

FOR SALE OR LEASE

COMMERCIAL PARCELS SE/Q ORANGE AVENUE & TRADEPORT DRIVE

ORANGE COUNTY
ORLANDO, FLORIDA

For additional information contact:

Steve DeWitt or Tanya Solomon

(407) 380-8633

sdewitt@shorecrestretail.com / tsolomon@shorecrestretail.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change in price or other conditions, withdrawal without notice and to any special listing condition imposed by our principal.

EXECUTIVE SUMMARY

LOCATION: SE/Q South Orange Avenue and Tradeport Drive
Orlando, Orange County, Florida

DESCRIPTION: Four (4) vacant outparcels located at the entrance to the Orlando’s second largest industrial park, Liberty Park at AIPO. AIPO is a 1,350 acre industrial and commercial mixed-use park with almost 6 million sq. ft. of warehouse and distribution space presently developed.

LAND SIZE:

	SIZE	Sales Price	Lease Price
LOT 1	2.56±	\$2,050,000	\$150,000 YR/NNN
LOT 2	1.15±	\$925,000	\$69,000 YR/NNN
LOT 3A	1.0±	DUNKIN DONUTS	DUNKIN DONUTS
LOT 3B	.35±	\$282,000	\$25,000 YR/NNN
LOT 4	1.16±	\$935,000	\$69,600 YR/NNN

(*Lot sizes shown are only conceptual and can be modified if needed. Pricing then based on size and location.)

ZONING: PD, Per City of Orlando

UTILITIES: A city sewer main is located within Tradeport Drive. Sewer main extension by gravity or force main would be necessary for outparcels fronting South Orange Avenue.

RETENTION: Off-Site retention

TRAFFIC COUNTS: **2021 AADT** per Orange County Traffic Engineering

Orange Avenue **40,304**
(Taft-Vineland Rd. to Wetherbee Rd.)

Tradeport Drive **17,396**
Orange Avenue to Ringhaver Drive

Taft-Vineland Road **16,623**
General Drive to Orange Avenue

**2022 ESTIMATED
DEMOGRAPHICS:**

	<u>1 Mile</u>	<u>2 Miles</u>	<u>3 Miles</u>
Population	2,694	9,798	45,566
Median HH Income	\$49,832	\$65,765	\$61,151
Average HH Income	\$49,049	\$58,143	\$67,396
Total Employees	4,061	21,089	61,637

COMMENTS:

These outparcels provide an excellent development opportunity for commercial and retail uses that require easy access to all of Orlando's major traffic arteries, Orlando International Airport and the entire South Orlando Metropolitan Area.

Ideal uses include: Sit down or fast food restaurants, bank, tire store or auto parts store.



