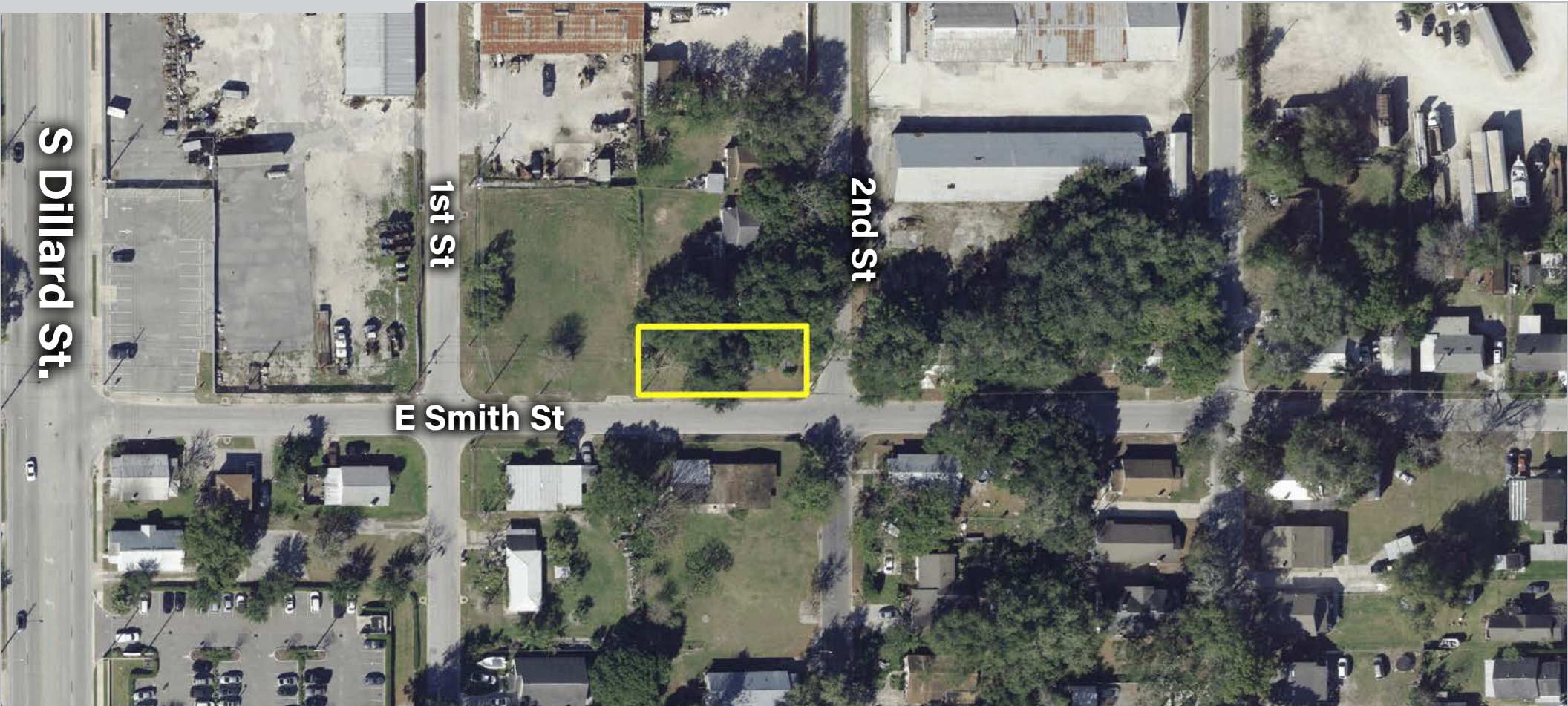


SAUNDERS RALSTON DANTZLER REALTY

Commercial Real Estate for Central Florida



PROPERTY FOR SALE

128 2ND ST., WINTER GARDEN, FL

877.518.5263 | SRDcommercial.com | 114 N. Tennessee Ave. Lakeland, FL 33801

TABLE OF CONTENTS

- 3 EXECUTIVE SUMMARY
- 4 MAPS
- 6 DEMOGRAPHICS
- 9 AERIAL VIEWS
- 13 FUTURE LAND USE

Christina Kurtz-Clark, CCIM

Sales Associate
CClark@SRDcommercial.com
407.986.4853



Chris Settineri

Sales Associate
CSettineri@SRELand.com
407.258.3009



CONFIDENTIALITY & DISCLAIMER

©2019 Saunders Ralston Dantzler Realty, LLC, All rights Reserved, makes every attempt to provide accurate information on this property, however, does not guarantee the accuracy. Buyer should rely entirely on their own research, inspection of property, and records.



