

EXCLUSIVE OFFERING

CLARCONA CORNERS



5732 N HIAWASSEE ROAD, ORLANDO, FL 32810

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I. EXECUTIVE SUMMARY

5732 N. HIAWASSEE ROAD

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INTRODUCTION

Investment Opportunity in a property with great potential for redevelopment. Winn-Dixie had been in this location since 1998, but decided to vacate in 2019, on or before the end of their lease term ending on April 30, 2019. The store has been well maintained.

The site is located at a busy intersection of Hiawassee and Clarcona Ocoee Road surrounded by over 80,900 people within 3 miles. The property has a zoning of C-1 in Orange County. The new East/West Beltway (SR 414) one mile to the north has opened up new growth opportunities for this area.

OFFERING SUMMARY

List Price: \$4,600,000 (\$74 PSF)

Lease Rate: Call for Rate

DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
Total Population:	9,320	87,524	244,254
Five-Year Increase:	2.3%	2.4%	2.3%
Avg. HH Income:	\$69,056	\$61,720	\$62,434
Daytime Employees:	580	16,565	78,395

HIGHLIGHTS

- ♦ Dense area with 80,941 people within 3-miles.
- ♦ Multiple access points with high traffic (Hiawassee - 30,500 CPD, Claracora Ocoee - 23,500 CPD).



II. PROPERTY DETAILS

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Parcel Number:	35-21-28-0000-00-036
Zoning/Use:	C-1
Parcel Size (AC):	±7.93 Acres
Building Size (SF):	±62,000 SF
Year Built:	1998
Parking Spaces:	433
Signage:	Pylon & Building
Assessed Value:	\$4,021,214
Taxes:	\$76,320

LOCATION SUMMARY

Street Address:	5732 N. Hiawassee Road, Orlando, FL 32810
Primary AADT:	30,500 CPD Along N. Hiawassee Road
Secondary AADT:	23,500 CPD Along Clarcona Ocoee
Location:	Signalized intersection of Hiawassee & Clarcona Ocoee



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SITE BOUNDARY AERIAL



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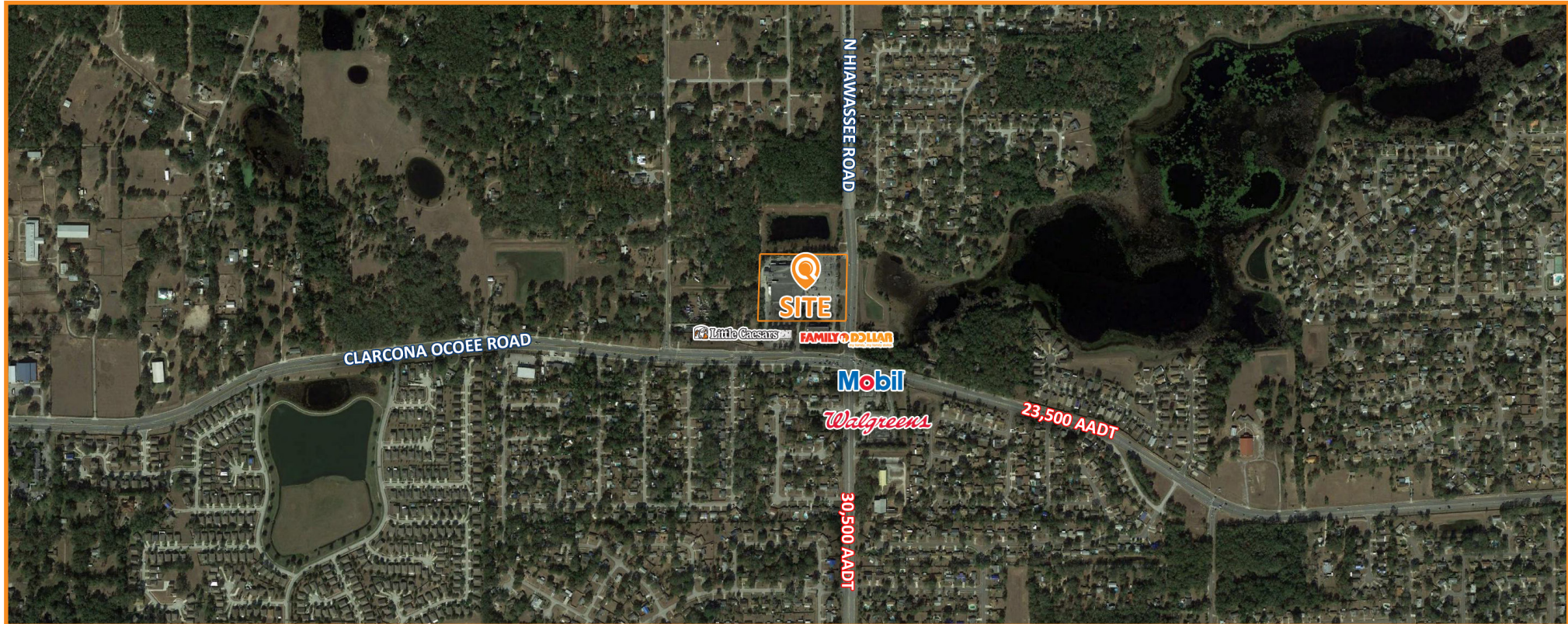
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TRADE AERIAL



