



EDGEWOOD WAREHOUSE AVAILABLE FORCE FOUR COMMERCE CENTER

For Sale

PREPARED BY:

Coldwell Banker Commercial
AI Group
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Suite 200
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EXECUTIVE SUMMARY

THE PROPERTY

Edgewood Warehouse
5550 Force Four Pkwy
Edgewood, FL 32839

PROPERTY SPECIFICATIONS

Property Type:	Light Industrial/Warehouse
Building Size:	4,268 SF
Land:	0.30 Acres
Number of Stories:	1
Year Built/Renovated:	1984
Typical Floor Size:	4,268 SF

PRICE

Sale Price:	\$310,000.00*
Price/SF:	\$72.63

**Property may be Combined with 5558 Force Four Pkwy for \$900,000.00*

EDGEWOOD, FLORIDA

The City of Edgewood is a residential community, located in the heart of the Orlando urban area (about three miles south of downtown Orlando), along the shores of some of Central Florida's most beautiful lakes—Conway, Gatlin, Jennie Jewel, Jessamine and Mary. The origins of Edgewood can be traced back to 1881 when the South Florida Railroad constructed a line from Orlando to Tampa passing through the area. Construction of a road parallel to the railroad in 1916, now known as Orange Avenue, opened the area for industrial development related to the railroad, residences, and support services. Unprecedented growth occurred during the early 1920s resulting in a decision to incorporate. Between 1924 and 1925, the families and community leaders living in the area divided the community leading to the formation of three separate towns: Edgewood, Pine Castle and Belle Isle.



PROPERTY HIGHLIGHTS

- Open Warehouse Space with Loft Storage
- Private Office & 2 Restrooms
- Gated Yard
- Grade Level Bay Doors

LOCATION HIGHLIGHTS

- Just South of the Downtown Orlando Metropolitan Area
- Easy Access to Sand Lake Rd via Orange Ave
- 10 Miles NW of Orlando Int. Airport (MCO)
- 10 Miles East of I-4
- Easy Access to US Route 441 (Orange Blossom Trail), Oak Ridge Rd, & the Florida Turnpike