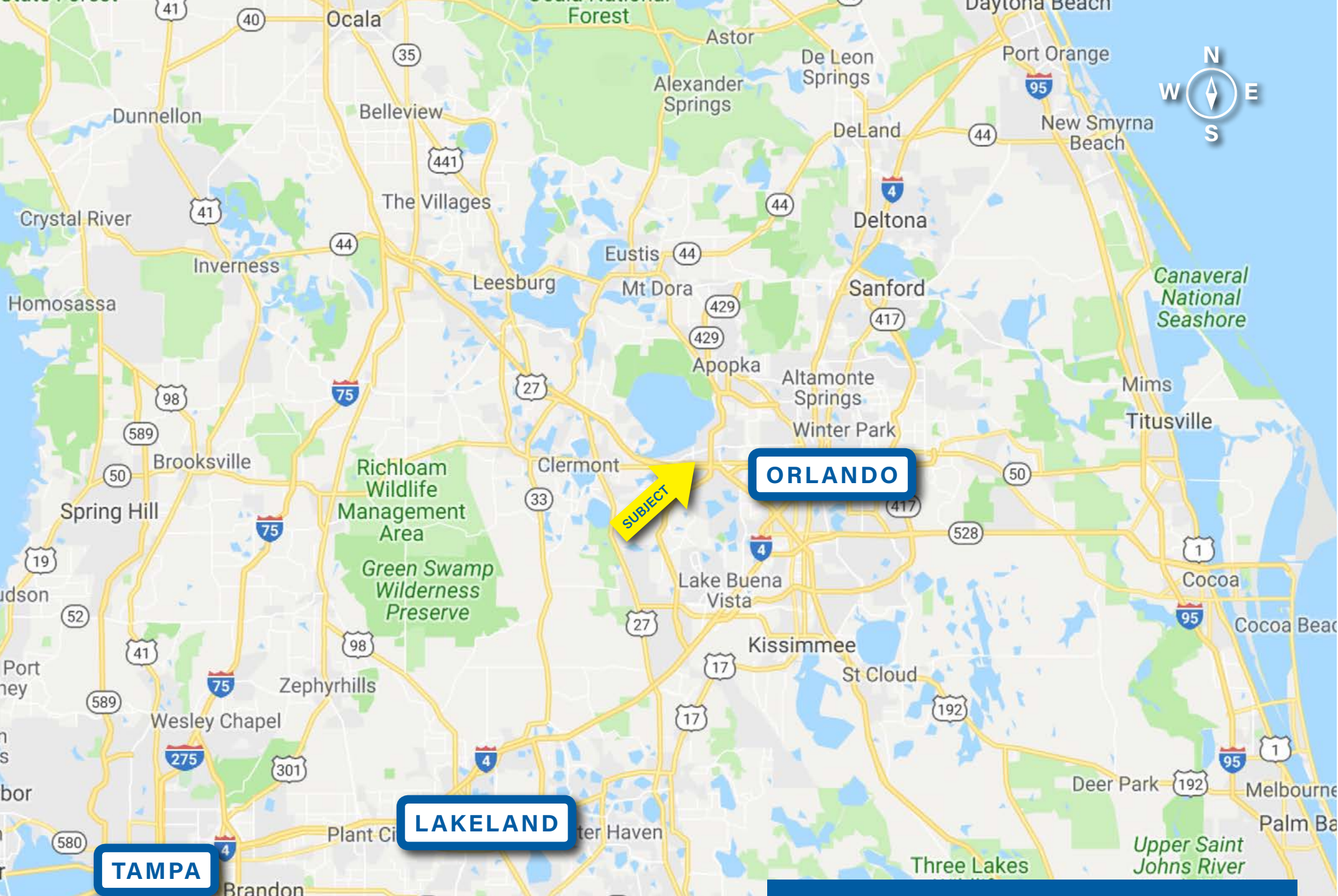
EXECUTIVE SUMMARY

128 2ND ST

WINTER GARDEN, FL 34787

Located on the edge of downtown Winter Garden is an excellent redevelopment opportunity. Zoned commercial, this property consists of 0.14 +/- acres and a small residential structure, but should be razed in order to achieve highest and best use. The property is located within a growing, dense market area with more than 26,000 people within a 2 mile radius.

