

SOUTHMEADOW

S ORANGE AVE/TOWN CENTER BLVD

17.3± acres (Tract 29A)• Orlando, FL

SOLD!



LOCATION

Located at signaled intersection of major roadways, Town Center Blvd. and South Orange Ave. Join Wawa in this superior location between Hunter's Creek and Southchase.

SIZE

17.3± acres

PRICE

WAS \$4,521,528

NOW \$3,795,174 (\$5.04/sf)

ZONING

Southchase DRI. Commercial - approved for 95,000sf

See page 4 of flyer for Restrictions Applicable to the Restricted Property.

ROAD FRONTAGE

1,000'± on Orange Avenue

725'± on Town Center Boulevard

UTILITIES

Orange County

Offering subject to errors, omission, prior sale or withdrawal without notice.

TRAFFIC COUNTS

Orange Avenue South Bound (Town Center Blvd. to Osceola County Line)	21,887
Orange Avenue North Bound (Fairway Woods Blvd. to Town Center Blvd.)	23,662
Town Center Blvd. East Bound (Landstar Blvd. to Orange Avenue)	25,718
Town Center Blvd. West Bound (Balcom to Orange Avenue)	26,232

COMMERCIAL LAND FOR SALE

Commercial Real Estate Investments | Management | Brokerage | Development | Land

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407-422-3144 | www.maurycarter.com

