

# FOR SALE

COMMERCIAL RETAIL - OUTPARCEL TO PUBLIX  
SWC Landstar Blvd. and Arbor Meadow, Orlando, FL



**LOCATION:** SWC Landstar Blvd and Arbor Meadow, Orlando, FL

**DESCRIPTION:** +/- .88 acre site with prime frontage along Landstar Blvd. a major artery in Orlando, FL. The site is fully cleared and ready to give a unique opportunity for a desirable corner parcel in a Publix anchored shopping center. Construction is underway on a full interchange at the Turnpike and SR 417 (see insert).

**ZONING:** PD - Planned Development "Meadow Woods"  
Unincorporated Orange County

**COMMENTS:** Join Publix in this prime Orlando location.  
Just off SR 417 (Central Florida Greenway) in a neighborhood center.

**RESTRICTION:** Max. bldg. size 6,000 s/f. No pharmacy, grocery, car wash, child care center, massage parlor, funeral home, auto repair, tire repair/replacement or pawn shop.

**TRAFFIC COUNT:** 27,049 cars per day.

**PRICE:** ~~\$599,000.00~~  
**REDUCED:** **\$549,000.00**

\* Any Facility Sales to other Financial Institutions will include a Purchaser's Premium of at least 20% above listed price.

## Demographic Profile

	1 Mile	3 Mile	5 Mile
Population	15,064	77,277	163,930
Households	4,599	24,010	53,414
Ave HH Income	\$56,048	\$57,493	\$56,530

For More Information:

**JEFFREY D. CHAMBERLIN, CCIM, SIOR, President, Broker**

Or  
**Carol Bush, CCIM, Broker Associate**

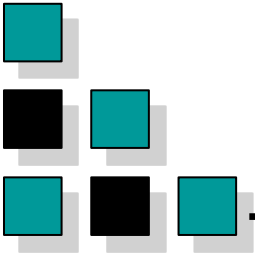
**772.220.4096**

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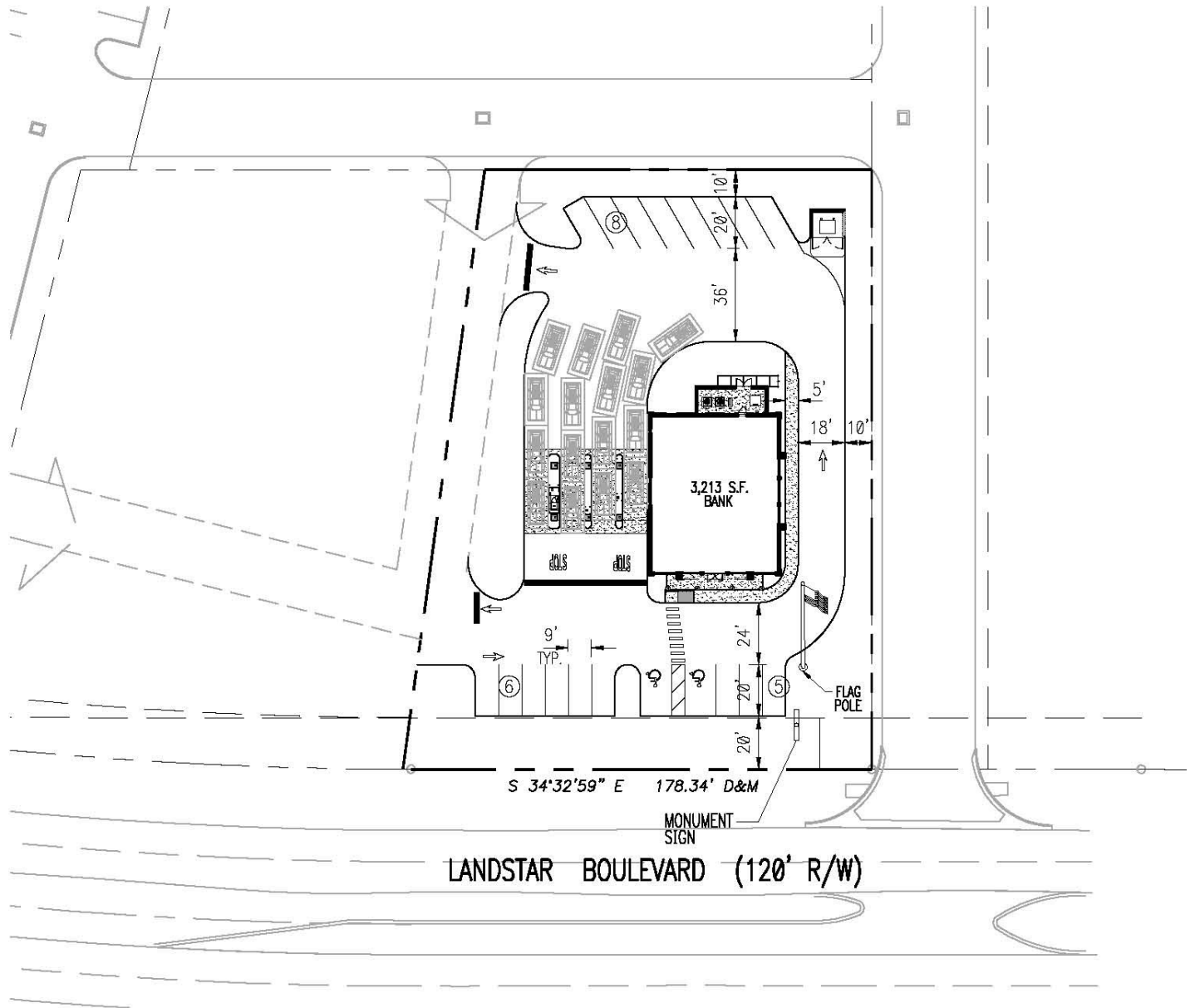
SLC Commercial  
Realty & Development

