46,797	114,010
2028 Total Households	8,962	46,817	118,334
2023 Average Household Size	2.54	2.61	2.43
2000 Owner Occupied Housing	1,790	16,461	39,380
2000 Renter Occupied Housing	5,215	21,456	47,732
2023 Owner Occupied Housing	1,941	15,739	41,669
2023 Renter Occupied Housing	7,161	31,058	72,341
2023 Vacant Housing	775	3,660	10,473
2023 Total Housing	9,877	50,457	124,483
2028 Owner Occupied Housing	2,008	16,243	43,007
2028 Renter Occupied Housing	6,954	30,574	75,327
2028 Vacant Housing	930	4,122	11,158
2028 Total Housing	9,892	50,939	129,492
2023-2028: Households: Growth Rate	-1.55%	0.05%	3.75%

Source: esri



Younes Elkhander  
 Broker-Owner  
 (407) 702-7195  
 broker@metrobrokersfl.com  
 Lic: BK3083113



2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	2,177	10,729	24,963
2023 Population Age 35-39	1,754	9,231	21,770
2023 Population Age 40-44	1,477	8,130	18,816
2023 Population Age 45-49	1,301	7,288	16,518
2023 Population Age 50-54	1,255	7,089	16,302
2023 Population Age 55-59	1,219	6,837	15,531
2023 Population Age 60-64	1,027	6,483	14,808
2023 Population Age 65-69	906	5,712	12,859
2023 Population Age 70-74	655	4,451	10,155
2023 Population Age 75-79	436	3,043	7,064
2023 Population Age 80-84	288	1,999	4,789
2023 Population Age 85+	282	2,029	4,695
2023 Population Age 18+	17,922	98,124	225,493
2023 Median Age	32	35	35

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$39,853	\$50,973	\$55,498
Average Household Income 25-34	\$58,327	\$67,479	\$77,656
Median Household Income 35-44	\$39,526	\$54,138	\$64,289
Average Household Income 35-44	\$63,746	\$82,145	\$97,972
Median Household Income 45-54	\$41,098	\$55,286	\$63,439
Average Household Income 45-54	\$68,012	\$87,372	\$100,658
Median Household Income 55-64	\$35,867	\$47,575	\$56,173
Average Household Income 55-64	\$62,106	\$79,385	\$93,484
Median Household Income 65-74	\$31,503	\$37,388	\$41,784
Average Household Income 65-74	\$55,220	\$64,291	\$74,596
Average Household Income 75+	\$49,263	\$55,896	\$58,827