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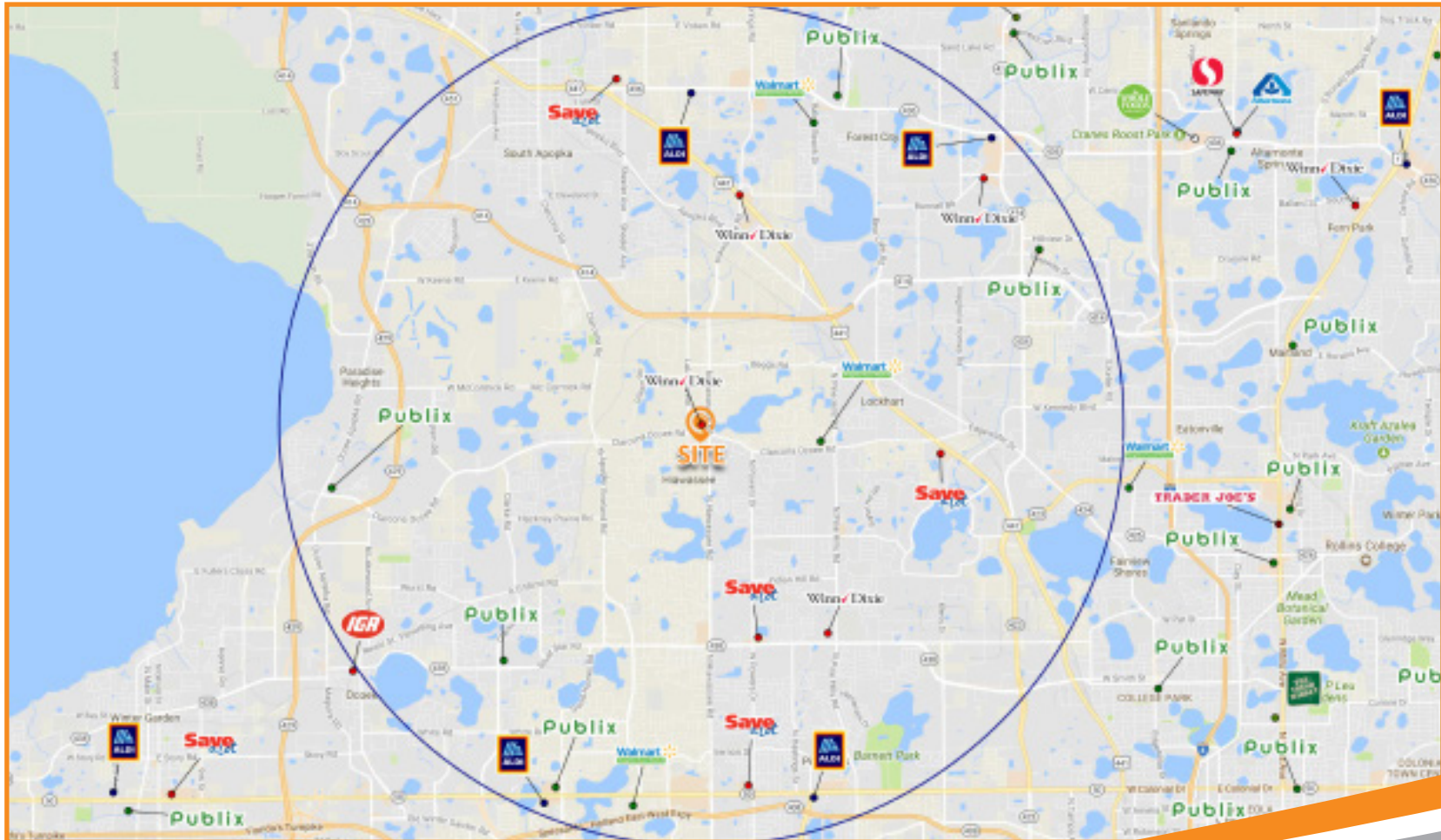
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GROCERY COMPETITOR MAP - 5 MILES



