

FOR SALE > NEXT TO FORMER BOAT TREE PROPERTY

1.5± ACRES WITH I-4 VISIBILITY AND LAKE ACCESS

2212 33RD STREET, ORLANDO FL



Central Florida

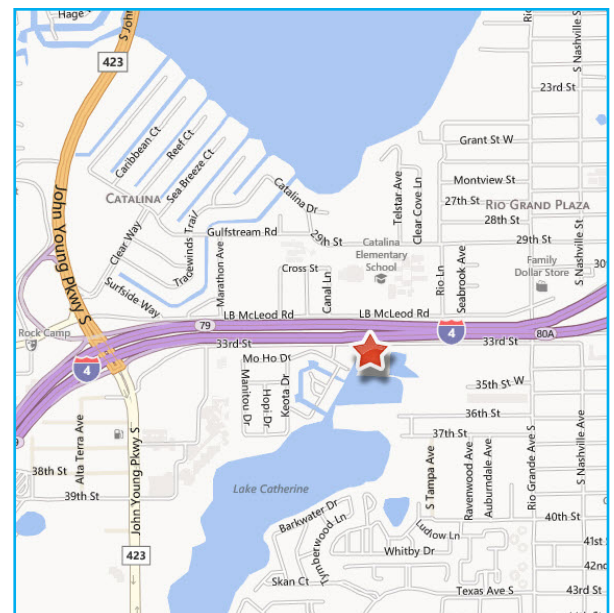


33rd Street



THE PROPERTY

- > Ideal for water sport product dealer
- > Next to former Boat Tree property
- > Zoned: PD, City of Orlando
- > Retention: Off Site
- > Utilities:
 - Sewer: Orange County
 - Water: Orange County
- > Water access to Lake Catherine
- > Taxes (2014): \$8,419.38
- > Daily 24 hour traffic:
 - Interstate 4: **134,000 AADT**
 - 33rd Street: **5,000 AADT**



\$695,000

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PROPERTY DEMOGRAPHICS *(1,3,5 MILE RADIUS)*

2212 33RD ST, EDGEWOOD, FL 32839

Colliers International Demographic Report - April 29, 2014
CAPE_Core_Demographics (2013)

	1 Miles:	3 Miles:	5 Miles:
POPULATION & GROWTH:			
Total Population	14,227	121,694	274,363
Daytime Population	5,662	81,232	210,530
Population Growth, 05-10	593	5,258	11,991
Population Growth %, 05-10	4.2%	4.3%	4.4%
INCOME:			
Average Household Income	\$39,464	\$48,338	\$56,038
Median Household Income	\$29,290	\$33,152	\$37,825
OTHER DEMOGRAPHICS:			
Total Households	4,406	46,357	110,423
Households w/ Income \$50k+	1,092	14,131	40,581
Average Household Size	2.5	2.5	2.4
Median Age	32.4	32.7	33.9
Female Population %	46.6%	49.3%	50.0%
Population Density	5,286.4	4,816.2	3,856.6
Business Establishments	615	6,960	19,454
RACE & ETHNICITY:			
White Population %	33.6%	39.2%	52.1%
Black Population %	55.5%	48.3%	34.5%
Hispanic Population %	18.5%	22.9%	22.8%
Asian Population %	1.5%	2.5%	3.3%
EDUCATION, POPULATION AGED 25+:			
Population Age 25+	9,385	79,660	184,831
High School Graduate	3,281	25,806	53,887
Some College	1,838	16,649	37,511
Bachelor's Degree	1,004	10,339	32,095
Graduate Degree	514	5,367	16,583