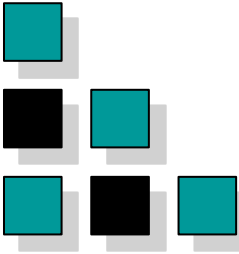
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# CONCEPTUAL SITE PLAN

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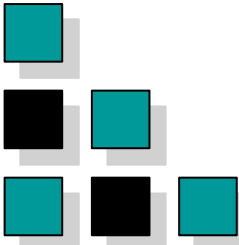




# AERIAL

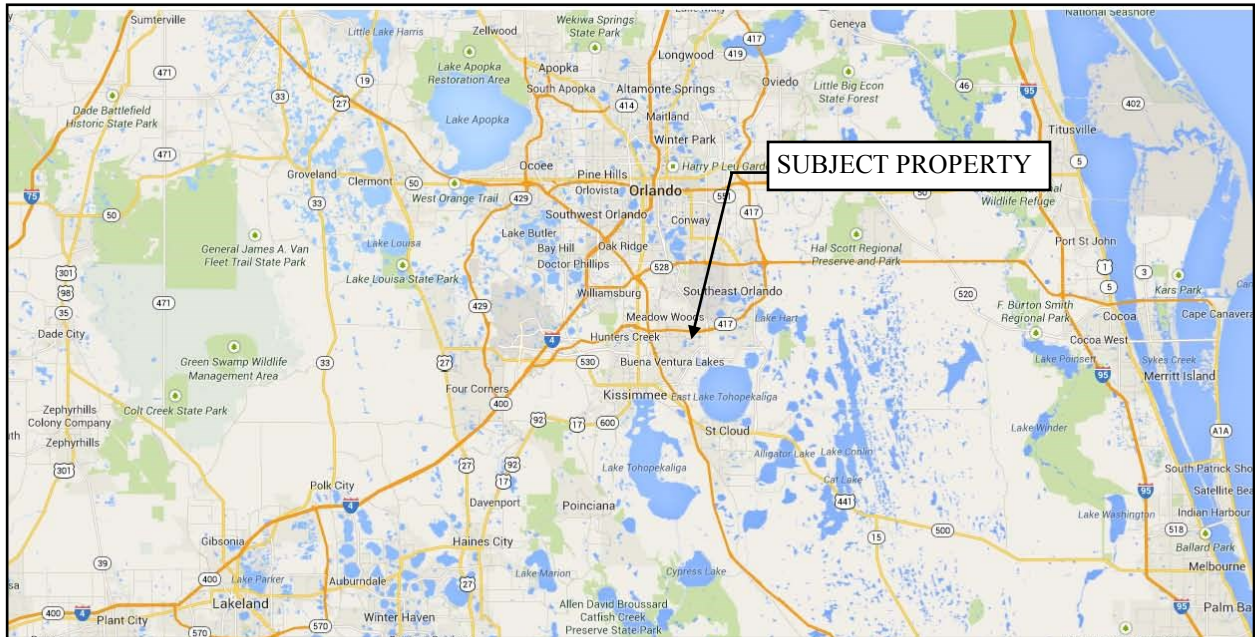
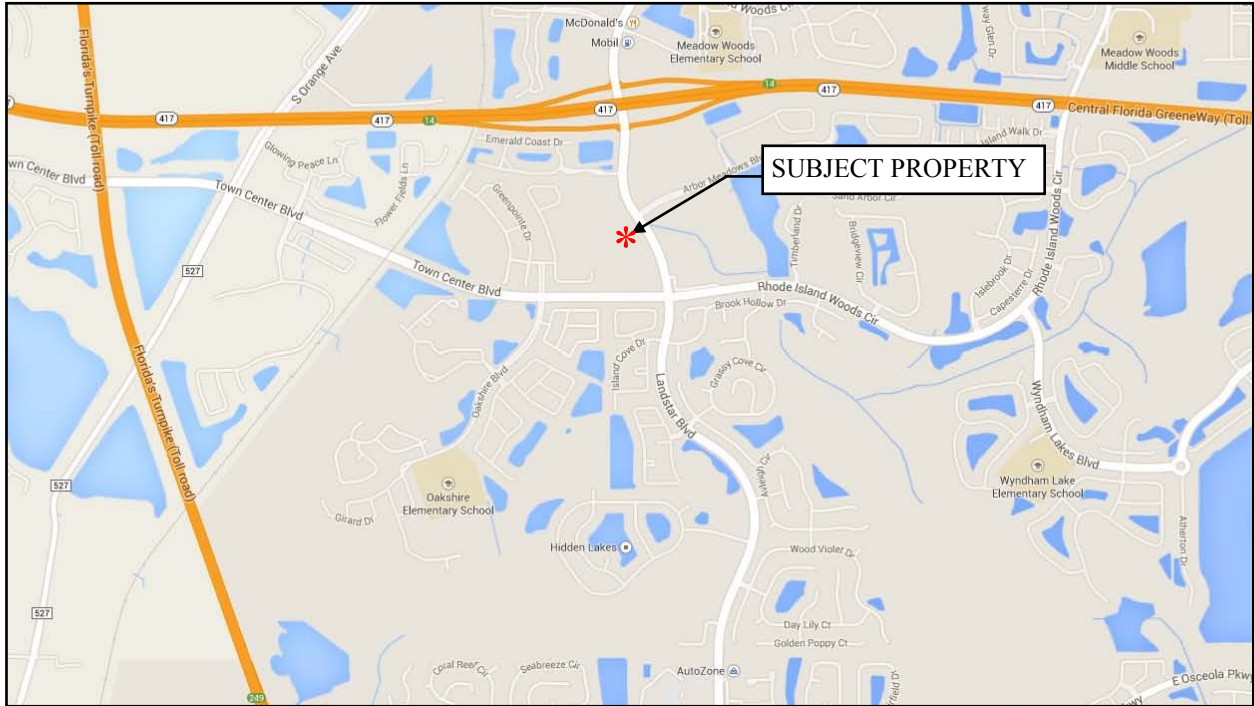
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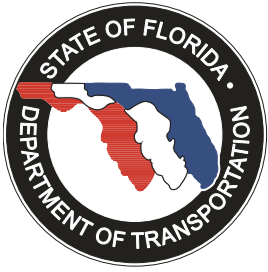




# LOCATION MAPS

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# New Interchange at Florida's Turnpike & SR 417 (MP 251)

JULY 2013

## Project Overview

Florida's Turnpike Enterprise (FTE), in coordination with the Orlando Orange County Expressway Authority (OOCEA), has proposed the development of a full interchange on the Turnpike Mainline and SR 417 in Orange County. An initial phase of this project by OOCEA is currently under construction by that agency as a Design-Bid-Build project. The initial improvements include a partial interchange providing traffic movements from westbound SR 417 to southbound Turnpike and from northbound Turnpike to eastbound SR 417. The ramps serving these two movements will be toll free.