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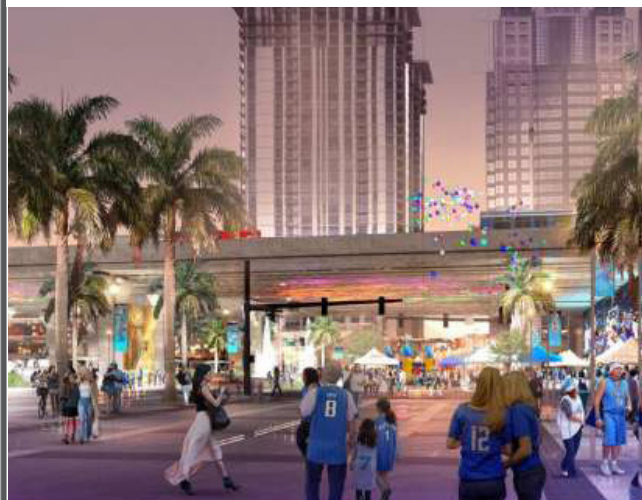
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PROJECT DT 
ADVANCING DOWNTOWN ORLANDO



CENTRAL BUSINESS DISTRICT

The Central Business District (“CBD”) is the heart of the Orlando MSA. It offers civic, commercial, retail and residential destinations; all connected by local and regional transit services. It is as well-known for its evening entertainment as its bustling daytime employment setting.

These destinations are attracted by its dense urban environment. It additionally offers the area’s largest contiguous block of retail space. Its walkability factor, high transit score and booming business/residential sector ideally position downtown Orlando for long-term growth.

Downtown Orlando compliments its historic buildings (such as the Orange County Regional History Center and the Orlando Public Library) with modern structures like the Dr. Phillips Center and the developing “Creative Village,” a 68-acre mixed-use project to offer office/creative studios, higher education, PS-8F education, mixed-income residential, retail/commercial and hotel uses.

In 2014, the Community Redevelopment Agency (CRA) launched “Project DTO” to evolve downtown Orlando over the next decade. Project DTO is a comprehensive process with ten primary themes:

1. Outdoor-oriented city;
2. Highly connected neighborhoods;
3. Best education in the State;
4. Business-friendly;
5. Creative culture;
6. Iconic visual identity;
7. Music/arts/sports/entertainment destination;
8. Involved community stakeholders;
9. Diverse heritage;
10. Built for the future.

The CRA will focus on several redevelopment opportunities to positively influence Project DTO, including the Orlando Sentinel site to the north, Lake Eola to the northwest and southwest of Washington Street (a well-known employment and residential corridor) and a transformed “Bridge District” between Church and Washington Streets at the DTO core.