PROPERTY OVERVIEW

PROPERTY PHOTOS



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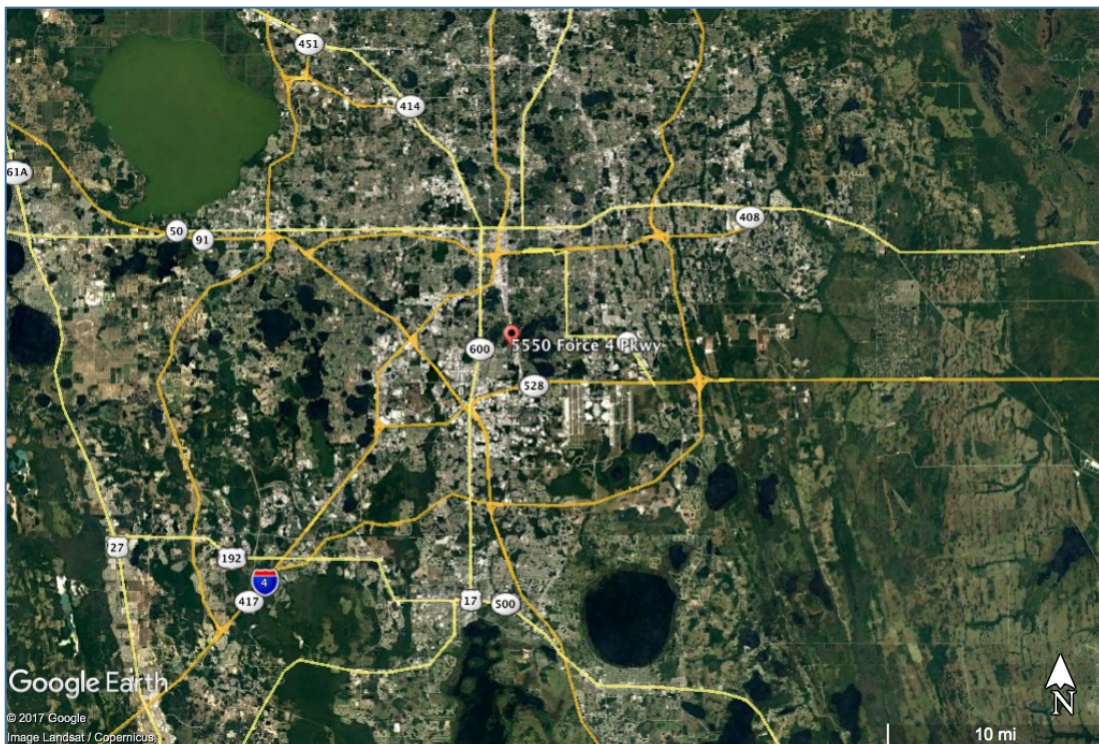
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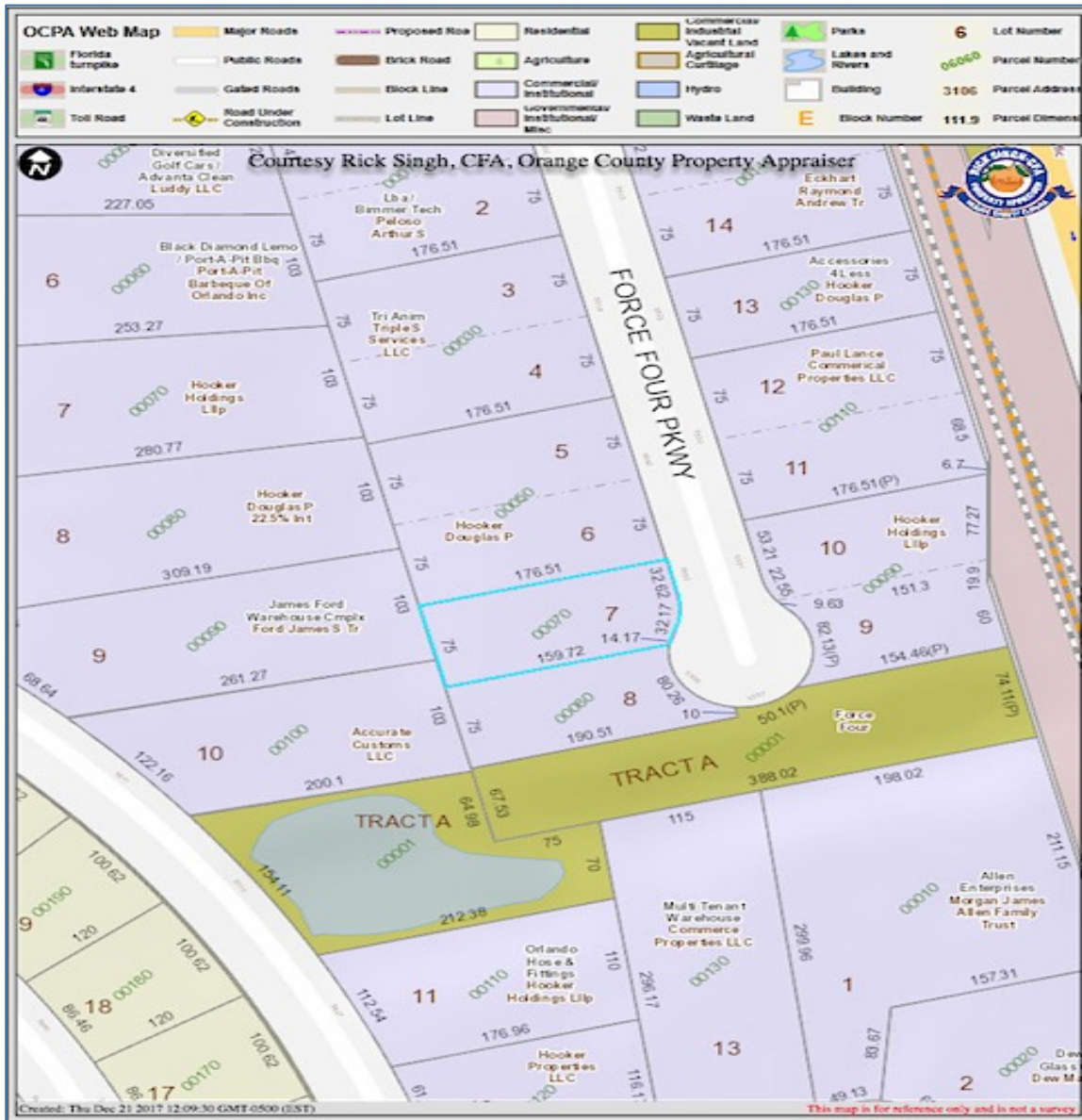
Cross Street:	Mary Jess Rd
Located:	SW Corner
Business Park:	Force Four Commerce Park
Land:	Edgewood
Submarket:	SE Orange County Industrial
County	Orange