RaceTrac



TRADEPORT DRIVE

S ORANGE AVE

LOT 4
1.16±

LOT 3B
.35±

LOT 2
1.15±

LOT 1
2.56±



TAFT VINELAND RD

SITES →

S ORANGE AVE

TRADEPORT DRIVE

AIRPORT INDUSTRIAL PARK ORLANDO

RaceTrac

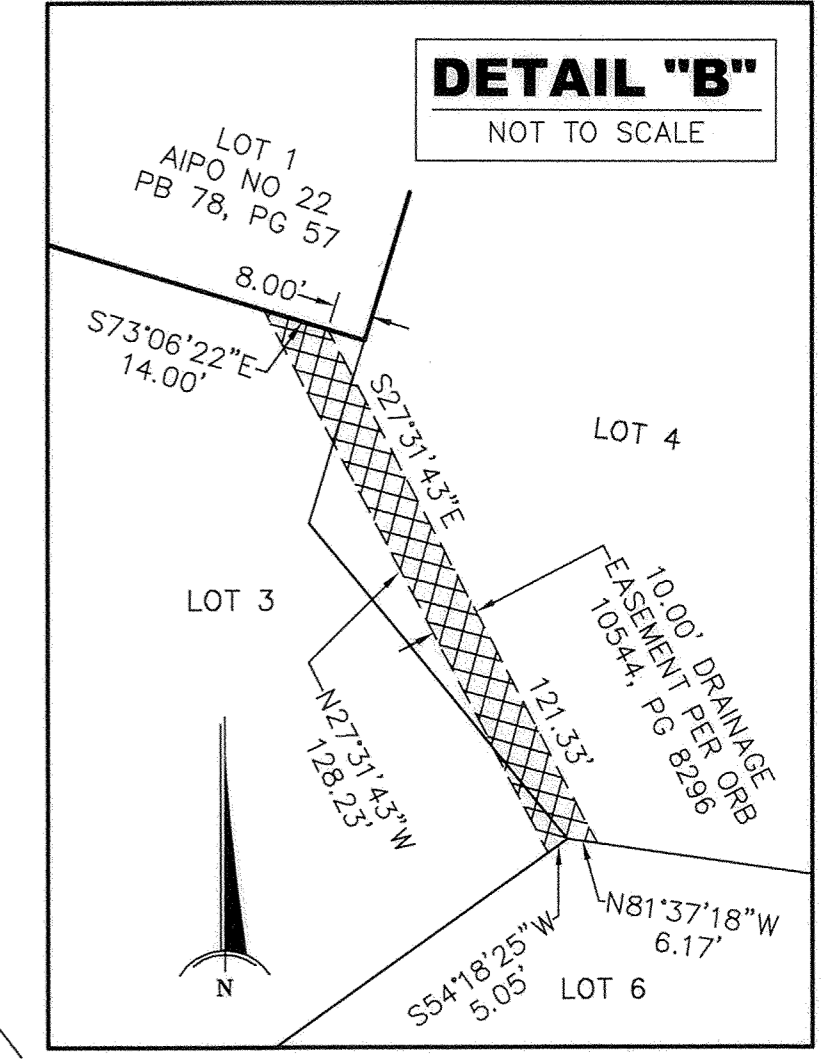
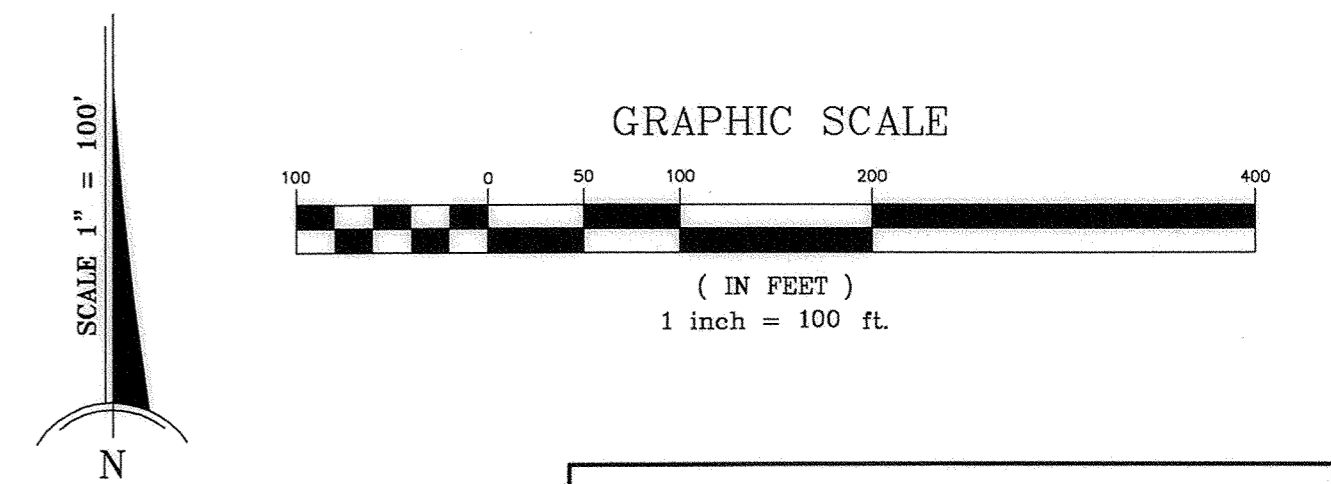
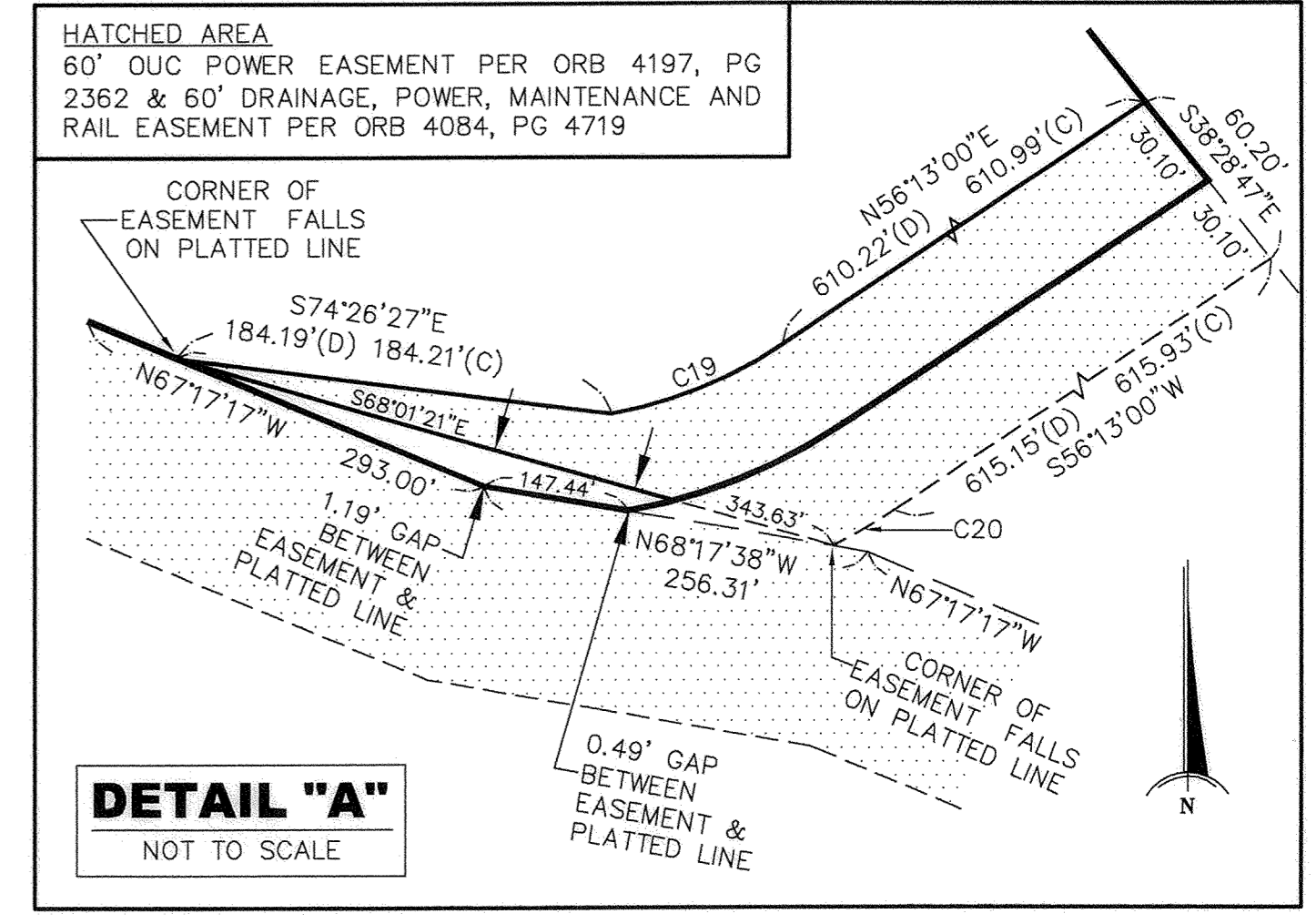
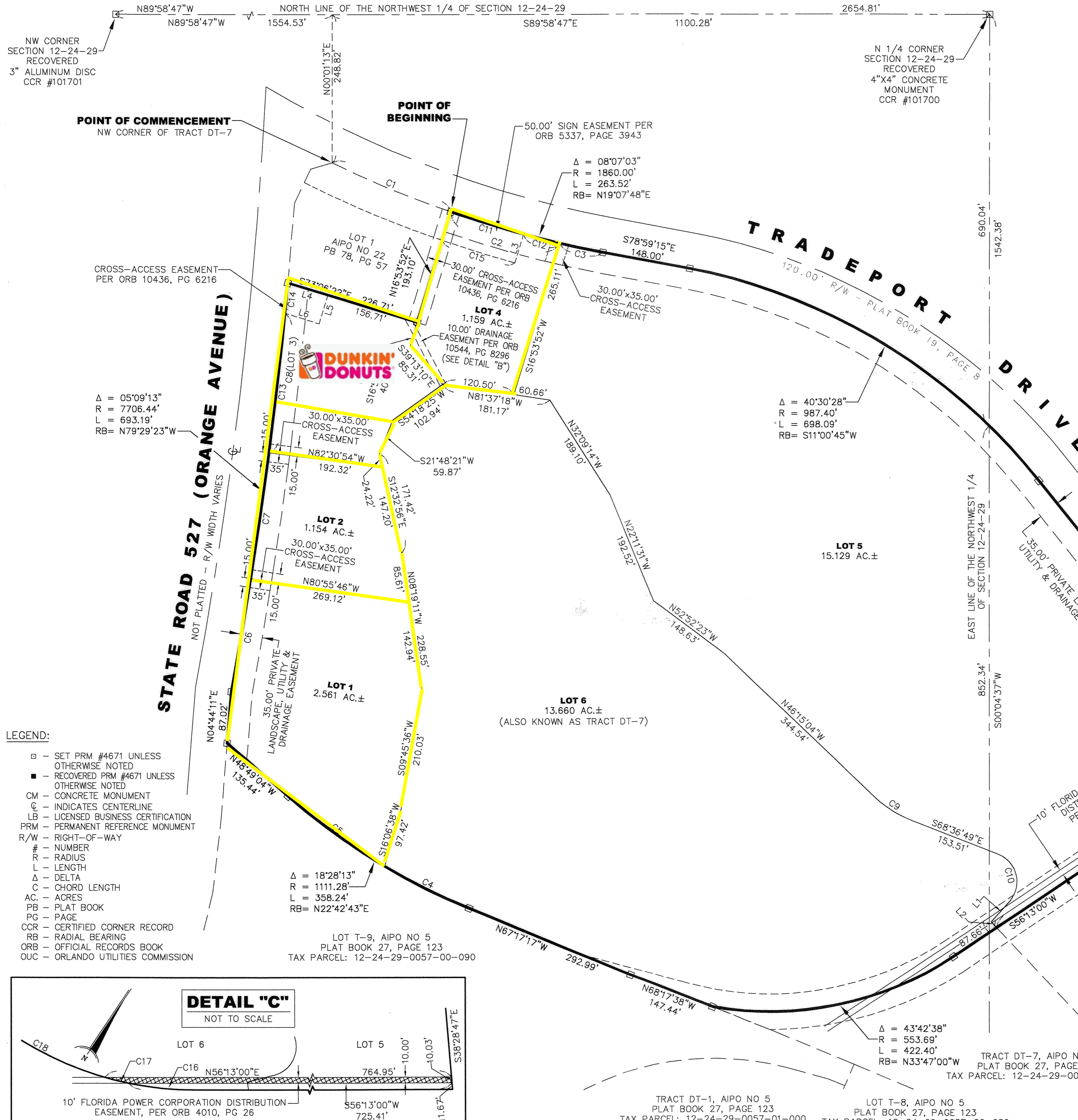
7-ELEVEN
DUNKIN' DONUTS