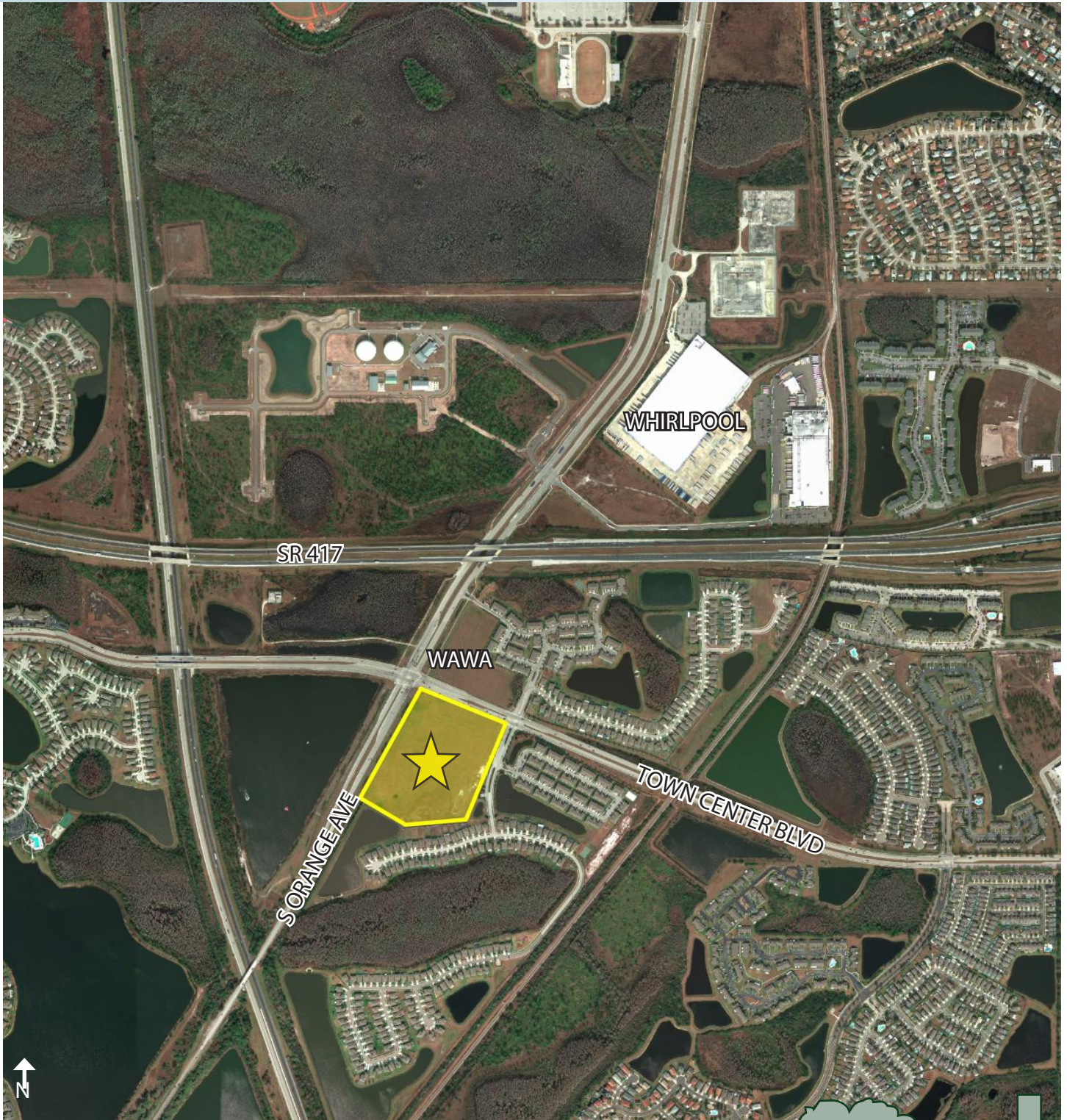


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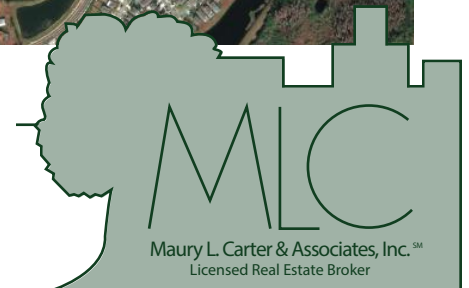


REGIONAL MAP

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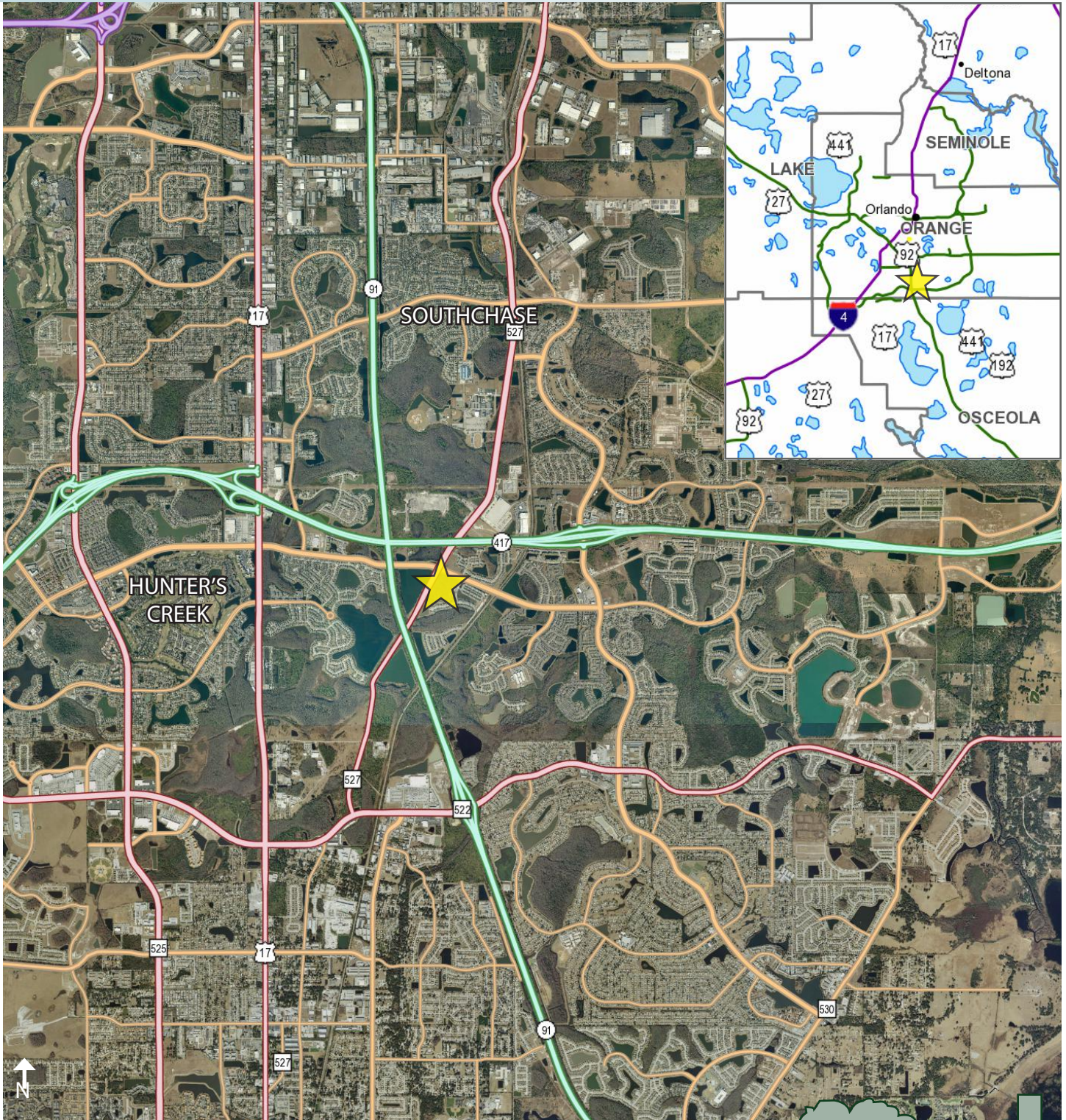