MAPS & AERIALS



TAX MAP



DEMOGRAPHICS

Population	1-mi.	3-mi.	5-mi.
Population	1-mi.	3-mi.	5-mi.
Total Population (US Census 2010)	7,400	85,653	220,231
Total Population (Current Year)	8,076	94,200	243,302
Total Population (Five Year Projection)	8,150	96,973	252,867
Adult Population (US Census 2010)	5,545	65,505	171,977
Adult Population (Current Year)	6,170	73,020	192,573
Adult Population (Five Year Projection)	6,283	75,500	200,915
% Female Population (US Census 2010)	48.94%	48.98%	49.73%
% Male Population (US Census 2010)	51.06%	51.02%	50.27%
% Female Population (Current Year)	48.8%	49.1%	49.84%
% Male Population (Current Year)	51.2%	50.9%	50.16%
% Female Population (Five Year Projection)	48.71%	49.01%	49.66%
% Male Population (Five Year Projection)	51.29%	50.99%	50.34%
Total Daytime Population	6,694	119,384	387,263
Population aged 16 and under (Children)	2,034	19,571	47,253
Daytime population (Age 16+)	4,660	99,813	340,010
Civilian 16+, at Workplace	2,630	75,063	274,208
Retired population (Age 65+)	844	9,184	23,892
Homemakers (Age 16+)	643	6,755	16,688
Population Mosaic (Current Year)	1-mi.	3-mi.	5-mi.
% Power Elite	0%	0.11%	1.01%
% Flourishing Families	0%	2.25%	0.85%
% Booming with Confidence	18.63%	11.22%	4.51%
% Suburban Style	0%	0.84%	1.03%
% Thriving Boomers	12.95%	3.68%	2.25%
% Promising Families	0%	0%	0%
% Young City Solos	0%	2.07%	7.2%
% Middle-class Melting Pot	0%	0%	1.72%
% Family Union	0%	14.29%	8.14%
% Autumn Years	10.4%	11.18%	5.87%
% Significant Singles	0%	2.52%	2.06%
% Blue Sky Boomers	12.79%	8.68%	7.2%
% Families in Motion	0%	0%	0%
% Pastoral Pride	0%	0%	0%
% Singles and Starters	1.36%	33.05%	39.55%
% Cultural Connections	0%	1.45%	4.79%
% Golden Year Guardians	0%	0%	1.04%
% Aspirational Fusion	43.86%	8.54%	8.24%
% Economic Challenges	0%	0.13%	4.54%
% Unclassified	0%	0%	0%
Age	1-mi.	3-mi.	5-mi.
Median Age, Total	37.22	35.77	34.97
% Age 18+	76.4%	77.52%	79.15%
% Age 55+	24.68%	23.17%	22.35%
% Age 65+	11.98%	11.48%	11.55%