Mid Florida

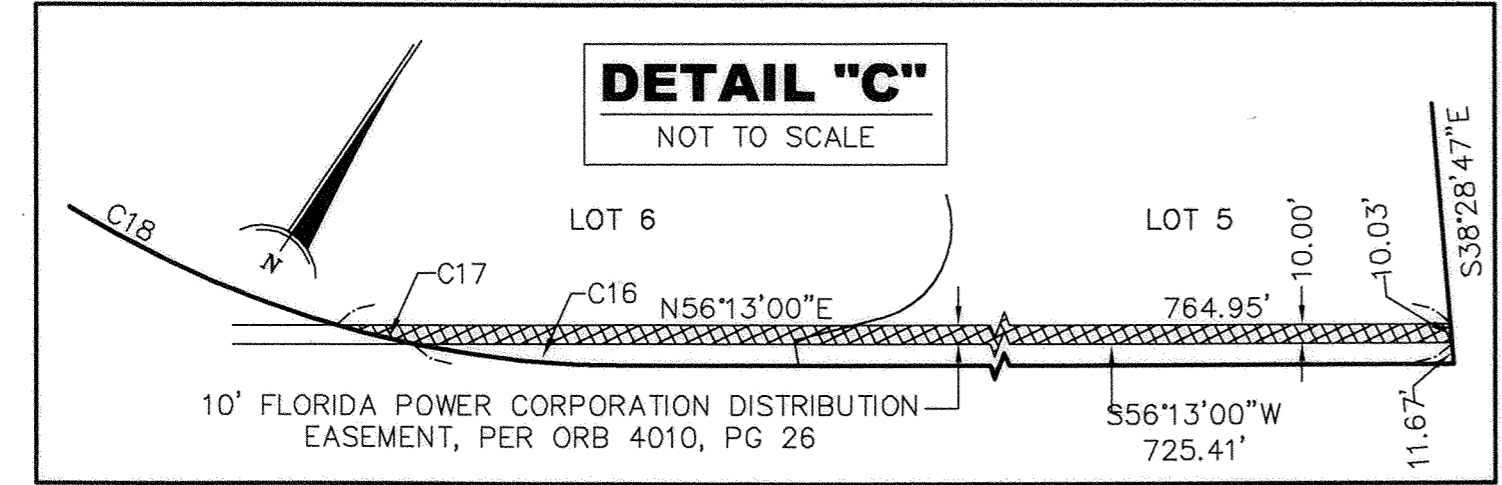
Bogg

AIRPORT INDUSTRIAL PARK at ORLANDO ADDITION No. 23

BEING A REPLAT OF LOT T-24, LOT T-25, AND A PORTION OF TRACT DT-7,
AIRPORT INDUSTRIAL PARK AT ORLANDO ADDITION NO 5, PLAT BOOK 27, PAGE 123
SECTION 12, TOWNSHIP 24 SOUTH, RANGE 29 EAST,
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA



- LEGEND:**
- SET PRM #4671 UNLESS OTHERWISE NOTED
 - RECOVERED PRM #4671 UNLESS OTHERWISE NOTED
 - CM CONCRETE MONUMENT
 - ⊙ INDICATES CENTERLINE
 - LB LICENSED BUSINESS CERTIFICATION
 - PRM PERMANENT REFERENCE MONUMENT
 - R/W RIGHT-OF-WAY
 - # NUMBER
 - R RADIUS
 - L LENGTH
 - Δ DELTA
 - C CHORD LENGTH
 - AC ACRES
 - PB PLAT BOOK
 - PG PAGE
 - CCR CERTIFIED CORNER RECORD
 - RB RADIAL BEARING
 - ORB OFFICIAL RECORDS BOOK
 - OUC ORLANDO UTILITIES COMMISSION



CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	RAD. BEARING
C1	1860.00'	215.02'	06°37'24"	N25°45'12"E
C2	1860.00'	190.10'	05°51'21"	N19°07'48"E
C3	1860.00'	73.42'	02°15'42"	N13°16'27"E
C4	1111.28'	157.72'	08°7'55"	N22°42'43"E
C5	1111.28'	200.52'	10°20'18"	N30°50'38"E
C6	7706.44'	193.64'	01°26'23"	N79°29'23"W
C7	7706.44'	213.25'	01°35'8"	N80°55'46"W
C8	7706.44'	286.30'	02°07'43"	N82°30'54"W
C9	200.00'	78.06'	22°21'45"	N43°44'56"E
C10	50.00'	94.20'	107°56'58"	S21°23'11"W
C11	1860.00'	127.44'	03°55'33"	N19°07'48"E
C12	1860.00'	62.66'	01°55'48"	N15°12'15"E
C13	7706.44'	235.30'	01°44'58"	N82°30'54"W
C14	7706.44'	51.00'	00°22'45"	N84°15'51"W
C15	1910.00'	127.44'	03°49'23"	N15°14'54"E
C16	553.69'	113.70'	11°45'55"	N33°47'00"W
L3	S16°53'38"W	50.02'		
L4	S73°06'22"E	70.00'		
L5	N16°53'38"E	50.00'		
L6	S73°06'22"E	59.97'		