FTE has advanced the remaining improvements at the interchange from FY 2019 to FY 2015. FTE will deliver the remaining ramps as a Design-Build project. In conjunction with the full interchange project, FTE will mill and resurface the southbound Mainline from the Osceola/Orange County Line north to the Beachline (SR 528). The Design-Build RFP development will begin in July 2013, with completion of the RFP scheduled for early 2014. The letting of a D-B project is currently scheduled for late 2014 (FY 2015). The planned project improvements include two (2) tolling points on the ramps (to NB Turnpike Mainline and SB from the Turnpike Mainline).

## Project Benefits

The construction of a fully directional interchange at this location will benefit drivers by improving access to and from SR 417, Turnpike and many destinations including tourist attractions, Orlando's International Airport and the "Medical City" facilities in the Lake Nona area.

## Delivery and Schedule

FTE will deliver the project as a Design-Build project, saving both time and money. A design consultant has been hired to develop the Design Criteria and Design-Build contract documents that will be utilized by contractor to construct the interchange. It is currently planned to begin construction in late 2014 and to complete the \$78 million project in 2017. This project will create hundreds of jobs in the fields of construction, material and supply, technology, accounting landscaping, engineering and inspection.



Rev: 7/24/2013



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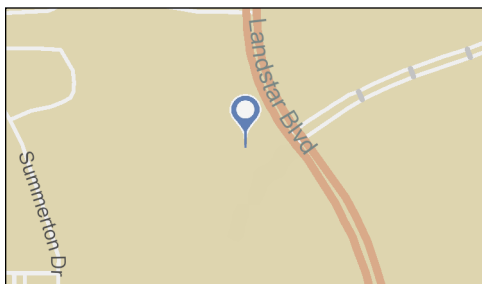
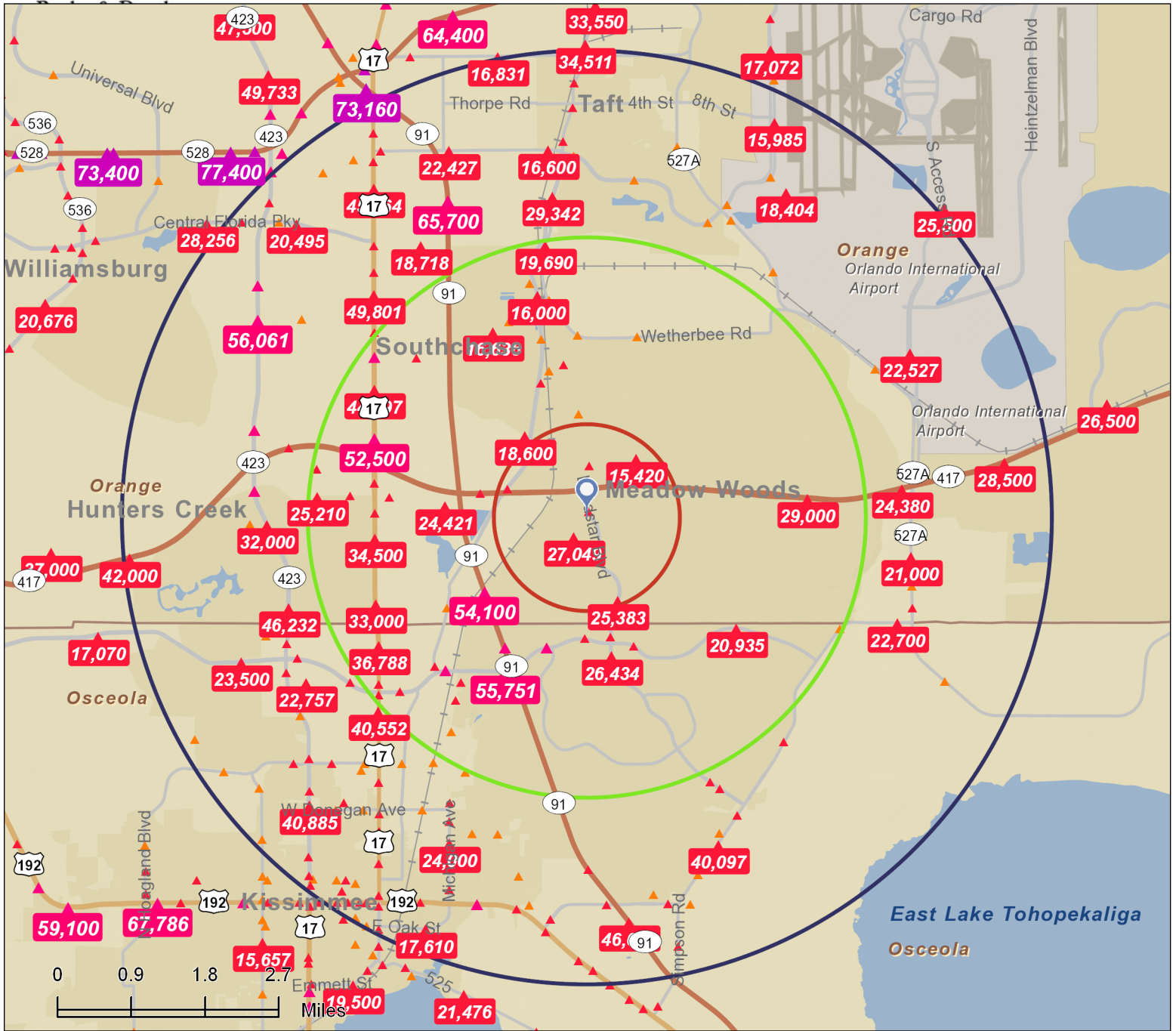
# Traffic Count Map