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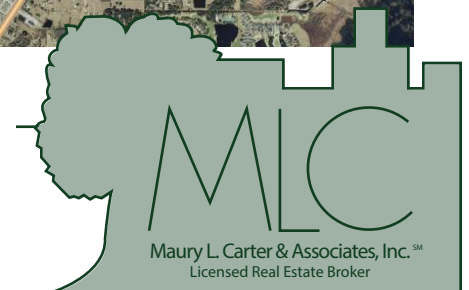


LOCATION MAP

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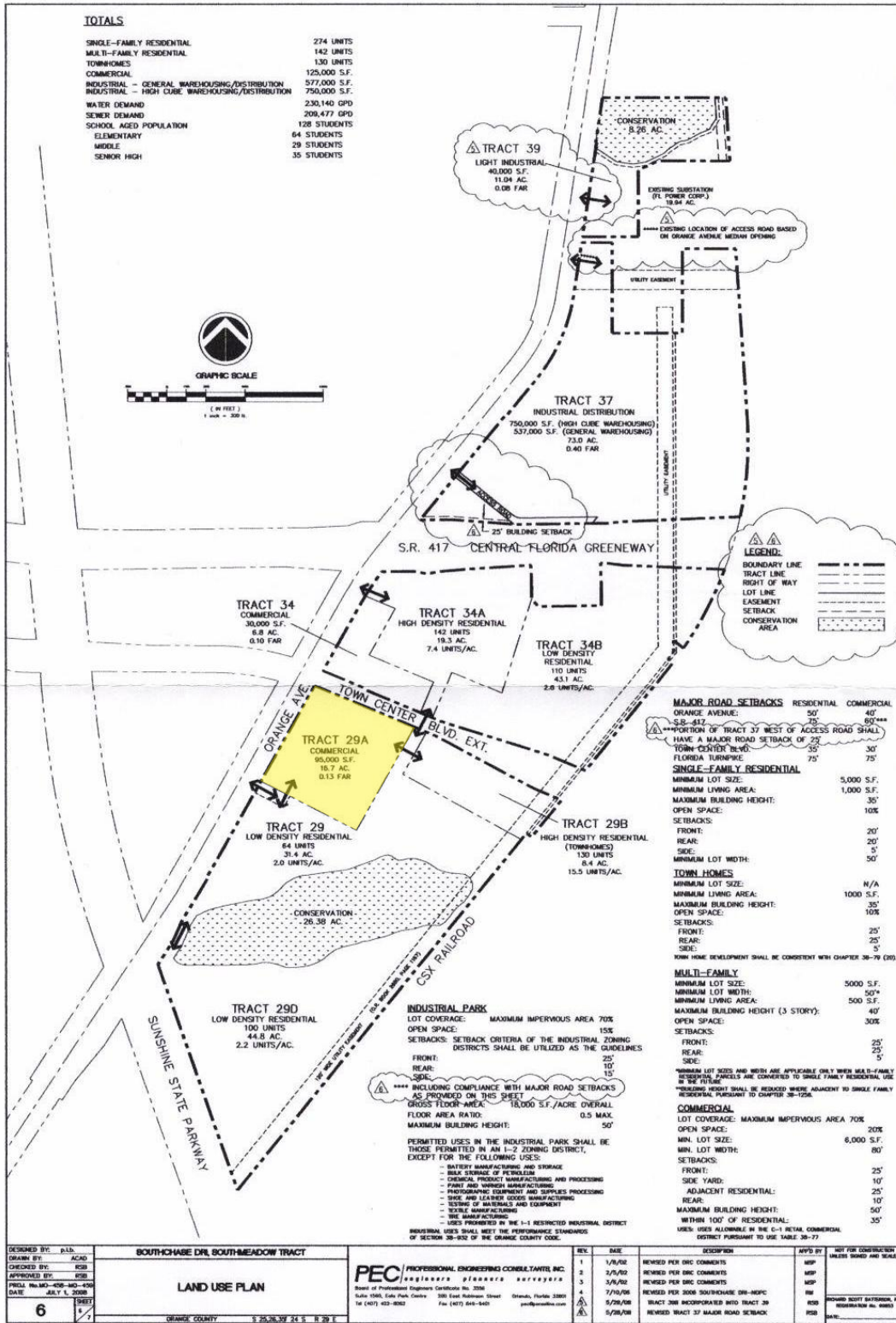
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RESTRICTIONS APPLICABLE TO THE RESTRICTED PROPERTY