Project DTO will also introduce elements such as pedestrian amenities, parks, corporate anchors, high-wage jobs, increased housing options and a signature downtown skyline.

For more on the future of Downtown Orlando, visit:

[DTO VISION PLAN](#)

[DTOUTLOOK](#)

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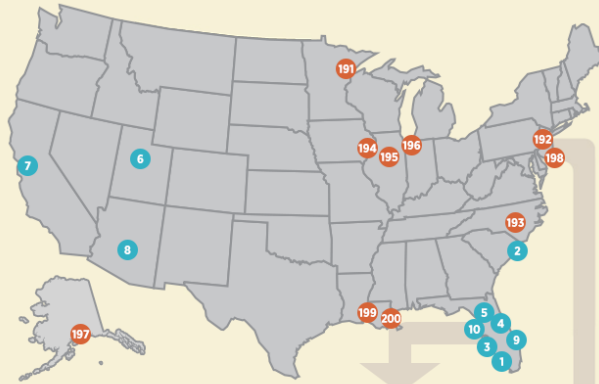
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Best And Worst Places For Job Growth



Retiring baby boomers are fueling strong employment forecasts in many Florida metro areas.

Job Growth Top 10

1. Naples, FL	4.6%
2. Myrtle Beach, SC	4.5%
3. Cape Coral, FL	4.4%
4. Orlando, FL	4.2%
5. Ocala, FL	3.9%
6. Provo, UT	3.8%
7. San Jose, CA	3.8%
8. Phoenix, AZ	3.7%
9. Port St. Lucie, FL	3.7%
10. North Port, FL	3.6%

Job Growth Bottom 10

191. Duluth, MN	1.1%
192. Trenton, NJ	1.1%
193. Fayetteville, NC	1.0%
194. Davenport, IA	1.0%
195. Peoria, IL	1.0%
196. Gary, IN	1.0%
197. Anchorage, AK	0.9%
198. Atlantic City, NJ	0.5%
199. Lafayette, LA	-0.2%
200. New Orleans, LA	-0.5%

The U.S. economic recovery is expected to continue, but these Rust Belt and New Jersey metros will likely struggle to create new jobs.

Job Growth figures are forecasted average annual changes through 2017. Source: Moody's Analytics.

EMPLOYMENT

Central Florida's economic prosperity resides not only in its global tourism destinations but through diverse economic sectors including high-tech, life sciences, healthcare, manufacturing, media and sports.

Its collection of national headquarters include AAA, Westgate Resorts, Hard Rock International, Wyndham Vacation Ownership, SeaWorld Entertainment, Tupperware Brands, Darden Restaurants and more.

The southeast quadrant of the Orlando MSA is home to Lake Nona's "Medical City." Located just minutes from the Orlando International Airport, Lake Nona is an 11-square-mile, master planned Tavistock community with nine residential developments and 14 educational facilities including three preschools, three elementary schools, two middle schools, two high schools and four colleges or universities. It's most recognized project is its concentration of medical institutions including Nemours Children's Hospital, the UCF College of Medicine, the UF Research and Academic Center, Sanford Burnham Prebys and the \$620 million VA Medical Center.

RANK	EMPLOYER	EMPLOYEES
1	Walt Disney World	74,000
2	Universal Orlando	21,000
3	Florida Hospital	20,413
4	Orlando Health	16,828
5	UCF	11,833

RANK	EMPLOYER	EMPLOYEES
6	Aircraft Service Int'l.	6,800
7	Darden Restaurants	6,149
8	SeaWorld Parks	6,032
9	Marriott Int'l Inc.	5,635
10	Lockheed Martin	5,000

Source: Direct Company Contact; Orlando Sentinel; Orlando Business Journal - 2016

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THIS IS UCF

We attract exceptional academic achievement – incoming freshmen have an SAT (2014) Reading, Math and Writing average of 1046, an average ACT of 27 and an average high school GPA of 3.8.

Eighty-two percent have won American Athletic Conference Championships in football, women's soccer, softball, women's golf, volleyball and tennis.

Our vibrant culture is alive through more than 600 student clubs and organizations.