Orlando Publix Outparcel  
Ring: 1, 3, 5 Miles

Prepared by Jeffrey Chamberlin

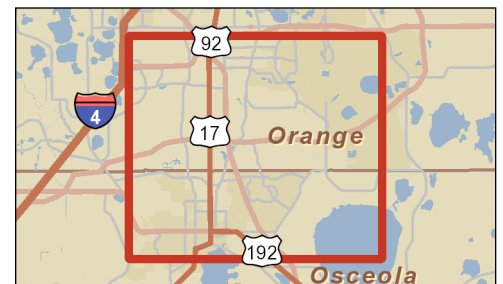
Latitude: 28.36438

Longitude: -81.366997



### Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2011 MPSI (Market Planning Solutions Inc.) Systems Inc. d.b.a. DataMetrix®

January 20, 2014

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# Demographic and Income Profile

Lat: 3294996.495426, Lon: -9057716.448723  
 Ring: 1 mile radius

Prepared by Jeffrey ChamberlinPaula  
 Latitude: 28.364416087  
 Longitude: -81.36685125

Summary	Census 2010	2013	2018
Population	14,328	15,064	16,755
Households	4,379	4,599	5,100
Families	3,619	3,789	4,186
Average Household Size	3.27	3.27	3.28
Owner Occupied Housing Units	2,938	2,918	3,302
Renter Occupied Housing Units	1,441	1,681	1,799
Median Age	31.7	32.0	32.6
Trends: 2013 - 2018 Annual Rate	Area	State	National
Population	2.15%	0.99%	0.71%
Households	2.09%	0.98%	0.74%
Families	2.01%	0.87%	0.63%
Owner HHs	2.50%	1.32%	0.94%
Median Household Income	4.28%	3.47%	3.03%

Households by Income	2013		2018	
	Number	Percent	Number	Percent
<\$15,000	433	9.4%	467	9.2%
\$15,000 - \$24,999	654	14.2%	461	9.0%
\$25,000 - \$34,999	721	15.7%	635	12.5%
\$35,000 - \$49,999	795	17.3%	784	15.4%
\$50,000 - \$74,999	954	20.7%	1,127	22.1%
\$75,000 - \$99,999	515	11.2%	801	15.7%
\$100,000 - \$149,999	399	8.7%	619	12.1%
\$150,000 - \$199,999	80	1.7%	128	2.5%
\$200,000+	49	1.1%	78	1.5%
Median Household Income	\$43,020		\$53,038	
Average Household Income	\$56,048		\$66,470	
Per Capita Income	\$16,876		\$19,942	

Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,003	7.0%	1,064	7.1%	1,236	7.4%
5 - 9	1,122	7.8%	1,046	6.9%	1,125	6.7%
10 - 14	1,230	8.6%	1,157	7.7%	1,111	6.6%
15 - 19	1,322	9.2%	1,201	8.0%	1,103	6.6%
20 - 24	1,024	7.1%	1,320	8.8%	1,265	7.5%
25 - 34	2,222	15.5%	2,460	16.3%	3,290	19.6%
35 - 44	2,195	15.3%	2,211	14.7%	2,430	14.5%
45 - 54	1,995	13.9%	2,047	13.6%	2,021	12.1%
55 - 64	1,214	8.5%	1,415	9.4%	1,704	10.2%
65 - 74	620	4.3%	726	4.8%	955	5.7%
75 - 84	307	2.1%	328	2.2%	396	2.4%
85+	73	0.5%	88	0.6%	119	0.7%

Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	8,708	60.8%	9,218	61.2%	10,384	62.0%
Black Alone	2,017	14.1%	2,016	13.4%	2,100	12.5%
American Indian Alone	54	0.4%	57	0.4%	65	0.4%
Asian Alone	742	5.2%	740	4.9%	779	4.6%
Pacific Islander Alone	31	0.2%	28	0.2%	26	0.2%
Some Other Race Alone	2,102	14.7%	2,279	15.1%	2,587	15.4%
Two or More Races	674	4.7%	726	4.8%	813	4.9%
Hispanic Origin (Any Race)	9,342	65.2%	10,202	67.7%	11,979	71.5%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.



# Demographic and Income Profile

Lat: 3294996.495426, Lon: -9057716.448723  
 Ring: 3 mile radius

Prepared by Jeffrey ChamberlinPaula  
 Latitude: 28.364416087  
 Longitude: -81.36685125

Summary	Census 2010	2013	2018
Population	74,240	77,277	85,346
Households	23,174	24,010	26,386
Families	18,488	19,108	20,944
Average Household Size	3.19	3.21	3.23
Owner Occupied Housing Units	15,516	15,251	17,159
Renter Occupied Housing Units	7,658	8,759	9,227
Median Age	33.7	33.8	34.0
Trends: 2013 - 2018 Annual Rate	Area	State	National
Population	2.01%	0.99%	0.71%
Households	1.91%	0.98%	0.74%
Families	1.85%	0.87%	0.63%
Owner HHs	2.39%	1.32%	0.94%
Median Household Income	3.27%	3.47%	3.03%

Households by Income	2013		2018	
	Number	Percent	Number	Percent
<\$15,000	1,911	8.0%	2,021	7.7%
\$15,000 - \$24,999	3,059	12.7%	2,233	8.5%
\$25,000 - \$34,999	3,709	15.4%	3,315	12.6%
\$35,000 - \$49,999	4,310	18.0%	4,235	16.1%
\$50,000 - \$74,999	5,686	23.7%	6,518	24.7%
\$75,000 - \$99,999	2,454	10.2%	3,736	14.2%
\$100,000 - \$149,999	2,143	8.9%	3,240	12.3%
\$150,000 - \$199,999	501	2.1%	746	2.8%
\$200,000+	237	1.0%	341	1.3%
Median Household Income	\$45,586		\$53,544	
Average Household Income	\$57,493		\$66,523	
Per Capita Income	\$18,138		\$20,865	

Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,768	6.4%	4,989	6.5%	5,774	6.8%
5 - 9	5,383	7.3%	5,048	6.5%	5,422	6.4%
10 - 14	5,920	8.0%	5,609	7.3%	5,528	6.5%
15 - 19	6,374	8.6%	5,820	7.5%	5,528	6.5%
20 - 24	5,298	7.1%	6,409	8.3%	6,095	7.1%
25 - 34	10,857	14.6%	12,149	15.7%	15,845	18.6%
35 - 44	11,075	14.9%	10,858	14.1%	11,773	13.8%
45 - 54	10,617	14.3%	10,772	13.9%	10,583	12.4%
55 - 64	7,260	9.8%	8,137	10.5%	9,457	11.1%
65 - 74	3,996	5.4%	4,585	5.9%	5,850	6.9%
75 - 84	2,095	2.8%	2,218	2.9%	2,632	3.1%
85+	599	0.8%	683	0.9%	858	1.0%

Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	45,687	61.5%	47,475	61.4%	52,511	61.5%
Black Alone	10,114	13.6%	10,242	13.3%	11,002	12.9%
American Indian Alone	317	0.4%	326	0.4%	359	0.4%
Asian Alone	4,063	5.5%	4,029	5.2%	4,217	4.9%
Pacific Islander Alone	141	0.2%	133	0.2%	126	0.1%
Some Other Race Alone	10,523	14.2%	11,422	14.8%	13,035	15.3%
Two or More Races	3,395	4.6%	3,650	4.7%	4,096	4.8%
Hispanic Origin (Any Race)	44,312	59.7%	48,546	62.8%	57,558	67.4%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.