LINE TABLE		
LINE	BEARING	LENGTH
L1	S41°45'07"W	48.03'
L2	S43°00'44"E	13.53'
L3	S16°53'38"W	50.02'
L4	S73°06'22"E	70.00'
L5	N16°53'38"E	50.00'
L6	S73°06'22"E	59.97'

TRACT DT-1, AIPO NO 5
PLAT BOOK 27, PAGE 123
TAX PARCEL: 12-24-29-0057-01-000

TRACT DT-7, AIPO NO 5
PLAT BOOK 27, PAGE 123
TAX PARCEL: 12-24-29-0057-07-001

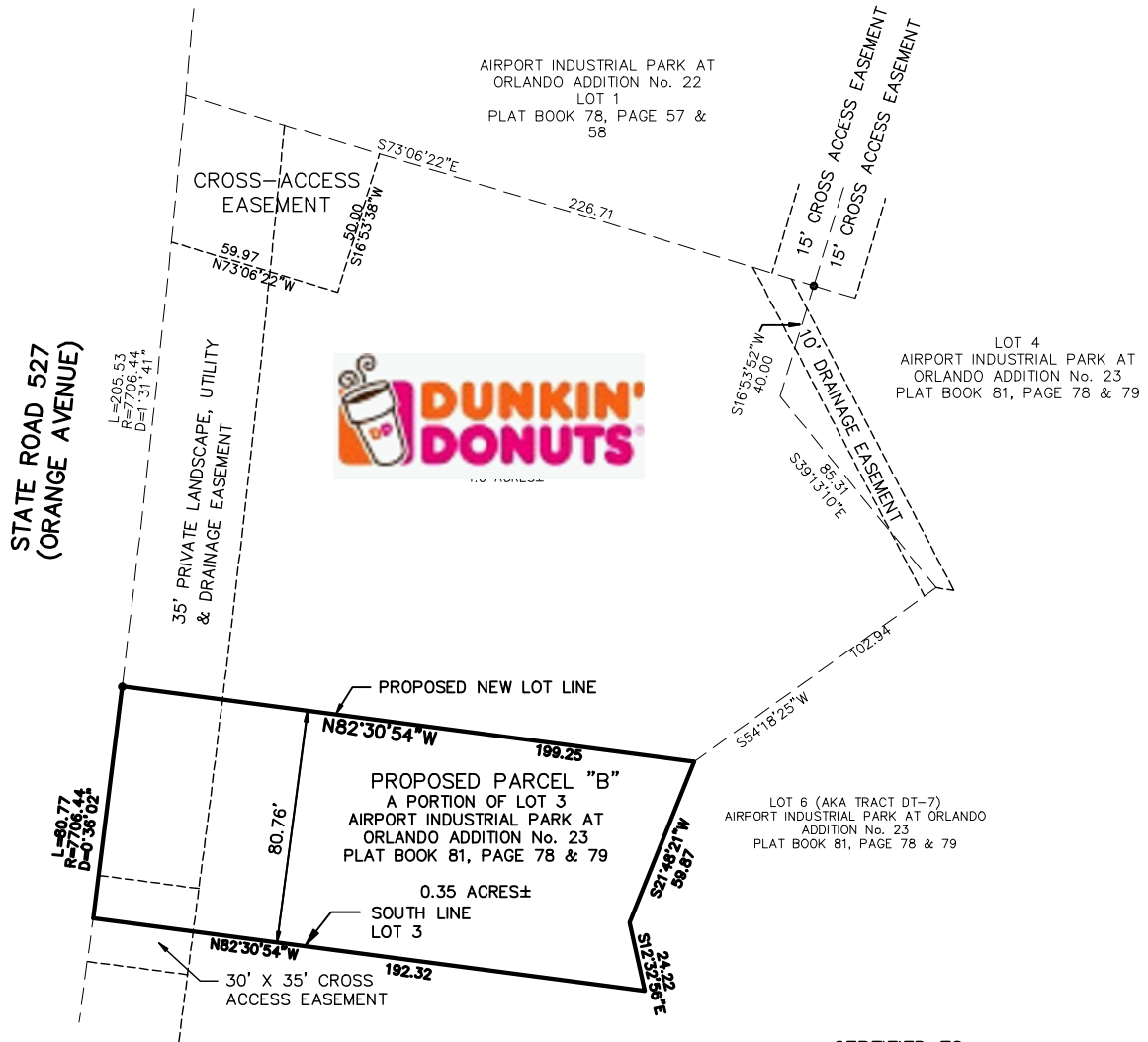
TRACT DT-8, AIPO NO 5
PLAT BOOK 27, PAGE 123
TAX PARCEL: 12-24-29-0057-00-080

SHANNON SURVEYING, INC.
499 NORTH S.R. 434 - SUITE 2155
ALAMONTE SPRINGS, FLORIDA, 32714
(407) 774-8372 LB # 6898

" SKETCH AND DESCRIPTION "

"REAL PROPERTY DESCRIPTION"
PROPOSED PARCEL "B"

THE SOUTH 80.76 FEET OF LOT 3, AIRPORT INDUSTRIAL PARK AT ORLANDO ADDITION No. 23, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 81, PAGES 78 THROUGH 79, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.