DEMOGRAPHICS

Ethnicity	1-mi.	3-mi.	5-mi.
% White (2010 US Census, Not Hispanic/Latino)	74.42%	57.68%	56.58%
% Black/African American (2010 US Census, Not Hispanic/Latino)	18.91%	34.82%	36.22%
% American Indian & Alaska Native (2010 US Census, Not Hispanic/Latino)	0.34%	0.34%	0.31%
% Asian (2010 US Census, Not Hispanic/Latino)	3.96%	4.1%	3.75%
% Native Hawaiian / Other Pacific Islander (2010 US Census, Not Hispanic/Latino)	0.14%	0.16%	0.13%
% Some other race (2010 US Census, Not Hispanic/Latino)	0.24%	0.5%	0.58%
% Two or more races (2010 US Census, Not Hispanic/Latino)	1.99%	2.4%	2.42%
% White (2010 US Census, Hispanic/Latino)	64.45%	63.55%	63.87%
% Black/African American (2010 US Census, Hispanic/Latino)	4.9%	6.19%	5.85%
% American Indian & Alaska Native (2010 US Census, Hispanic/Latino)	1.01%	0.9%	0.73%
% Asian (2010 US Census, Hispanic/Latino)	0.26%	0.27%	0.24%
% Native Hawaiian / Other Pacific Islander (2010 US Census, Hispanic/Latino)	0%	0.03%	0.05%
% Some other race (2010 US Census, Hispanic/Latino)	25.35%	23.26%	23.48%
% Two or more races (2010 US Census, Hispanic/Latino)	4.03%	5.79%	5.78%
% White (Current Year, Not Hispanic/Latino)	72.6%	55.19%	53.34%
% Black/African American (Current Year, Not Hispanic/Latino)	20.09%	36.54%	38.64%
% American Indian & Alaska Native (Current Year, Not Hispanic/Latino)	0.35%	0.35%	0.32%
% Asian (Current Year, Not Hispanic/Latino)	4.39%	4.6%	4.26%
% Native Hawaiian / Other Pacific Islander (Current Year, Not Hispanic/Latino)	0.19%	0.17%	0.13%
% Some other race (Current Year, Not Hispanic/Latino)	0.25%	0.51%	0.6%
% Two or more races (Current Year, Not Hispanic/Latino)	2.12%	2.64%	2.73%
% White (Current Year), Hispanic/Latino	63.44%	62.77%	63.19%
% Black/African American (Current Year, Hispanic/Latino)	5.17%	6.67%	6.17%
% American Indian & Alaska Native (Current Year, Hispanic/Latino)	1.17%	0.97%	0.74%
% Asian (Current Year, Hispanic/Latino)	0.22%	0.23%	0.21%
% Native Hawaiian / Other Pacific Islander (Current Year, Hispanic/Latino)	0%	0.03%	0.05%
% Some other race (Current Year, Hispanic/Latino)	25.98%	23.29%	23.68%
% Two or more races (Current Year, Hispanic/Latino)	4.02%	6.04%	5.96%
% White (Five Year Projection, Not Hispanic/Latino)	71.93%	53.61%	52.09%
% Black/African American (Five Year Projection, Not Hispanic/Latino)	20.18%	37.37%	39.04%
% American Indian & Alaska Native (Five Year Projection, Not Hispanic/Latino)	0.34%	0.36%	0.32%
% Asian (Five Year Projection, Not Hispanic/Latino)	4.64%	4.95%	4.65%
% Native Hawaiian / Other Pacific Islander (Five Year Projection, Not Hispanic/Latino)	0.2%	0.18%	0.14%
% Some other race (Five Year Projection, Not Hispanic/Latino)	0.27%	0.51%	0.62%
% Two or more races (Five Year Projection, Not Hispanic/Latino)	2.45%	3.03%	3.14%
% White (Five Year Projection, Hispanic/Latino)	63.32%	62.57%	63.04%
% Black/African American (Five Year Projection, Hispanic/Latino)	5.05%	6.58%	6.06%
% American Indian & Alaska Native (Five Year Projection, Hispanic/Latino)	1.17%	0.95%	0.71%
% Asian (Five Year Projection, Hispanic/Latino)	0.18%	0.21%	0.19%
% Native Hawaiian / Other Pacific Islander (Five Year Projection, Hispanic/Latino)	0%	0.02%	0.05%
% Some other race (Five Year Projection, Hispanic/Latino)	26.19%	23.45%	23.88%
% Two or more races (Five Year Projection, Hispanic/Latino)	4.09%	6.22%	6.08%