We employ the best faculty in the business who are leaders in their fields.

Over 10 national housing awards have been won by our housing program.

We place medical students in nationally recognized residencies.

We award the second highest number of baccalaureate degrees in STEM fields among Florida state universities.

Our graduates win Pulitzer Prizes, Grammy Awards, Nobel Prizes, Turing Awards and Nobel Prizes.

We challenge top scholars of The Donald Rusk College, a small university of scholars with all the benefits of a large research university.

We are ranked by the Carnegie Foundation for "very high research activity."

UCF has been named a "Best Value" university by The Princeton Review and a "Top Tier National University" by U.S. News & World Report.

QUICK
FACTS

275
NATIONAL
MERIT
SCHOLARS

STUDENT POPULATION*
61,000

STUDENTS COME FROM
67 FLORIDA COUNTIES
60 STATES
100 COUNTRIES

FRESHMAN CLASS PROFILE*

Average SAT	1256
Average ACT	27
Average High School GPA	3.8

TOP
10
FRESHMAN
STATES*



1. Florida
2. Pennsylvania
3. New Jersey
4. Georgia
5. Illinois
6. New York
7. Maryland
8. Virginia
9. Wisconsin
10. Ohio

TOP 5
FRESHMAN
MAJORS*

1. Mechanical Engineering
2. Biology
3. Engineering
4. Computer Science
5. Psychology

*Fall 2015

EDUCATION

The Orlando metro is home to 200,000 post-secondary students, with 65% studying in four state schools: the University of Central Florida, Seminole State College, Lake-Sumter State College and Valencia College. Its prestigious, private colleges include Rollins College and Full Sail University. Approximately 18 secondary or technical schools throughout the region offer workforce training across industries such as culinary, technology and automotive services. Satellite campuses for the Barry University School of Law and Florida A&M College of Law are also in the heart of the downtown district.

The University of Central Florida is America's 2nd largest university with over 64,000 students, 289 national merit scholars, 212 degree programs, 253,000 alumni and a faculty of over 12,000. It is ranked in the top 100 public universities, offers one of the best online programs (#20 in the U.S.) and is the 13th most innovative university, all by the U.S. News & World Reports.

Valencia College is the largest state college in Central Florida. Its longstanding history in workforce education has resulted in a 93% job placement rate, with starting salaries averaging \$38,000. It currently offers five campuses throughout the greater Orlando area with over 60,000 students in college and from its high school credit applicants. Its partnership with the University of Central Florida currently offers two joint facilities, with a third already underway.

Rollins College, a private liberal arts school with an elite student body (3,000) was ranked in 2015 as the "Nations Most Beautiful Campus" by the Princeton Review.

Full Sail offers associates, bachelors and master's degrees for the world of entertainment, media, arts, and technology. It's 210 acres holds over 110 studios and labs for 15,000 students across 78 degree programs.



VALENCIA COLLEGE

ROLLINS

FULL SAIL
UNIVERSITY

SEMINOLE
STATE
COLLEGE
OF FLORIDA

Lake Sumter
State College

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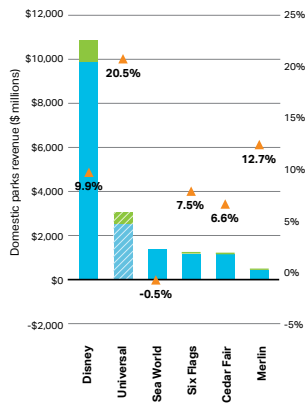
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Summary Indicators, Top Operators in North America, 2014 and 2015

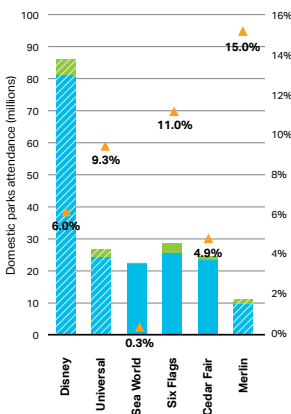
	REVENUE	ATTENDANCE	REVENUE PER CAPITA
2014	\$16.6B	186.8M	\$88.80
2015	\$18.3B	199.5M	\$91.79
2015 Change	\$1.7B	12.6M	\$2.99
% Change 2014-15	10.4%	6.8%	3.4%

