

# SOUTHMEADOW

## S ORANGE AVE/TOWN CENTER BLVD

17.3± acres (Tract 29A) • Orlando, FL



### 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

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

COMMERCIAL LAND FOR SALE

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

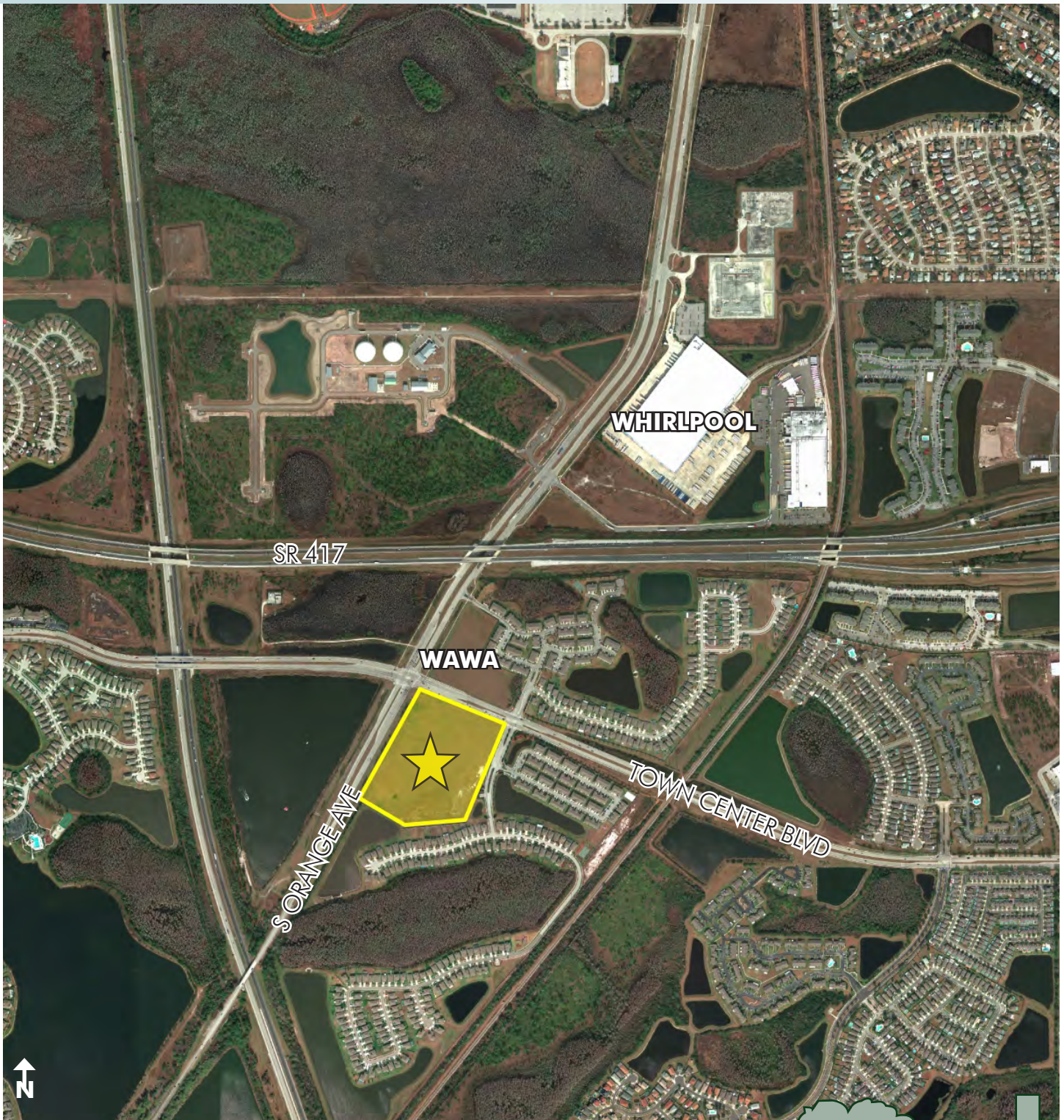
Maury L. Carter & Associates, Inc.  
407-422-3144 | [www.maurycarter.com](http://www.maurycarter.com)