DEMOGRAPHICS

Housing & Households	1-mi.	3-mi.	5-mi.
Housing and Household's	1-mi.	3-mi.	5-mi.
Land Area (Estimated Square Miles)	1.79	23.44	65.91
Total Housing Units (Current Year)	3,225	39,090	107,569
Total Households (Current Year)	3,028	35,570	97,499
Total Households (Five Year Projection)	3,125	37,521	103,537
Owner-Occupied: Owned with a mortgage or loan	967	10,983	26,407
Owner-Occupied: Owned free and clear	687	5,565	13,133
Renter-Occupied	1,374	19,023	57,959
Housing Value (Current Year)	1-mi.	3-mi.	5-mi.
Housing Value < \$10,000	43	181	500
Housing Value \$10,000-\$14,999	17	159	496
Housing Value \$15,000-\$19,999	20	137	428
Housing Value \$20,000-\$24,999	23	227	721
Housing Value \$25,000-\$29,999	9	135	409
Housing Value \$30,000-\$34,999	7	70	251
Housing Value \$35,000-\$39,999	0	50	310
Housing Value \$40,000-\$49,999	7	169	640
Housing Value \$50,000-\$59,999	22	224	883
Housing Value \$60,000-\$69,999	61	434	1,312
Housing Value \$70,000-\$79,999	67	580	1,668
Housing Value \$80,000-\$89,999	105	954	2,267
Housing Value \$90,000-\$99,999	82	895	2,222
Housing Value \$100,000-\$124,999	104	1,342	3,315
Housing Value \$125,000-\$149,999	94	995	2,810
Housing Value \$150,000-\$174,999	125	1,195	3,146
Housing Value \$175,000-\$199,999	101	1,240	2,950
Housing Value \$200,000-\$249,999	140	2,066	4,635
Housing Value \$250,000-\$299,999	130	1,704	3,559
Housing Value \$300,000-\$399,999	193	1,692	3,069
Housing Value \$400,000-\$499,999	120	946	1,679
Housing Value \$500,000-\$749,999	76	546	1,175
Housing Value \$750,000-\$999,999	58	292	584
Housing Value \$1,000,000 or more	54	316	509
Total Owner-occupied housing units (OOHU)	1,654	16,547	39,540

DEMOGRAPHICS

Income	1-mi.	3-mi.	5-mi.
Per Capita Income (2010 US Census, based on Total Population)	\$28,236	\$23,784	\$23,301
Per Capita Income (Current Year, based on Total Population)	\$27,573	\$23,935	\$23,629
Per Capita Income (Five Year Projection, based on Total Population)	\$33,832	\$28,643	\$28,604
Average (Mean) Household Income (Current Year)	\$73,449	\$62,044	\$57,988
Median Household Income (Current Year)	\$43,026	\$42,422	\$40,302
% Households by Income (Current Year)	1-mi.	3-mi.	5-mi.
% Household Income < \$10,000	8.13%	7.37%	8.79%
% Household Income \$10,000-\$14,999	7.51%	6.84%	6.84%
% Household Income \$15,000-\$19,999	7.76%	7.57%	7.09%
% Household Income \$20,000-\$24,999	7.42%	7.33%	7.67%
% Household Income \$25,000-\$29,999	5.76%	7.04%	7.05%
% Household Income \$30,000-\$34,999	6.23%	6.88%	7%
% Household Income \$35,000-\$39,999	4.59%	4.85%	5.24%
% Household Income \$40,000-\$44,999	4.28%	4.47%	5.17%
% Household Income \$45,000-\$49,999	4.34%	5.35%	5.07%
% Household Income \$50,000-\$59,999	6.58%	7.87%	8.88%
% Household Income \$60,000-\$74,999	7.72%	10.15%	9.97%
% Household Income \$75,000-\$99,999	9.17%	9.17%	8.51%
% Household Income \$100,000-\$124,999	5.95%	6.24%	5.29%
% Household Income \$125,000-\$149,999	4.66%	2.94%	2.44%
% Household Income \$150,000-\$199,999	4.9%	3.21%	2.59%
% Household Income \$200,000-\$249,999	1.92%	1.06%	0.9%
% Household Income \$250,000-\$499,999	1.64%	0.92%	0.86%
% Household Income \$500,000+	1.45%	0.76%	0.64%