Site Address:	128 2nd St. Winter Garden, FL 34787
County:	Orange
PIN (Property Identification Number):	27-22-23-8816-07-160
Land Size:	0.14 +/- Acres
Property Use:	Vacant Commercial
Utilities:	Available
Zoning:	General Commercial
Taxes:	\$1,035.96 (2018)
Asking Price:	\$160,000



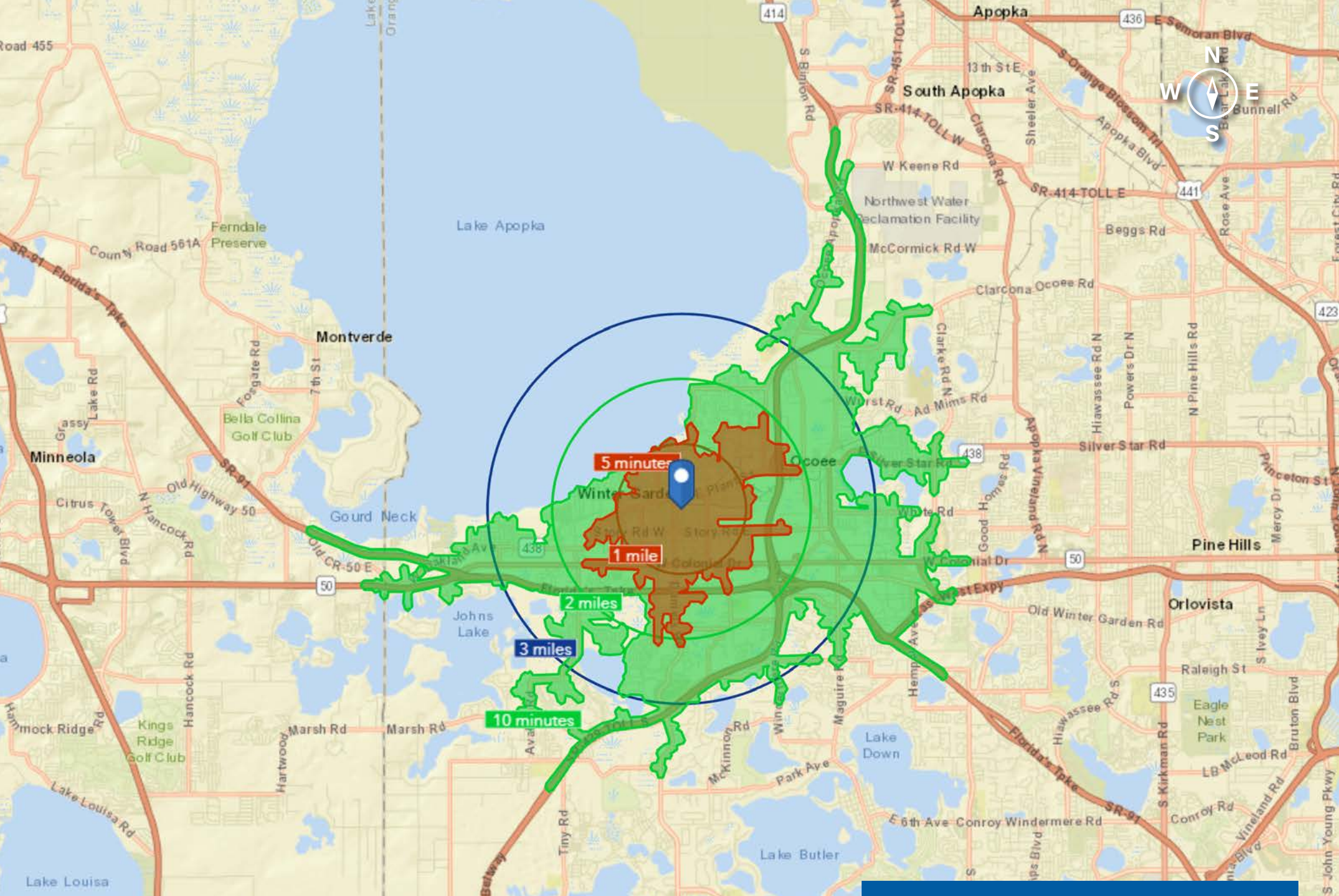
Located in Winter Garden, west of Orlando, just off of Florida's turnpike.