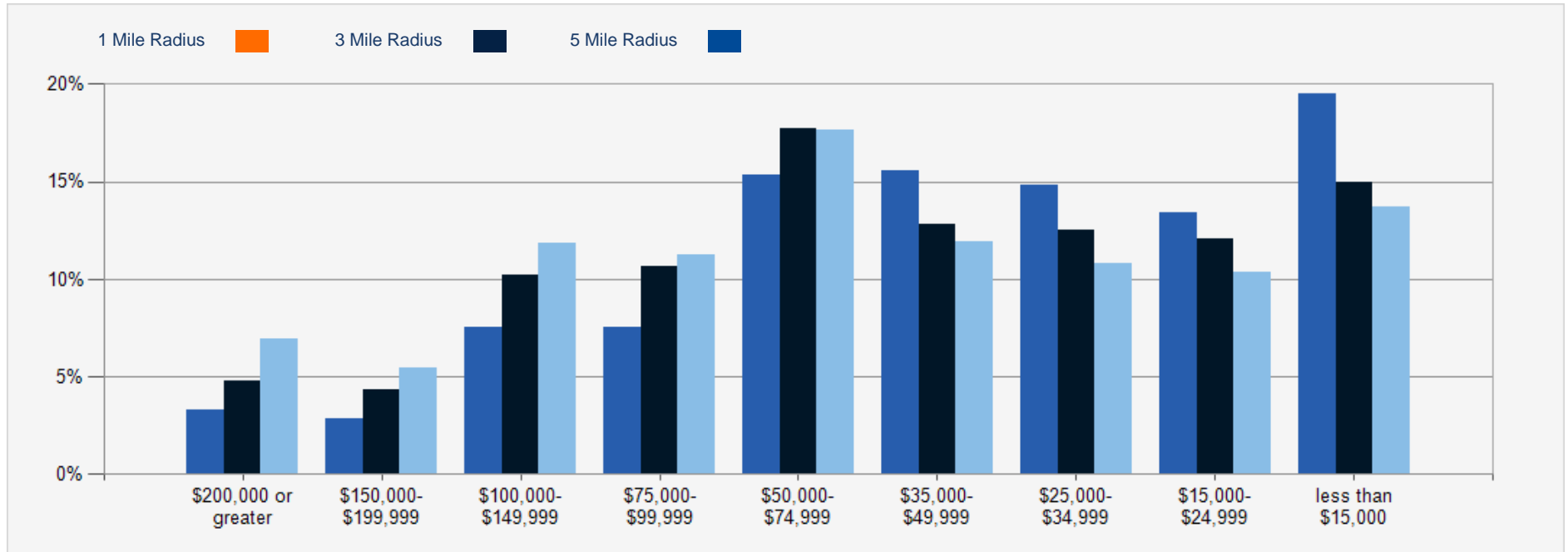
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	1,868	9,624	23,487
2028 Population Age 35-39	1,777	9,300	21,958
2028 Population Age 40-44	1,493	8,251	19,595
2028 Population Age 45-49	1,337	7,590	17,902
2028 Population Age 50-54	1,180	6,752	15,742
2028 Population Age 55-59	1,113	6,502	15,452
2028 Population Age 60-64	1,031	6,128	14,562
2028 Population Age 65-69	837	5,629	13,598
2028 Population Age 70-74	711	4,769	11,448
2028 Population Age 75-79	501	3,525	8,587
2028 Population Age 80-84	323	2,317	5,807
2028 Population Age 85+	306	2,182	5,387
2028 Population Age 18+	17,441	97,375	232,300
2028 Median Age	32	35	36

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$47,770	\$58,609	\$63,928
Average Household Income 25-34	\$67,920	\$79,202	\$90,984
Median Household Income 35-44	\$45,033	\$60,213	\$75,006
Average Household Income 35-44	\$74,961	\$92,388	\$112,481
Median Household Income 45-54	\$47,043	\$61,736	\$74,175
Average Household Income 45-54	\$78,512	\$98,643	\$115,195
Median Household Income 55-64	\$41,243	\$55,540	\$66,747
Average Household Income 55-64	\$73,753	\$92,208	\$108,482
Median Household Income 65-74	\$35,472	\$44,518	\$52,492
Average Household Income 65-74	\$65,701	\$77,487	\$90,514
Average Household Income 75+	\$62,740	\$68,202	\$70,902