STATE ROAD 527
(ORANGE AVENUE)



SCALE: 1"=60'

SURVEYOR'S NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE "REAL PROPERTY DESCRIPTION" SHOWN HEREON IS IN ACCORDANCE WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
3. NO UNDERGROUND IMPROVEMENTS OR VISIBLE INSTALLATIONS HAVE BEEN LOCATED OTHER THAN SHOWN.
4. BEARINGS ARE BASED ON THE PLAT BOOK 81, PAGES 78 AND 79.

CLIENT: DUNKIN
JOB NUMBER: 18-111
CADD DWG. FILE: 06-299

CERTIFIED TO:

DUNKIN DOUGHNUTS

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Scott Bechir
SCOTT BECHIR, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NUMBER 5807

COMMENTS	FIELD	DATE	OFFICE	DATE
SKETCH OF DESCRIPTION	NA	NA	S.R.B.	1/2/20

SCOTT'S SURVEYING SERVICES, INC.

8 S. HWY. 17-92, SUITE 8-A

PH. (386) 668-7332 FAX 668-7337

TRADEPORT DR

S ORANGE AVE

TRADEPORT DR

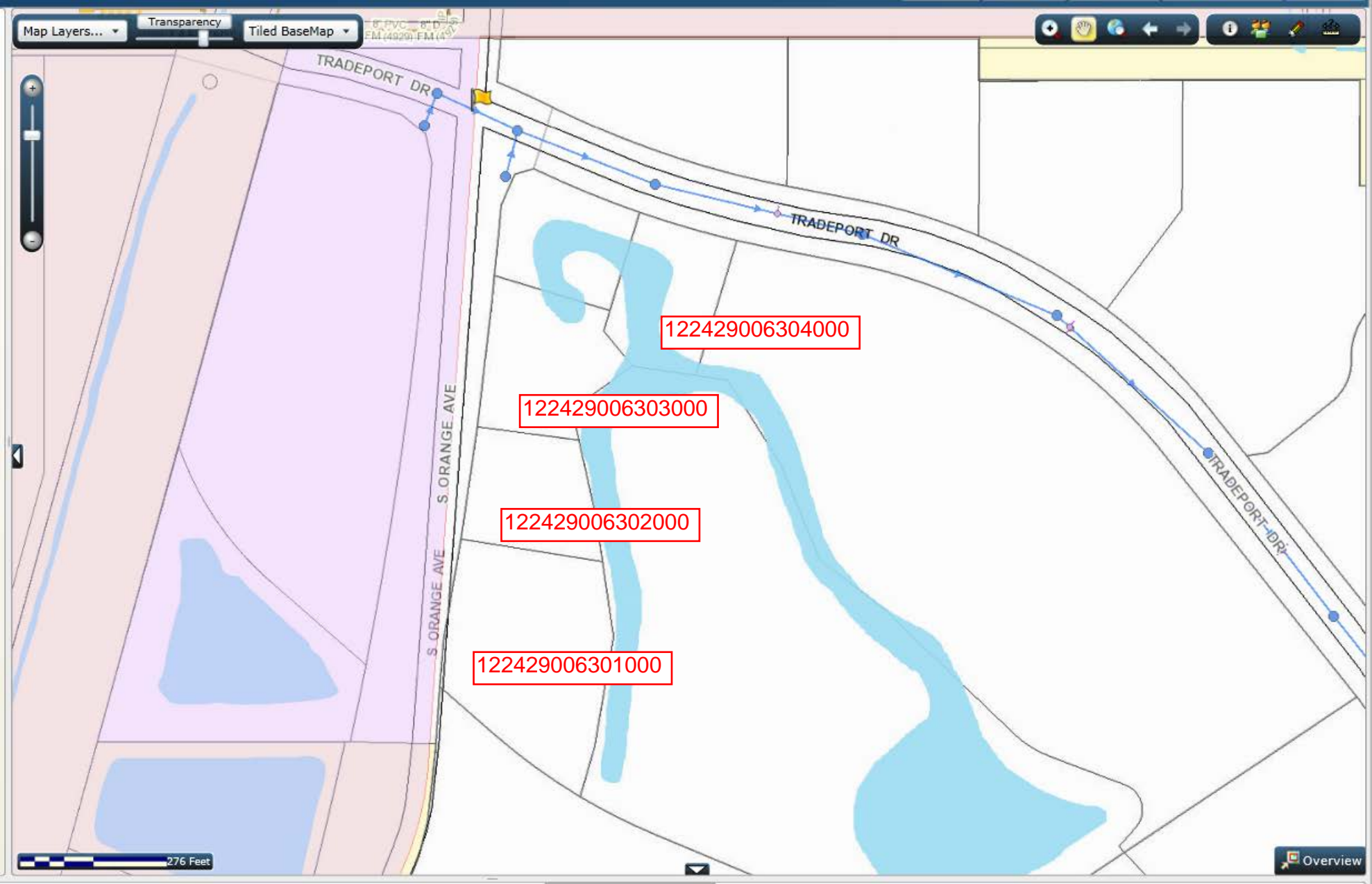
TRADEPORT DR

122429006304000

122429006303000

122429006302000

122429006301000



Tradeport Dr & S Orange Ave

October 2019



3 mi radius

2 mi radius

1 mi radius

SITE

Full Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 28.4212/-81.3714

S Orange Avenue & Tradeport Drive			
	1 mi radius	2 mi radius	3 mi radius
Population			
2022 Estimated Population	2,694	9,798	45,566
2027 Projected Population	2,653	10,714	49,897
2020 Census Population	2,664	9,834	45,782
2010 Census Population	2,589	8,303	38,082
Projected Annual Growth 2022 to 2027	-0.3%	1.9%	1.9%
Historical Annual Growth 2010 to 2022	0.3%	1.5%	1.6%
Households			
2022 Estimated Households	887	3,088	14,827
2027 Projected Households	903	3,459	16,807
2020 Census Households	876	3,097	14,870
2010 Census Households	845	2,664	12,459
Projected Annual Growth 2022 to 2027	0.4%	2.4%	2.7%
Historical Annual Growth 2010 to 2022	0.1%	-	-
Age			
2022 Est. Population Under 10 Years	10.9%	12.0%	11.7%
2022 Est. Population 10 to 19 Years	16.4%	15.6%	14.1%
2022 Est. Population 20 to 29 Years	13.6%	13.6%	14.8%
2022 Est. Population 30 to 44 Years	20.9%	23.1%	23.0%
2022 Est. Population 45 to 59 Years	19.5%	18.6%	18.2%
2022 Est. Population 60 to 74 Years	14.3%	13.1%	13.5%
2022 Est. Population 75 Years or Over	4.4%	4.0%	4.7%
2022 Est. Median Age	35.4	34.7	35.0
Marital Status & Gender			
2022 Est. Male Population	50.4%	49.7%	49.3%
2022 Est. Female Population	49.6%	50.3%	50.7%
2022 Est. Never Married	24.9%	25.5%	34.3%
2022 Est. Now Married	39.2%	42.2%	40.4%
2022 Est. Separated or Divorced	26.4%	24.9%	20.3%
2022 Est. Widowed	9.6%	7.3%	5.0%
Income			
2022 Est. HH Income \$200,000 or More	1.7%	3.3%	4.9%
2022 Est. HH Income \$150,000 to \$199,999	0.7%	3.3%	3.3%
2022 Est. HH Income \$100,000 to \$149,999	7.6%	14.6%	13.2%
2022 Est. HH Income \$75,000 to \$99,999	21.6%	21.7%	15.7%
2022 Est. HH Income \$50,000 to \$74,999	17.7%	21.2%	21.8%