REGIONAL LOCATION MAP



Located between SR 50 and SR 438.

LOCATION MAP



1, 2, 3 mile radius

5, 10 minute drive time

DEMOGRAPHICS MAP

BENCHMARK DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Orange	FL	US
Population	10,777	26,698	45,647	13,391	50,218	1,347,885	20,875,686	330,088,686
Households	3,661	9,360	15,584	4,700	17,090	491,269	8,152,541	124,110,001
Families	2,596	6,687	11,548	3,371	12,604	315,714	5,273,287	81,631,156
Average Household Size	2.90	2.81	2.89	2.82	2.90	2.67	2.51	2.59
Owner Occupied Housing Units	1,984	5,564	10,302	2,678	11,258	264,153	5,193,134	78,262,285
Renter Occupied Housing Units	1,677	3,797	5,282	2,022	5,832	227,116	2,959,407	45,847,716
Median Age	36.2	36.6	36.7	36.1	36.7	34.8	42.3	38.3
<i>Income</i>								
Median Household Income	47,069	52,261	59,253	49,700	57,329	53,407	52,098	58,100
Average Household Income	60,810	70,218	83,693	65,748	80,127	76,495	75,281	83,694
Per Capita Income	21,119	24,656	28,941	22,418	27,815	28,553	29,913	31,950
<i>Trends: 2018 - 2023 Annual Growth Rate</i>								
Population	1.53%	1.80%	2.10%	1.55%	2.16%	1.98%	1.41%	0.83%
Households	1.43%	1.71%	2.03%	1.46%	2.08%	1.93%	1.36%	0.79%
Families	1.36%	1.66%	1.98%	1.41%	2.04%	1.86%	1.30%	0.71%
Owner HHs	2.60%	2.63%	2.61%	2.50%	2.60%	2.58%	1.91%	1.16%
Median Household Income	2.56%	2.32%	2.91%	2.12%	2.85%	2.72%	2.52%	2.50%

There is strong population in a 3 mile radius currently at 45,647 and growing at a rate nearly one and a half times faster than the state of Florida as a whole.

Median household income in a two mile radius is comparable to the state of Florida at \$52,261.