During the term of the Wawa Lease, the Restricted Property shall not be occupied or used for a convenience food store, coffee store, doughnut store, sandwich store, fuel dispensing facility or any combination of such uses (the "Shopping Center Restrictions"). Notwithstanding the foregoing, the Shopping Center Restrictions shall not apply to existing uses on the Restricted Property that violate the Shopping Center Restrictions as of August 8, 2011; provided, (1) with respect to stand alone properties, Declarant shall not renew (other than renewal options expressly contained in such lease) any leases permitting uses in violation of the Shopping Center Restrictions beyond the current term of such leases and Declarant shall abide by and be bound by the Shopping Center Restrictions when Declarant executes or enters into an amended, renewal or new lease with the existing tenant(s) or new tenant(s) for such property, and (2) with respect to in line properties, declarant shall be permitted to extend or renew any existing leases permitting uses in violation of the Shopping Center Restrictions, but Declarant shall abide by and be bound by the Shopping Center Restrictions when Declarant executes or enters into a new lease with New tenant(s) of all or a portion of the Restricted property.

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Demographic and Income Profile

13440 Tee Rose Way, Orlando, Florida, 32824
Ring: 1 mile radius

Prepared by Esri
Latitude: 28.36549
Longitude: -81.38959

Summary	Census 2010	2015	2020			
Population	9,094	10,441	11,005			
Households	3,010	3,157	3,532			
Families	2,574	2,475	2,706			
Average Household Size	3.28	3.30	3.30			
Owner Occupied Housing Units	1,632	1,794	1,979			
Renter Occupied Housing Units	1,178	1,403	1,552			
Median Age	32.2	33.3	35.7			
Trends: 2015 - 2020 Annual Rate	Area	State	National			
Population	2.20%	1.00%	0.75%			
Households	2.27%	1.05%	0.77%			
Families	2.28%	0.90%	0.69%			
Owner HHs	2.44%	0.91%	0.70%			
Median Household Income	2.89%	2.89%	2.68%			
Households by Income		2015	2020			
		Number	Percent	Number	Percent	
<\$15,000		218	6.9%	219	6.2%	
\$15,000 - \$24,999		399	12.3%	291	8.2%	
\$25,000 - \$34,999		423	13.4%	338	9.6%	
\$35,000 - \$44,999		503	15.9%	519	14.7%	
\$45,000 - \$74,999		655	20.7%	852	24.1%	
\$75,000 - \$99,999		490	15.2%	650	18.4%	
\$100,000 - \$149,999		365	11.6%	491	13.9%	
\$150,000 - \$199,999		81	2.6%	134	3.2%	
\$200,000+		46	1.5%	59	1.7%	
Median Household Income		\$51,167		\$58,993		
Average Household Income		\$61,678		\$70,518		
Per Capita Income		\$19,844		\$22,485		
Population by Age	Census 2010	2015		2020		
	Number	Percent	Number	Percent	Number	Percent
0 - 4	652	6.6%	677	6.5%	767	6.6%
5 - 9	748	7.6%	656	6.3%	755	6.5%
10 - 14	794	8.0%	745	7.1%	771	6.6%
15 - 19	874	8.8%	755	7.2%	799	6.8%
20 - 24	797	7.4%	943	9.0%	859	7.4%
25 - 34	1,588	16.1%	1,726	16.5%	2,148	18.4%
35 - 44	1,576	16.0%	1,526	14.8%	1,680	14.4%
45 - 54	1,393	14.1%	1,472	14.1%	1,507	12.9%
55 - 64	840	8.5%	1,099	10.1%	1,282	11.0%
65 - 74	419	4.2%	567	5.4%	722	6.2%
75 - 84	212	2.1%	241	2.3%	305	2.6%
85+	58	0.6%	75	0.7%	90	0.8%
Race and Ethnicity	Census 2010	2015		2020		
	Number	Percent	Number	Percent	Number	Percent
White Alone	6,092	61.8%	6,338	60.7%	7,055	60.4%
Black Alone	1,267	12.8%	1,337	12.8%	1,491	12.8%
American Indian Alone	36	0.4%	41	0.4%	47	0.4%
Asian Alone	678	6.9%	689	6.6%	754	6.5%
Pacific Islander Alone	22	0.2%	21	0.2%	22	0.2%
Some Other Race Alone	1,349	13.6%	1,515	14.5%	1,750	15.0%
Two or More Races	449	4.8%	498	4.8%	556	4.8%
Hispanic Origin (Any Race)	5,681	57.4%	6,428	61.8%	7,684	65.6%