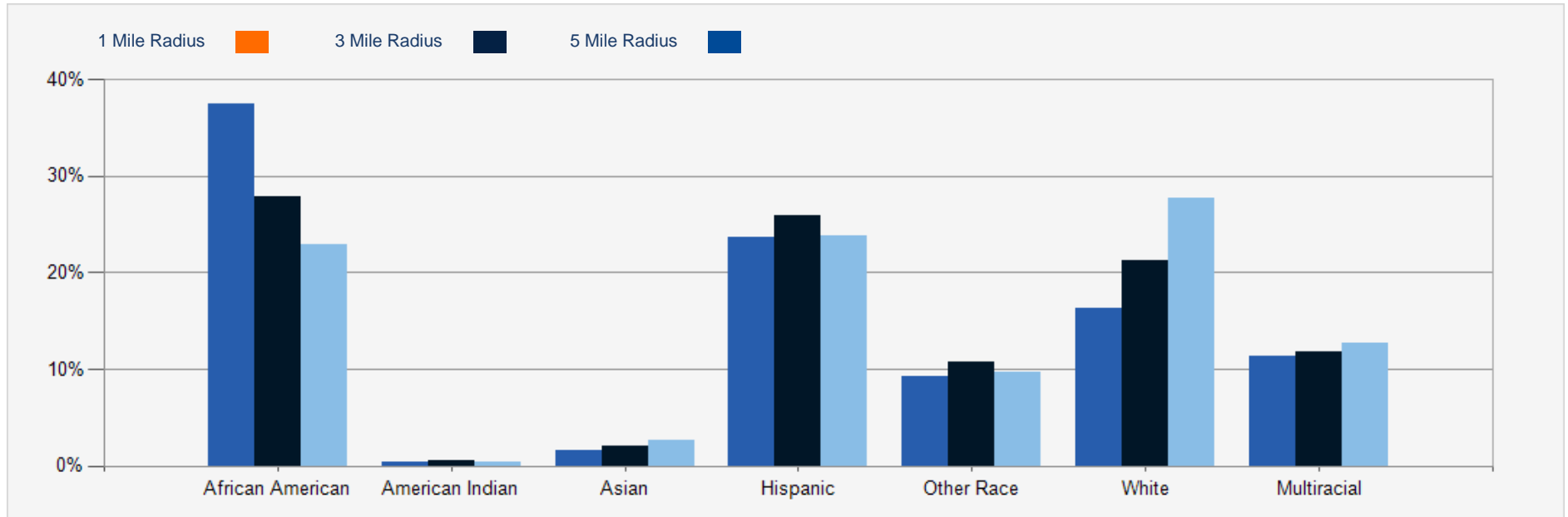


Younes Elkhander  
 Broker-Owner  
 (407) 702-7195  
 broker@metrobrokersfl.com  
 Lic: BK3083113