Education (Current Year)	1-mi.	3-mi.	5-mi.
Education	1-mi.	3-mi.	5-mi.
College undergraduate	486	5,256	12,647
Graduate or prof school	28	803	3,620
Educational Attainment	1-mi.	3-mi.	5-mi.
No schooling completed	136	999	2,288
Nursery to 4th grade	97	537	1,370
5th and 6th grade	186	974	2,497
7th and 8th grade	182	1,625	3,754
9th grade	70	968	2,691
10th grade	79	1,411	3,935
11th grade	146	2,085	5,142
12th grade, no diploma	145	1,717	4,219
High school graduate, GED	1,808	19,901	51,207
Some college, <1 year	299	3,815	9,488
Some college, 1+ years	712	9,834	25,970
Associate's degree	418	6,303	15,609
Bachelor's degree	734	9,729	29,342
Master's degree	389	3,367	8,823
Professional school degree	83	786	2,370
Doctorate degree	23	343	1,010

DEMOGRAPHICS

Employment and Occupation	1-mi.	3-mi.	5-mi.
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Total Civilian employed population aged 16+ (2010 US Census)	3,487	40,569	104,163
Total Civilian employed population aged 16+ (Current Year)	4,134	48,441	125,784
Total Civilian employed population aged 16+ (Five Year Projection)	4,276	50,746	133,040
% Employment by Industry (2010 US Census)	1-mi.	3-mi.	5-mi.
% Armed Forces (2010 US Census)	0%	0.05%	0.1%
% Civilian, Employed (2010 US Census)	89.65%	88.58%	87.23%
% Civilian, Unemployed (2010 US Census)	10.35%	11.37%	12.67%
% Not in Labor Force (2010 US Census)	32.31%	32.42%	32.67%
% Armed Forces (Current Year)	0%	0.04%	0.09%
% Civilian, Employed (Current Year)	95.72%	95.19%	94.51%
% Civilian, Unemployed (Current Year)	4.28%	4.76%	5.4%
% Not in Labor Force (Current Year)	32.13%	32.37%	32.7%
% Armed Forces (Five Year Projection)	0%	0.04%	0.08%
% Civilian, Employed (Five Year Projection)	95.81%	95.27%	94.62%
% Civilian, Unemployed (Five Year Projection)	4.19%	4.69%	5.3%
% Not in Labor Force (Five Year Projection)	31.03%	31.5%	31.77%
Transportation to Work (Current Year)	1-mi.	3-mi.	5-mi.
Total Workers 16+	4,134	48,441	125,784
Car, truck, or van	3,468	41,551	108,615
Public transport (not taxi)	333	2,990	7,282
Worked at home	101	1,481	4,082
Travel Time to Work (Current Year)	1-mi.	3-mi.	5-mi.
< 5 minutes	74	870	1,823
5-9 minutes	399	3,659	9,071
10-14 minutes	482	5,390	14,784
15-19 minutes	714	8,276	20,015
20-24 minutes	902	9,434	24,536
25-29 minutes	212	3,553	10,177
30-34 minutes	525	7,469	20,824
35-39 minutes	94	1,245	3,259
40-44 minutes	114	1,367	3,644
45-59 minutes	304	2,956	6,790
60-89 minutes	111	1,762	4,268
90+ minutes	101	978	2,509