BENCHMARK DEMOGRAPHICS

1 Mile 2 Miles 3 Miles 5 Mins 10 Mins Polk FL US

Households by Income

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
<\$15,000	9.90%	8.80%	7.70%	9.40%	7.90%	11.00%	11.70%	11.20%
\$15,000 - \$24,999	14.00%	11.70%	9.80%	13.10%	10.20%	10.10%	10.60%	9.40%
\$25,000 - \$34,999	13.10%	11.70%	10.00%	12.50%	10.30%	10.70%	10.70%	9.30%
\$35,000 - \$49,999	15.40%	15.00%	14.00%	15.10%	14.40%	14.50%	14.70%	12.80%
\$50,000 - \$74,999	22.50%	20.60%	18.30%	21.70%	18.60%	19.00%	18.70%	17.60%
\$75,000 - \$99,999	9.90%	12.00%	12.20%	10.50%	12.30%	11.70%	11.90%	12.50%
\$100,000 - \$149,999	10.30%	12.60%	15.50%	10.90%	15.00%	12.80%	12.10%	14.40%
\$150,000 - \$199,999	3.30%	4.30%	6.30%	3.90%	5.80%	4.90%	4.50%	6.00%
\$200,000+	1.70%	3.40%	6.20%	2.80%	5.30%	5.30%	5.10%	6.70%

Population by Age

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
0 - 4	6.80%	6.80%	6.80%	6.90%	6.70%	6.10%	5.30%	6.00%
5 - 9	6.90%	7.20%	7.40%	7.10%	7.20%	6.10%	5.40%	6.20%
10 - 14	6.80%	6.90%	7.20%	7.00%	7.10%	6.00%	5.60%	6.30%
15 - 19	6.40%	6.30%	6.30%	6.40%	6.30%	6.60%	5.70%	6.40%
20 - 24	6.60%	6.10%	5.80%	6.30%	6.00%	8.50%	6.30%	6.90%
25 - 34	14.80%	14.30%	14.00%	14.70%	14.20%	16.90%	13.20%	13.90%
35 - 44	12.90%	13.90%	14.70%	13.50%	14.30%	13.50%	11.70%	12.50%
45 - 54	12.60%	13.00%	13.50%	12.80%	13.50%	12.70%	12.70%	12.80%
55 - 64	11.70%	11.60%	11.70%	11.50%	11.90%	11.40%	13.60%	13.00%
65 - 74	8.00%	7.80%	7.40%	7.70%	7.50%	7.40%	11.50%	9.40%
75 - 84	4.30%	4.00%	3.60%	4.00%	3.60%	3.40%	6.30%	4.60%
85+	2.20%	2.00%	1.70%	2.00%	1.70%	1.40%	2.70%	2.00%

Race and Ethnicity

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
White Alone	61.10%	64.60%	65.70%	61.80%	65.60%	60.30%	73.00%	69.90%
Black Alone	21.00%	18.80%	17.70%	20.30%	17.60%	21.80%	16.40%	12.90%
American Indian Alone	0.50%	0.40%	0.40%	0.50%	0.40%	0.40%	0.40%	1.00%
Asian Alone	2.60%	3.20%	4.50%	3.10%	4.20%	5.40%	2.80%	5.70%
Pacific Islander Alone	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	11.10%	9.30%	7.80%	10.60%	8.40%	8.00%	4.30%	6.90%
Two or More Races	3.60%	3.70%	3.70%	3.60%	3.70%	4.00%	3.00%	3.40%
Hispanic Origin (Any Race)	33.70%	31.00%	27.80%	33.70%	28.60%	32.00%	25.90%	18.30%

Lake Apopka



TRADE AREA MAP

The trade area includes an expanding retail district to the south and has a variety of industrial to the east.



The subject sits at the corner of 2nd St and East Smith St. in downtown Winter Garden. Currently used for residential and zoned for commercial, the subject could be used for either.