■ 2014
■ 2015
▲ % change
/// estimated

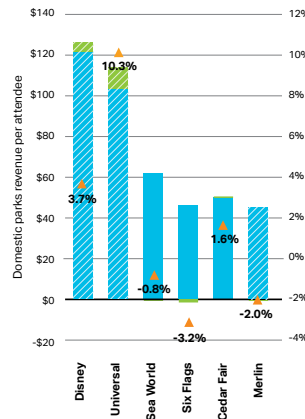
Revenue grew



Attendance grew



Revenue per attendee was mixed



TOURISM

The greater Orlando area witnessed over 72 million annual visitors last year; making it the most-visited destination in the U.S.; the first U.S. city to reach that milestone. Its most popular destinations include Walt Disney World's Magic Kingdom, Epcot, Animal Kingdom, Hollywood Studios, Universal Studios, Islands of Adventure and SeaWorld, respectively. Its abundant water attractions include Disney's Typhoon Lagoon and Blizzard Beach, SeaWorld's Aquatica and Universal's newest waterpark, Volcano Bay, which opened in 2017.

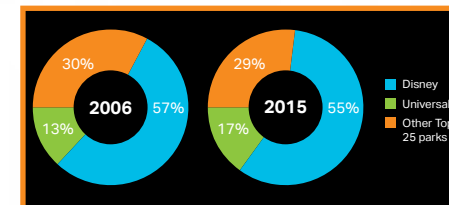
The Major League Soccer franchise self financed and developed its own facility to host soccer games. Using its own money, Orlando City Stadium is a \$155 million stadium in downtown Orlando. The 25,500-seat stadium hosts both the men's "Orlando City" team and the women's "Orlando Pride." In 2017, the stadium hosted it's first international FIFA match, and attendance was 4th in MLS, with Orlando City SC averaging over 25,000 attendees a game.

Other downtown destinations include the Amway Centre sports and concert arena and the Dr. Phillips Performing Arts Center. The Amway Centre is a \$480 million facility in the heart of downtown Orlando that opened in October 2010 and is home to the Orlando Magic (NBA), Orlando Predator (AFL) and Orlando Solar Bear (ECHL) games. The Dr. Phillips Center is a 103 foot, 3,035-seat theatre that opened in 2014 and already has its "Phase 2" scheduled to accommodate another 2,270 seats.

THEME PARK

VISITORS

Walt Disney World	19,332,000
Epcot	11,454,000
Disney's Animal Kingdom	10,402,000
Disney's Hollywood Studios	10,312,000
Universal Studios Orlando	8,236,000



Source: Visit Orlando

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TRANSPORTATION

The Central Florida populous is connected by the I-4 corridor to the north and south, the Florida Turnpike to the east and west and the welcomed connection across Florida's 429, 417, 528, 417, 414 and 408 expressways. The toll road project (projected to cost approximately \$1.2 billion) will loop from Mount Dora/Lake Mary in the north, Oviedo/UCF to the east, Kissimmee/St. Cloud to the south and Winter Garden/Clermont to the west.

This effort to connect its residents to major employers and leisure destinations has created 12,328 jobs, a cumulative savings of \$22.3 million for businesses, and 32 hours of travel time per household. Furthermore, an estimated \$143 million in reduced accident costs and overall \$700 million in wages and income for the State. Interstate-4 is also experiencing a 21-mile, \$2.3 billion reconstruction and widening effort over the next six years. Details on this project can be found at <http://i4ultimate.com/project-info/future-i-4/>.

The recently completed SunRail commuter train runs north and south parallel to the I-4 corridor and stretches from Seminole to Osceola county. The line currently features 12 convenient stations. A Phase 2 extension from Deland to Poinciana and downtown to the Orlando International Airport will add another five stations and open in 2018, according to <http://sunrail.com/>.