## 2023 Household Income



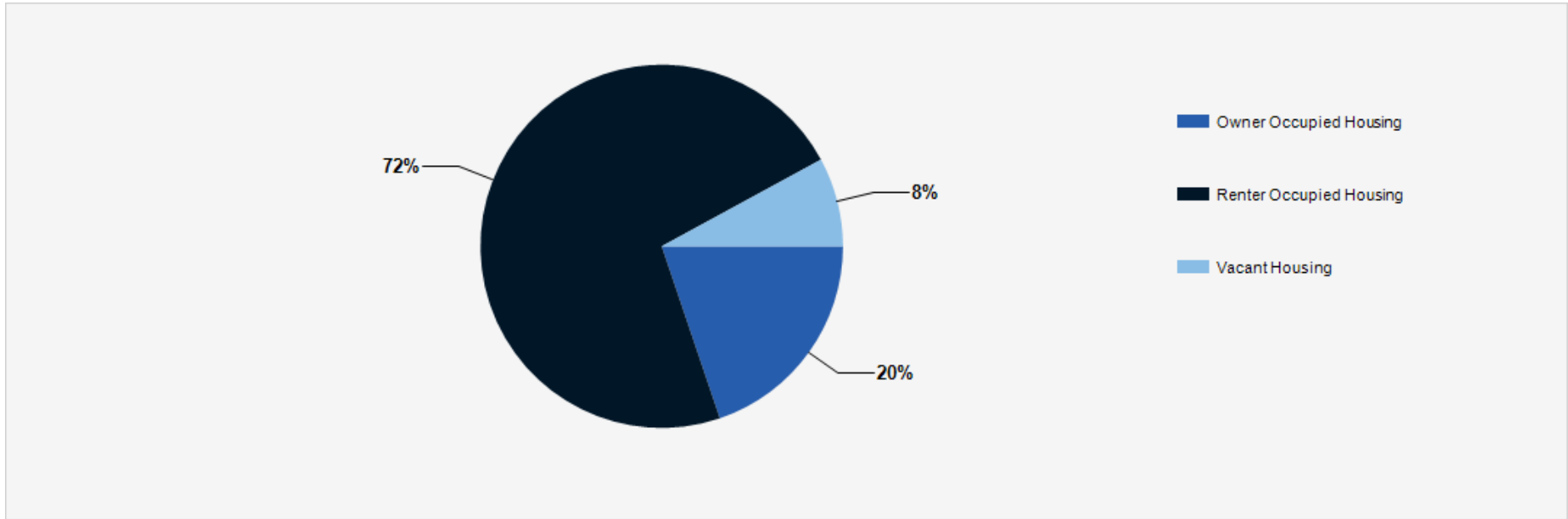
## 2023 Population by Race



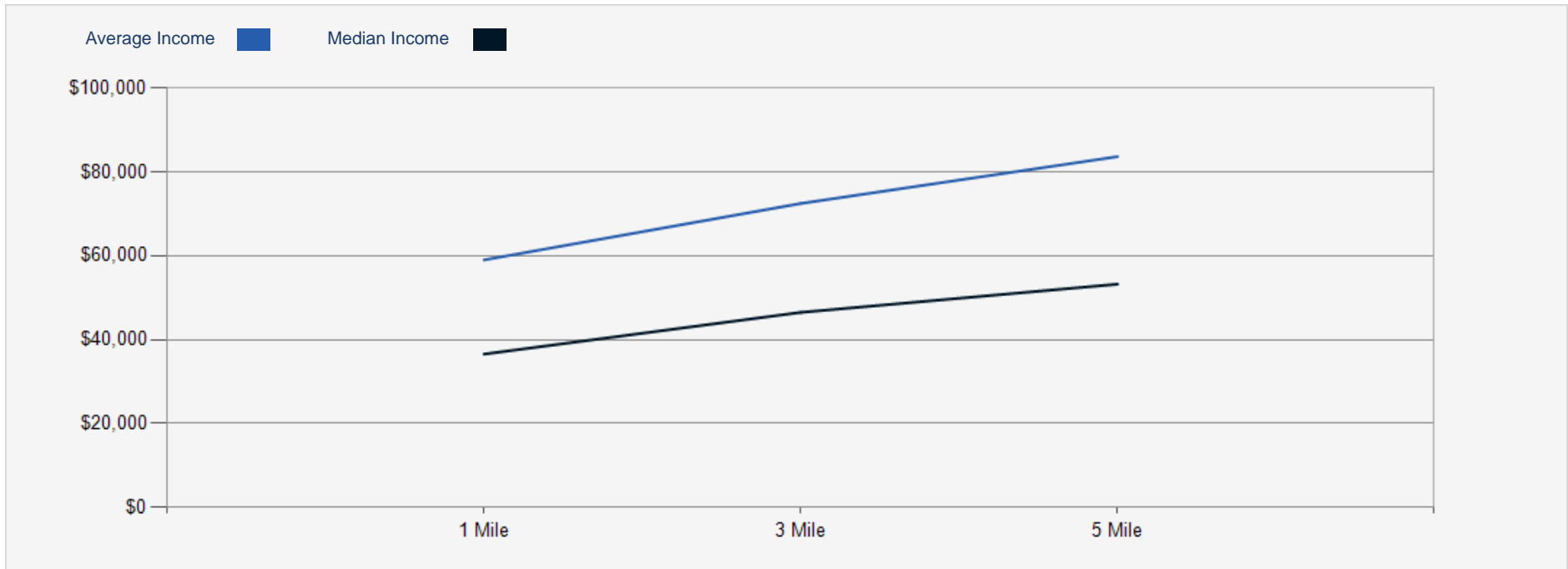
Younes Elkhandar  
 Broker-Owner  
 (407) 702-7195  
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## 2023 Household Occupancy - 1 Mile Radius



## 2023 Household Income Average and Median



Younes Elkhander  
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(407) 702-7195  
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Metro Brokers, a full-service residential and commercial real estate brokerage in Florida, has been delivering exceptional results since 2009. Specializing in:

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- Tenant Representation
- Commercial Property Valuation
- Commercial REO Sales

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Younes Elkhander  
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Lic: BK3083113



Younes Elkhander  
Broker-Owner

Younes Elkhander is a real estate broker based out of Central Florida with over nineteen years of local experience. Younes is a state-licensed broker and instructor and began his career in sales and marketing for developers of luxury resorts. After a successful career in this industry, he realized he wanted to work in a division of sales and service that had a more personal touch? and made the transition to residential and commercial real estate in 2004.

Younes has closed more than 3000 transactions and secured over half a billion in residential and commercial sales, including the sale of two mansions to an actual princess— so he knows how to treat every client with the same respect as one would treat royalty! He currently leads one of the top teams in the State of Florida, he was also ranked by RISMedia as one of the Top 1000 Power Brokers in the nation in 2021. Younes is passionate about mentoring the new generation of real estate professionals, giving them the tools they need to catapult into success. Under his leadership, the team earned recognition from multiple organizations, including the Florida Homebuyer Magazine, RISMedia, the Orlando City Magazine, the Orlando Regional Realtor Association, Zillow, and many others, and currently holds a Five Star Zillow rating.



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# ORANGE BLOSSOM SHOPPING CENTER

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**Younes Elkhander**

Metro Brokers  
Broker-Owner  
(407) 702-7195  
broker@metrobrokersfl.com  
Lic: BK3083113



<https://www.metrobrokersorlando.com>