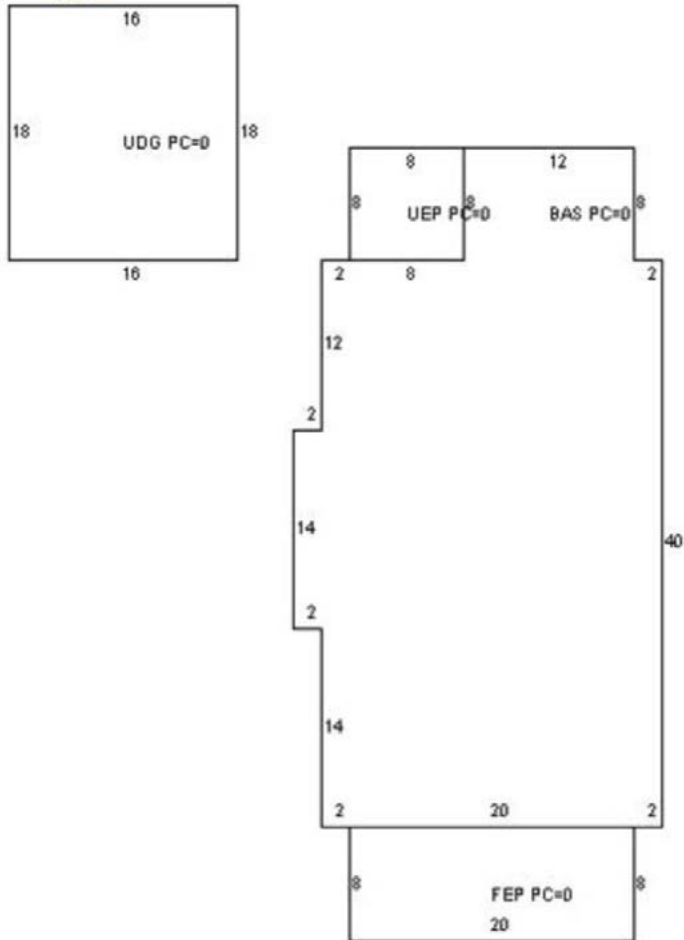
NEIGHBORHOOD AERIAL



125 +/- FT of frontage on E Smith St. and 50 +/- FT of frontage on 2nd St.