Data Notes: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

June 16, 2016

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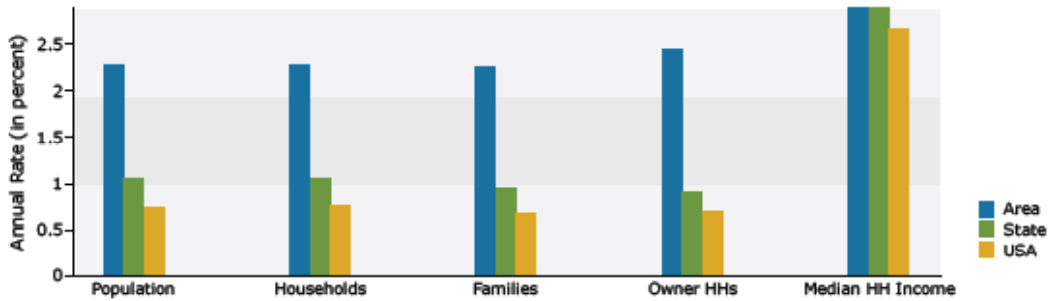


Demographic and Income Profile

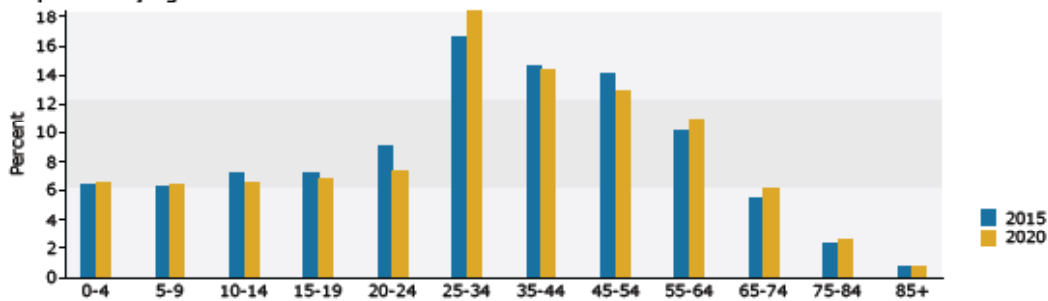
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Ring: 1 mile radius

Prepared by Esri
Latitude: 28.36549
Longitude: -81.39369

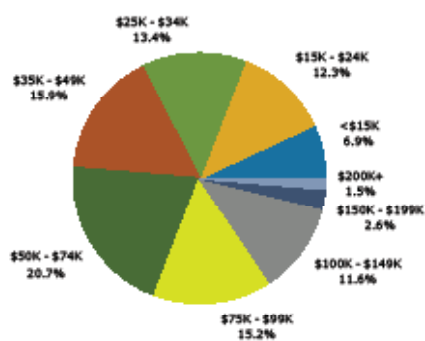
Trends 2015-2020



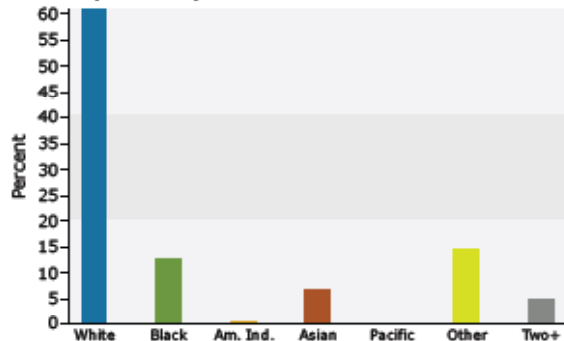
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 61.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

JUNE 16, 2016

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Demographic and Income Profile