2022 Est. HH Income \$35,000 to \$49,999	22.0%	16.4%	17.3%
2022 Est. HH Income \$25,000 to \$34,999	13.6%	9.6%	11.0%
2022 Est. HH Income \$15,000 to \$24,999	6.9%	4.9%	7.1%
2022 Est. HH Income Under \$15,000	8.1%	5.1%	5.6%
2022 Est. Average Household Income	\$49,049	\$58,143	\$67,396
2022 Est. Median Household Income	\$49,832	\$65,765	\$61,151
2022 Est. Per Capita Income	\$16,144	\$18,335	\$21,959
2022 Est. Total Businesses	367	2,069	4,956
2022 Est. Total Employees	4,061	21,089	61,637

Full Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 28.4212/-81.3714

S Orange Avenue & Tradeport Drive			
	1 mi radius	2 mi radius	3 mi radius
Race			
2022 Est. White	41.7%	33.4%	31.9%
2022 Est. Black	10.8%	13.2%	13.4%
2022 Est. Asian or Pacific Islander	6.1%	7.1%	6.3%
2022 Est. American Indian or Alaska Native	0.8%	0.6%	0.6%
2022 Est. Other Races	40.6%	45.8%	47.8%
Hispanic			
2022 Est. Hispanic Population	1,286	5,314	25,634
2022 Est. Hispanic Population	47.8%	54.2%	56.3%
2027 Proj. Hispanic Population	47.6%	54.4%	56.8%
2020 Hispanic Population	49.6%	65.0%	68.6%
Education (Adults 25 & Older)			
2022 Est. Adult Population (25 Years or Over)	1,782	6,431	30,523
2022 Est. Elementary (Grade Level 0 to 8)	6.7%	6.9%	7.6%
2022 Est. Some High School (Grade Level 9 to 11)	9.0%	9.5%	7.7%
2022 Est. High School Graduate	37.9%	31.2%	31.7%
2022 Est. Some College	15.5%	17.9%	19.3%
2022 Est. Associate Degree Only	9.0%	9.7%	9.5%
2022 Est. Bachelor Degree Only	15.4%	17.8%	17.5%
2022 Est. Graduate Degree	6.5%	6.9%	6.8%
Housing			
2022 Est. Total Housing Units	939	3,181	15,571
2022 Est. Owner-Occupied	71.3%	81.2%	69.3%
2022 Est. Renter-Occupied	23.1%	15.8%	25.9%
2022 Est. Vacant Housing	5.6%	2.9%	4.8%
Homes Built by Year			
2022 Homes Built 2010 or later	2.1%	4.9%	6.9%
2022 Homes Built 2000 to 2009	26.7%	27.2%	14.8%
2022 Homes Built 1990 to 1999	32.8%	34.0%	21.8%
2022 Homes Built 1980 to 1989	11.3%	10.8%	20.7%
2022 Homes Built 1970 to 1979	8.9%	7.5%	14.7%
2022 Homes Built 1960 to 1969	2.9%	5.4%	7.0%
2022 Homes Built 1950 to 1959	7.6%	6.0%	7.3%
2022 Homes Built Before 1949	2.1%	1.4%	2.1%
Home Values			
2022 Home Value \$1,000,000 or More	1.0%	2.2%	1.7%
2022 Home Value \$500,000 to \$999,999	1.1%	1.7%	2.7%
2022 Home Value \$400,000 to \$499,999	0.5%	2.3%	3.0%
2022 Home Value \$300,000 to \$399,999	4.5%	7.5%	12.6%
2022 Home Value \$200,000 to \$299,999	33.7%	47.7%	45.0%
2022 Home Value \$150,000 to \$199,999	25.8%	17.7%	19.9%
2022 Home Value \$100,000 to \$149,999	9.5%	9.7%	9.0%
2022 Home Value \$50,000 to \$99,999	18.8%	8.0%	4.4%
2022 Home Value \$25,000 to \$49,999	3.0%	1.2%	0.6%
2022 Home Value Under \$25,000	2.0%	2.1%	1.1%
2022 Median Home Value	\$184,569	\$219,419	\$232,589
2022 Median Rent	\$1,011	\$1,078	\$1,130