SITE AERIAL

BUILDING INFORMATION



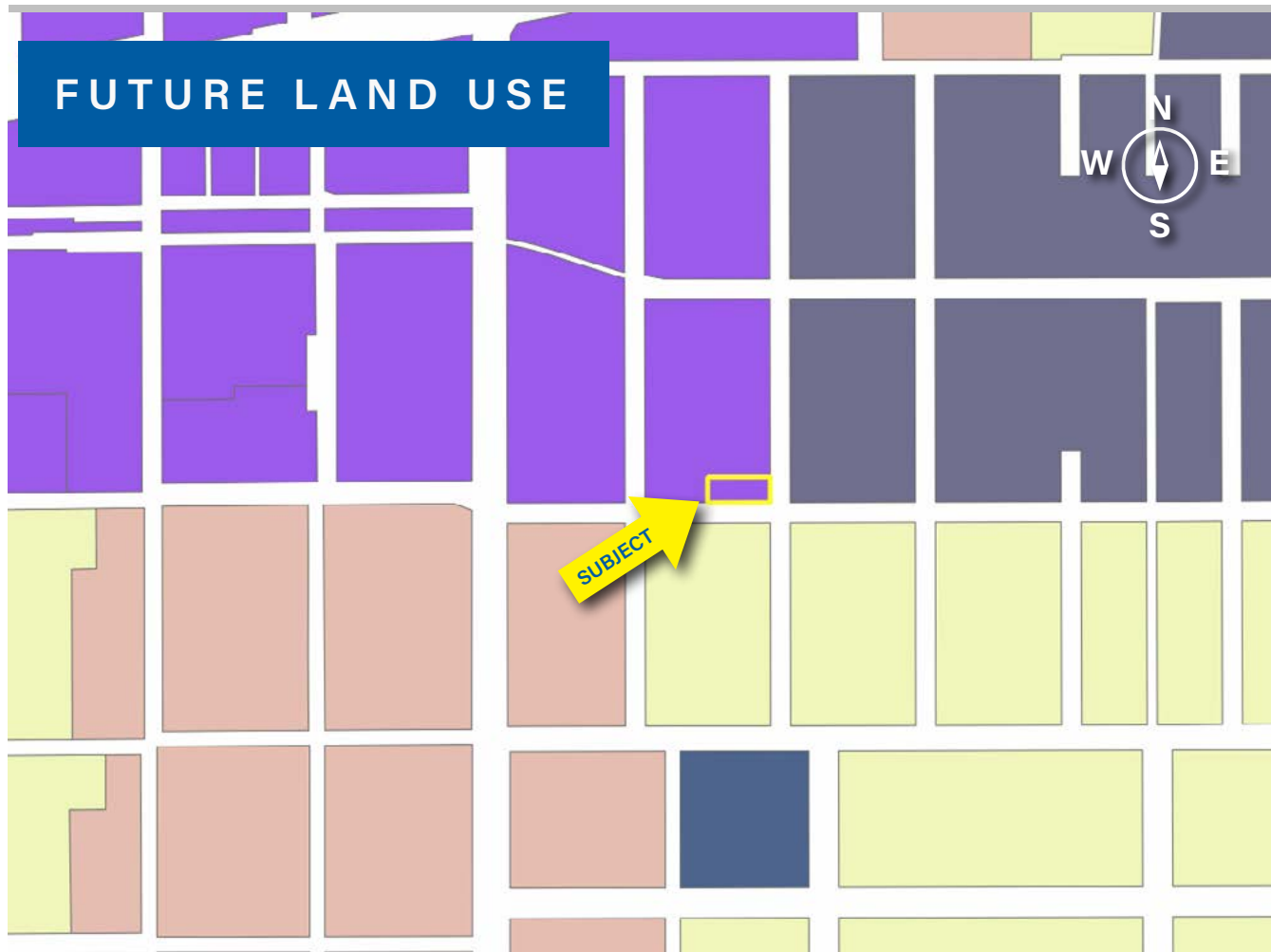
<i>Description</i>	<i>Total:</i>
Heated	1084 +/- SF
Total	1,308 +/- SF
Construction	Wood on Sheathing
Year Built	1925

A single family home with 1,084 +/- SF heated and a detached garage currently sit on the site.

Vacant structure that currently sits on the lot





FUTURE LAND USE



Arterial Commercial District (C-2)

The C-2 arterial commercial district is intended to apply to retail and professional service areas adjacent to and fronting on designated arterial streets.

The purpose of this district is to provide for the development of needed highway-oriented commercial services in a manner harmonious to nearby noncommercial development and in a manner which minimizes traffic congestion and hazards.

-  ARTERIAL COMMERCIAL DISTRICT
-  GENERAL INDUSTRIAL
-  PROFESSIONAL OFFICE DISTRICT
-  RESIDENTIAL - MEDIUM DENSITY



USE RESTRICTIONS

No portion of the property shall be used for:

- (1) Campgrounds.
- (2) Planned shopping centers.
- (3) Automobile sales and service.
- (4) All types of businesses in buildings not of standard construction or without restroom facilities.
- (5) Miniwarehouse facilities.
- (6) Truck parking facilities, and other activities of similar nature without adequate buffering from view from a public road and/or adjacent property
- (7) Other uses which the planning and zoning board determines are of the type and intensity of activity similar to and compatible with the permitted uses in the C-2 district.
- (8) Children day care centers.
- (9) Urban farm.

SAUNDERS RALSTON DANTZLER REALTY

Saunders Ralston Dantzler Realty

877.518.5263

114 N. Tennessee Ave.

Lakeland, FL 33801

SRDcommercial.com