13440 Tee Run Way, Orlando, Florida, 32824
Ring: 3 mile radius

Prepared by Esri
Latitude: 28.36549
Longitude: -81.38359

Summary	Census 2010		2015		2020	
Population	83,131		87,960		97,383	
Households	27,108		28,529		31,476	
Families	21,174		22,154		24,381	
Average Household Size	3.05		3.07		3.08	
Owner Occupied Housing Units	17,265		16,717		18,377	
Renter Occupied Housing Units	9,842		11,811		13,099	
Median Age	34.1		34.9		36.0	
Trends: 2015 - 2020 Annual Rate	Area		State		National	
Population	2.06%		1.06%		0.75%	
Households	1.99%		1.05%		0.77%	
Families	1.93%		0.98%		0.69%	
Owner HHs	1.91%		0.91%		0.70%	
Median Household Income	2.36%		2.69%		2.66%	
			2015		2020	
Households by Income			Number	Percent	Number	Percent
<\$15,000			2,140	7.5%	2,150	6.8%
\$15,000 - \$24,999			3,375	11.8%	2,579	8.2%
\$25,000 - \$34,999			3,627	12.7%	2,944	9.4%
\$35,000 - \$44,999			4,549	15.9%	4,695	14.9%
\$50,000 - \$74,999			6,388	22.4%	8,002	25.4%
\$75,000 - \$99,999			3,922	13.7%	5,204	16.5%
\$100,000 - \$149,999			3,317	11.6%	4,295	13.6%
\$150,000 - \$199,999			781	2.8%	1,042	3.3%
\$200,000+			459	1.6%	566	1.8%
Median Household Income			\$51,438		\$57,803	
Average Household Income			\$62,363		\$70,290	
Per Capita Income			\$20,144		\$22,627	
			Census 2010		2015	
Population by Age			Number	Percent	Number	Percent
0 - 4	5,144	6.2%	5,345	6.1%	6,087	6.3%
5 - 9	5,870	7.1%	5,300	6.0%	6,045	6.2%
10 - 14	6,529	7.9%	5,969	6.8%	6,289	6.5%
15 - 19	6,952	8.4%	6,201	7.0%	6,383	6.6%
20 - 24	6,013	7.2%	7,270	8.3%	6,617	6.8%
25 - 34	12,193	14.7%	14,053	16.0%	17,270	17.7%
35 - 44	12,630	15.2%	12,105	13.8%	13,647	14.0%
45 - 54	12,229	14.7%	12,588	14.3%	12,389	12.7%
55 - 64	6,290	7.6%	9,943	11.3%	11,476	11.8%
65 - 74	4,393	5.3%	5,812	6.6%	7,140	7.3%
75 - 84	2,284	2.7%	2,583	2.9%	3,105	3.2%
85+	653	0.8%	811	0.9%	936	1.0%
			Census 2010		2015	
Race and Ethnicity			Number	Percent	Number	Percent
White Alone	52,266	62.9%	54,224	61.8%	59,425	61.0%
Black Alone	10,729	12.9%	11,516	13.1%	12,850	13.2%
American Indian Alone	341	0.4%	382	0.4%	440	0.5%
Asian Alone	5,408	6.5%	5,551	6.3%	5,993	6.2%
Pacific Islander Alone	169	0.2%	169	0.2%	177	0.2%
Some Other Race Alone	10,592	12.7%	12,056	13.7%	13,900	14.3%
Two or More Races	3,622	4.4%	4,063	4.6%	4,896	4.7%
Hispanic Origin (Any Race)	45,010	54.1%	51,601	58.9%	61,825	63.5%

Data Notes: Income is expressed in current dollars.

Sources: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

June 16, 2016

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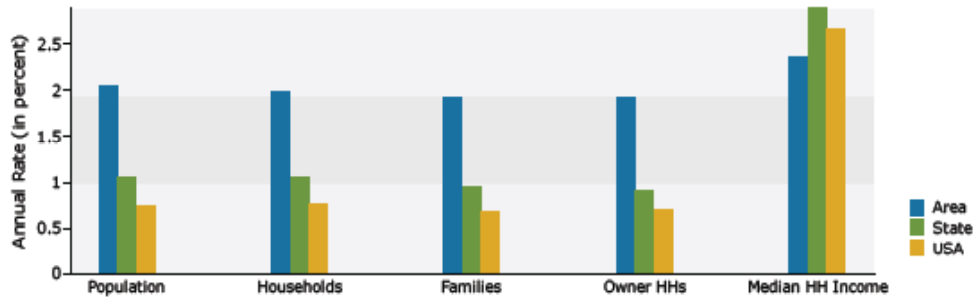