Full Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 28.4212/-81.3714

S Orange Avenue & Tradeport Drive			
	1 mi radius	2 mi radius	3 mi radius
Labor Force			
2022 Est. Labor Population Age 16 Years or Over	2,124	7,646	36,285
2022 Est. Civilian Employed	64.0%	63.1%	61.4%
2022 Est. Civilian Unemployed	2.4%	2.1%	3.1%
2022 Est. in Armed Forces	-	0.1%	0.2%
2022 Est. not in Labor Force	33.5%	34.7%	35.2%
2022 Labor Force Males	49.8%	49.3%	48.9%
2022 Labor Force Females	50.2%	50.7%	51.1%
Occupation			
2022 Occupation: Population Age 16 Years or Over	1,360	4,828	22,292
2022 Mgmt, Business, & Financial Operations	9.8%	11.1%	12.7%
2022 Professional, Related	16.2%	16.5%	16.2%
2022 Service	26.4%	23.4%	22.3%
2022 Sales, Office	17.5%	23.8%	25.0%
2022 Farming, Fishing, Forestry	1.1%	0.7%	0.3%
2022 Construction, Extraction, Maintenance	9.5%	7.7%	7.9%
2022 Production, Transport, Material Moving	19.5%	16.7%	15.6%
2022 White Collar Workers	43.5%	51.5%	53.9%
2022 Blue Collar Workers	56.5%	48.5%	46.1%
Transportation to Work			
2022 Drive to Work Alone	78.5%	76.6%	75.6%
2022 Drive to Work in Carpool	15.9%	16.8%	15.0%
2022 Travel to Work by Public Transportation	0.4%	0.6%	1.6%
2022 Drive to Work on Motorcycle	0.5%	0.4%	0.3%
2022 Walk or Bicycle to Work	3.1%	1.9%	1.4%
2022 Other Means	0.9%	1.0%	1.4%
2022 Work at Home	0.7%	2.7%	4.8%
Travel Time			
2022 Travel to Work in 14 Minutes or Less	24.9%	14.6%	14.2%
2022 Travel to Work in 15 to 29 Minutes	36.6%	39.0%	36.5%
2022 Travel to Work in 30 to 59 Minutes	33.0%	41.0%	39.9%
2022 Travel to Work in 60 Minutes or More	5.5%	5.4%	9.4%
2022 Average Travel Time to Work	25.2	27.2	27.4
Consumer Expenditure			
2022 Est. Total Household Expenditure	\$38.22 M	\$148.8 M	\$790.73 M
2022 Est. Apparel	\$1.33 M	\$5.23 M	\$27.82 M
2022 Est. Contributions, Gifts	\$2.02 M	\$8.08 M	\$43.37 M
2022 Est. Education, Reading	\$1.05 M	\$4.36 M	\$23.73 M
2022 Est. Entertainment	\$2.11 M	\$8.35 M	\$44.23 M
2022 Est. Food, Beverages, Tobacco	\$6 M	\$23.15 M	\$122.81 M
2022 Est. Furnishings, Equipment	\$1.31 M	\$5.19 M	\$27.47 M
2022 Est. Health Care, Insurance	\$3.61 M	\$13.83 M	\$73.03 M
2022 Est. Household Operations, Shelter, Utilities	\$12.51 M	\$48.17 M	\$256.78 M
2022 Est. Miscellaneous Expenses	\$711.61 K	\$2.78 M	\$14.81 M
2022 Est. Personal Care	\$511.11 K	\$1.99 M	\$10.57 M
2022 Est. Transportation	\$7.06 M	\$27.66 M	\$146.11 M

©2022, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 6/2022, TIGER Geography - RF1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.