The Orlando International Airport, among the nation's busiest, is also experiencing tremendous growth with a \$1.1 billion expansion and connecting, multi-modal rail station for express trains along a 235-mile route. Expansions include a six-story parking garage and connections between Central Florida's Sunrail and Miami's Brightline high-speed trains.

AIRPORT ACTIVITY	ORLANDO INTL	SANFORD INTL
Domestic Passengers	36,330,689	2,449,035
International Passengers	5,592,710	303,375

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DEMOGRAPHIC SUMMARY

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Population	2018 Estimated Population	9,320	87,524	244,254	Income	2018 Avg Household Income	\$69,056	\$61,720	\$62,434
	2023 Projected Population	10,392	98,090	272,404		2018 Med Household Income	\$52,995	\$49,868	\$50,559
	2010 Census Population	8,559	77,463	211,748		2018 Estimated Per Capita Income	\$22,397	\$20,849	\$22,022
	Proj Growth/Yr 2018 to 2023	2.3%	2.4%	2.3%	Education (25+)	2018 Elementary (Grade 0 to 8)	5.5%	6.4%	6.7%
	Hist Growth/Yr 2000 to 2018	1.1%	1.3%	1.4%		2018 Some High School (Grades 9 to 11)	7.8%	9.3%	9.5%
2018 Median Age	5.5	34.4	34.7	2018 High School Graduate		32.7%	31.7%	30.8%	
Household	2018 Estimated Households	3,020	29,534	86,005		2018 Some College	20.9%	20.5%	20.3%
	2023 Projected Households	3,273	32,142	93,178		2018 Associates Degree Only	11.6%	11.9%	10.9%
	2010 Census Households	2,786	26,244	74,769		2018 Bachelors Degree Only	16.7%	13.4%	15.0%
	Proj Growth/Yr 2018 to 2023	1.7%	1.8%	1.7%		2018 Graduate Degree	4.8%	6.8%	6.9%
	Hist Growth/Yr 2000 to 2018	1.0%	1.3%	1.4%	Businesses	2018 Est Total Businesses	86	1,531	6,947
Race/Ethnicity	2018 White	28.9%	34.2%	43.8%		2018 Est Total Employees	580	16,565	78,395
	2018 African American	56.1%	52.4%	41.4%		2018 Est Employee Population/Business	6.8	10.8	11.3
	2018 Asian/Pacific Islander	5.2%	4.6%	4.5%		2018 Est Residential Population/Business	108.5	57.2	35.2
	2018 Indian/Alaskan	0.5%	0.4%	0.4%	Lat/Lon: 28.153/-81.4777				
	2018 Other Races	9.3%	8.4%	9.9%					
	2018 Hispanic	16.7%	17.3%	21.9%					

CONFIDENTIAL NOTICE

NOTICE OF CONFIDENTIALITY

LandQwest Commercial Orlando, LLC ("Agent") has been engaged as exclusive agent for the sale of **5732 N. HIAWASSEE ROAD, ORLANDO, FL 32801** (the "Property").

The Property is being offered for sale in an "as-is, where-is" condition and Seller and Agent make no representations or warranties as to the accuracies of the information contained in this Offering Memorandum.

The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller.

The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible.

The material contained herein are based upon information and sources deemed reliable, but no representation or warranty, expressed or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to this information's accuracy or completeness.

Neither the Agent or Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property.

Interested parties shall make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice.

This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice.

Agent is not authorized to make representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller's obligations thereunder have been satisfied or waived.

If you have no interest in this Property, please return this Offering Memorandum to:

LANDQWEST COMMERCIAL ORLANDO, LLC

**423 S. KELLER ROAD, SUITE 400
ORLANDO, FL 32810**

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LandQwest Commercial pioneers industry standards by being a “marketing company that provides commercial real estate and property management services.” We offer a corporate structure with personalized brokerage and property management services.

With offices in Central, West Central and Southwest Florida, LandQwest is dedicated to providing extraordinary services to both entrepreneurs and institutional customers.