Demographic and Income Profile

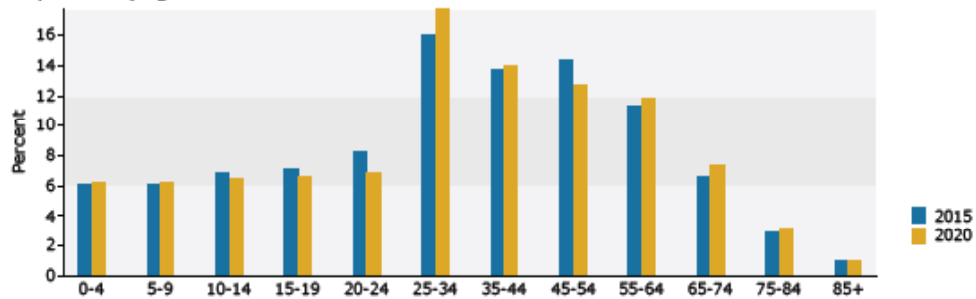
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Ring: 3 mile radius

Prepared by Esri
Latitude: 28.36549
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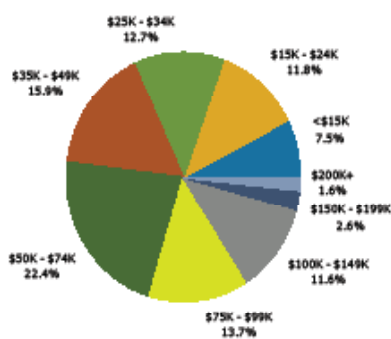
Trends 2015-2020



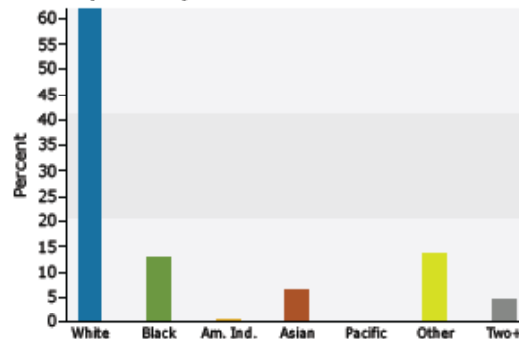
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 56.0%

Sources: U.S. Census Bureau, Census 2010 Summary File 1, Esri Arcscore for 2015 and 2020.

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13440 Tee Rose Way, Orlando, Florida, 32824
Ring: 5 mile radius

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Summary	Census 2010		2015		2020	
Population	170,687		184,098		203,086	
Households	57,091		60,997		67,016	
Families	43,224		45,932		50,315	
Average Household Size	2.97		3.00		3.01	
Owner Occupied Housing Units	33,635		35,276		36,314	
Renter Occupied Housing Units	23,156		27,721		30,703	
Median Age	34.5		35.1		35.1	
Trends: 2015 - 2020 Annual Rate	Area	State	National			
Population	1.90%	1.09%	0.75%			
Households	1.90%	1.05%	0.77%			
Families	1.84%	0.98%	0.89%			
Owner HHs	1.76%	0.91%	0.70%			
Median Household Income	3.24%	2.89%	2.68%			
Households by Income			2015		2020	
			Number	Percent	Number	Percent
<\$15,000			6,659	10.9%	6,829	10.2%
\$15,000 - \$24,999			8,093	13.3%	6,395	9.5%
\$25,000 - \$34,999			8,237	13.5%	6,913	10.3%
\$35,000 - \$44,999			10,463	17.2%	10,967	16.4%
\$50,000 - \$74,999			12,934	21.2%	16,473	24.6%
\$75,000 - \$99,999			6,880	11.2%	8,246	13.8%
\$100,000 - \$149,999			5,683	9.3%	7,414	11.1%
\$150,000 - \$199,999			1,302	2.1%	1,844	2.8%
\$200,000+			776	1.3%	974	1.5%
Median Household Income			\$44,665		\$52,385	
Average Household Income			\$55,261		\$63,728	
Per Capita Income			\$18,703		\$21,090	
Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	11,025	6.8%	11,612	6.3%	13,136	6.8%
5 - 9	11,671	6.8%	11,439	6.2%	12,857	6.3%
10 - 14	12,935	7.8%	12,092	6.8%	13,243	6.8%
15 - 19	13,646	8.0%	12,692	6.9%	12,901	6.4%
20 - 24	12,464	7.3%	14,911	8.1%	15,655	6.7%
25 - 34	24,970	14.6%	29,109	15.8%	35,362	17.4%
35 - 44	25,581	15.0%	25,149	13.7%	26,146	13.0%
45 - 54	24,744	14.5%	26,050	14.2%	25,673	12.6%
55 - 64	17,175	10.1%	20,635	11.2%	23,729	11.7%
65 - 74	9,683	5.7%	12,611	6.9%	15,213	7.5%
75 - 84	5,162	3.0%	5,625	3.2%	6,956	3.4%
85+	1,621	0.9%	1,972	1.1%	2,213	1.1%
Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	110,034	64.8%	116,039	63.0%	126,476	62.3%
Black Alone	21,046	12.3%	23,286	12.6%	26,127	12.9%
American Indian Alone	809	0.5%	929	0.5%	1,062	0.5%
Asian Alone	9,433	5.5%	9,888	5.4%	10,668	5.3%
Pacific Islander Alone	289	0.2%	296	0.2%	314	0.2%
Some Other Race Alone	21,501	12.6%	25,006	13.6%	28,675	14.1%
Two or More Races	7,584	4.4%	8,664	4.7%	9,762	4.8%
Hispanic Origin (Any Race)	93,866	55.0%	110,582	60.1%	131,389	64.7%