# Demographic and Income Profile

Lat: 3294996.495426, Lon: -9057716.448723  
 Ring: 5 mile radius

Prepared by Jeffrey ChamberlinPaula  
 Latitude: 28.364416087  
 Longitude: -81.36685125

Summary	Census 2010	2013	2018
Population	157,781	163,930	181,060
Households	51,630	53,414	58,739
Families	39,767	40,984	44,903
Average Household Size	3.03	3.04	3.06
Owner Occupied Housing Units	31,461	30,626	34,470
Renter Occupied Housing Units	20,169	22,788	24,269
Median Age	34.2	34.3	34.4
Trends: 2013 - 2018 Annual Rate	Area	State	National
Population	2.01%	0.99%	0.71%
Households	1.92%	0.98%	0.74%
Families	1.84%	0.87%	0.63%
Owner HHs	2.39%	1.32%	0.94%
Median Household Income	3.40%	3.47%	3.03%

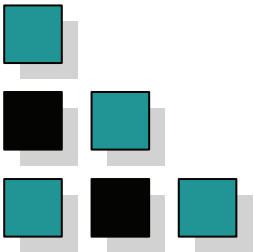
Households by Income	2013		2018	
	Number	Percent	Number	Percent
<\$15,000	5,090	9.5%	5,471	9.3%
\$15,000 - \$24,999	6,741	12.6%	5,085	8.7%
\$25,000 - \$34,999	8,418	15.8%	7,642	13.0%
\$35,000 - \$49,999	9,325	17.5%	9,221	15.7%
\$50,000 - \$74,999	12,273	23.0%	13,918	23.7%
\$75,000 - \$99,999	5,348	10.0%	8,144	13.9%
\$100,000 - \$149,999	4,568	8.6%	6,895	11.7%
\$150,000 - \$199,999	1,088	2.0%	1,571	2.7%
\$200,000+	562	1.1%	791	1.3%
Median Household Income	\$44,226		\$52,268	
Average Household Income	\$56,530		\$65,078	
Per Capita Income	\$18,556		\$21,246	

Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	10,170	6.4%	10,516	6.4%	12,119	6.7%
5 - 9	10,978	7.0%	10,490	6.4%	11,269	6.2%
10 - 14	12,165	7.7%	11,480	7.0%	11,455	6.3%
15 - 19	12,886	8.2%	12,127	7.4%	11,680	6.5%
20 - 24	11,478	7.3%	13,623	8.3%	13,318	7.4%
25 - 34	22,934	14.5%	25,324	15.4%	32,579	18.0%
35 - 44	23,548	14.9%	22,833	13.9%	24,261	13.4%
45 - 54	22,794	14.4%	23,142	14.1%	22,864	12.6%
55 - 64	15,931	10.1%	17,685	10.8%	20,526	11.3%
65 - 74	8,907	5.6%	10,199	6.2%	13,079	7.2%
75 - 84	4,597	2.9%	4,941	3.0%	5,947	3.3%
85+	1,392	0.9%	1,570	1.0%	1,963	1.1%

Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	101,152	64.1%	104,549	63.8%	114,975	63.5%
Black Alone	19,994	12.7%	20,432	12.5%	22,331	12.3%
American Indian Alone	769	0.5%	788	0.5%	863	0.5%
Asian Alone	8,418	5.3%	8,405	5.1%	8,849	4.9%
Pacific Islander Alone	255	0.2%	243	0.1%	234	0.1%
Some Other Race Alone	20,208	12.8%	21,984	13.4%	25,284	14.0%
Two or More Races	6,985	4.4%	7,529	4.6%	8,524	4.7%
Hispanic Origin (Any Race)	88,822	56.3%	97,711	59.6%	117,142	64.7%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.



## DISCLAIMERS

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