DEMOGRAPHICS

Consumer Expenditures (Current Year)	1-mi.	3-mi.	5-mi.
Consumer Expenditures	1-mi.	3-mi.	5-mi.
Total Alcoholic beverages	\$1,436,710	\$15,330,352	\$39,489,922
Total Apparel and services	\$5,172,597	\$54,952,780	\$142,908,400
Total Cash contributions	\$3,565,334	\$39,439,435	\$97,979,695
Total Education	\$1,965,518	\$23,231,009	\$62,120,291
Total Entertainment	\$9,770,213	\$103,286,676	\$253,766,409
Total Food	\$17,732,608	\$201,975,315	\$535,053,009
Total Gifts	\$2,578,358	\$28,513,863	\$72,508,665
Total Healthcare	\$11,709,635	\$126,143,529	\$322,187,030
Total Housing	\$46,312,425	\$528,412,181	\$1,402,340,412
Total Miscellaneous	\$1,884,122	\$20,007,379	\$51,084,479
Total Personal care products and services	\$1,519,013	\$17,231,381	\$44,918,133
Total Personal insurance and pensions	\$14,334,640	\$155,600,358	\$393,182,877
Total Reading	\$310,785	\$3,055,153	\$7,627,054
Total Tobacco products and smoking supplies	\$1,001,498	\$12,239,975	\$33,938,986
Total Transportation	\$35,805,857	\$396,133,153	\$1,025,245,310
Retail Demand by Store Type	1-mi.	3-mi.	5-mi.
Total Retail Demand	\$120,878,011	\$1,336,697,272	\$3,459,524,876
Building Material & Garden Equipment & Supply Dealers	\$8,235,145	\$84,937,006	\$209,441,560
Clothing & Clothing Accessories Stores	\$5,723,225	\$60,877,462	\$157,631,290
Electronics and Appliance Stores	\$2,241,736	\$24,567,923	\$62,957,794
Food & Beverage Stores	\$15,014,393	\$172,280,890	\$456,863,087
Food Services & Drinking Places	\$13,539,055	\$149,379,500	\$389,988,999
Furniture & Home Furnishings Stores	\$2,182,467	\$23,915,122	\$61,566,081
Gasoline stations	\$8,227,761	\$94,895,316	\$252,481,836
General Merchandise Stores	\$14,686,554	\$165,662,419	\$434,171,231
General Merchandise, Apparel and Accessories, Furniture and Other Sales	\$27,894,616	\$307,598,748	\$797,907,373
Health & Personal Care Stores	\$6,836,248	\$75,040,708	\$194,438,011
Miscellaneous Store Retailers	\$3,446,613	\$37,812,097	\$96,348,941
Motor Vehicle & Parts Dealers	\$26,659,987	\$294,106,354	\$751,451,672
Nonstore retailers	\$11,758,825	\$128,637,140	\$331,143,171
Sporting Goods, Hobby, Musical Instrument, and Book Stores	\$2,326,001	\$24,585,334	\$61,041,203
Business Summary by SIC	1-mi.	3-mi.	5-mi.
Agriculture, Forestry, & Fishing (01-09)	11	84	204
Construction (15-17)	53	413	1,062
Finance, Insurance, & Real Estate (60-69)	40	391	1,407
Manufacturing (20-39)	23	197	574
Mining (10-14)	0	2	8
Public Administration (90-98)	2	47	288
Retail Trade (52-59)	82	977	2,503
Services (70-89)	239	2,314	7,623
Transportation, Communications, Electric, Gas, & Sanitary Services (40-49)	28	275	956
Wholesale Trade (50-51)	29	280	813

CONTACT INFORMATION

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The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.