Data Notes: Income is expressed in current dollars.

Sources: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

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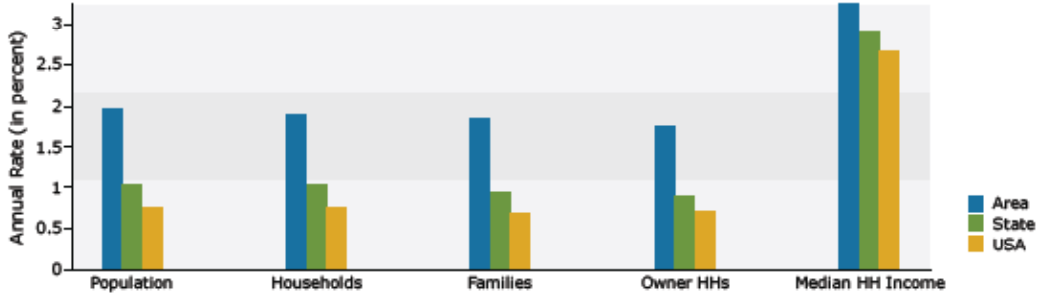


Demographic and Income Profile

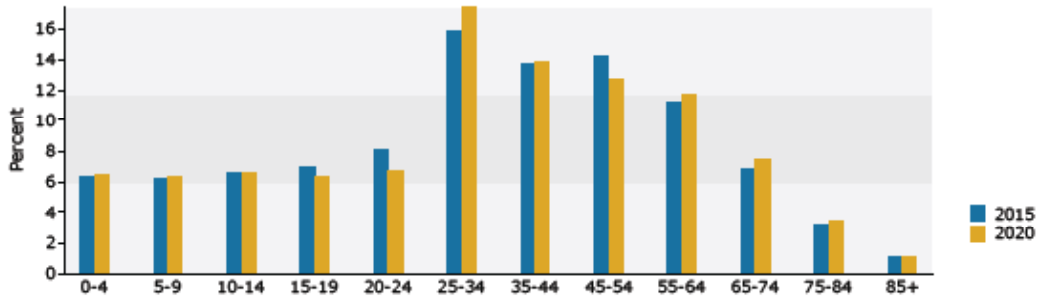
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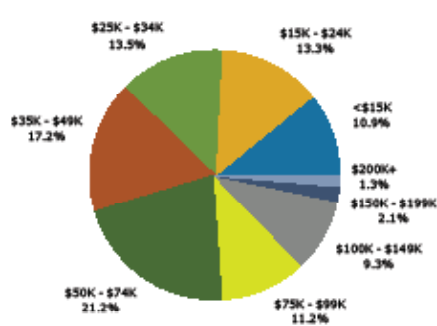
Trends 2015-2020



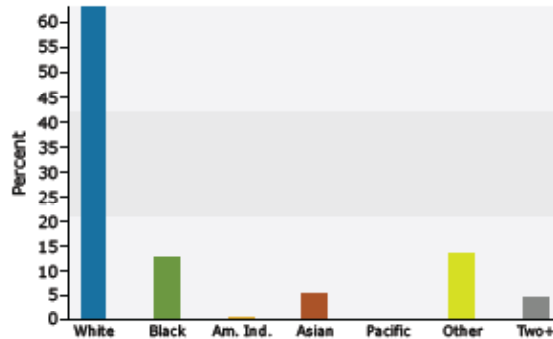
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 60.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

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