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REGIONAL MAP

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

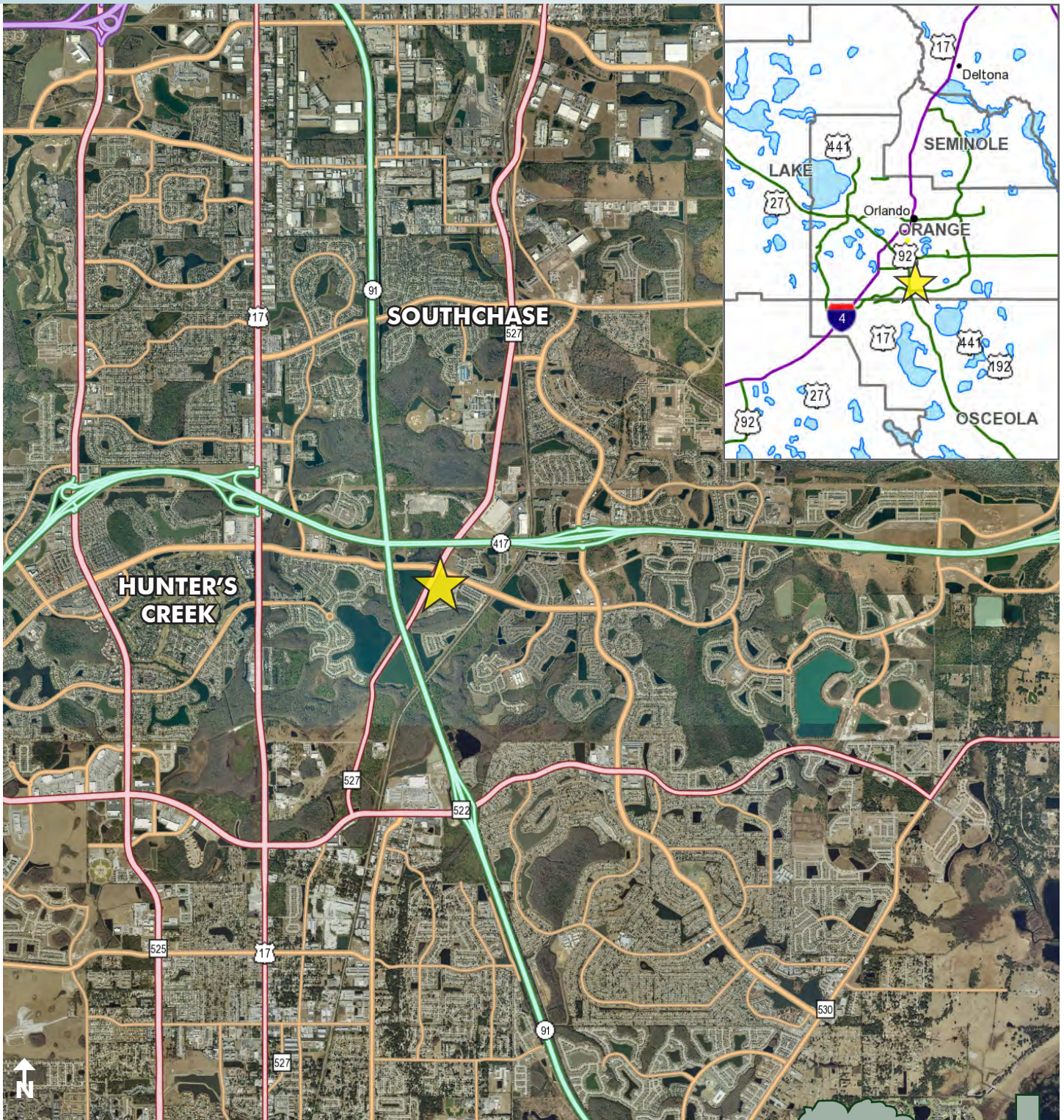
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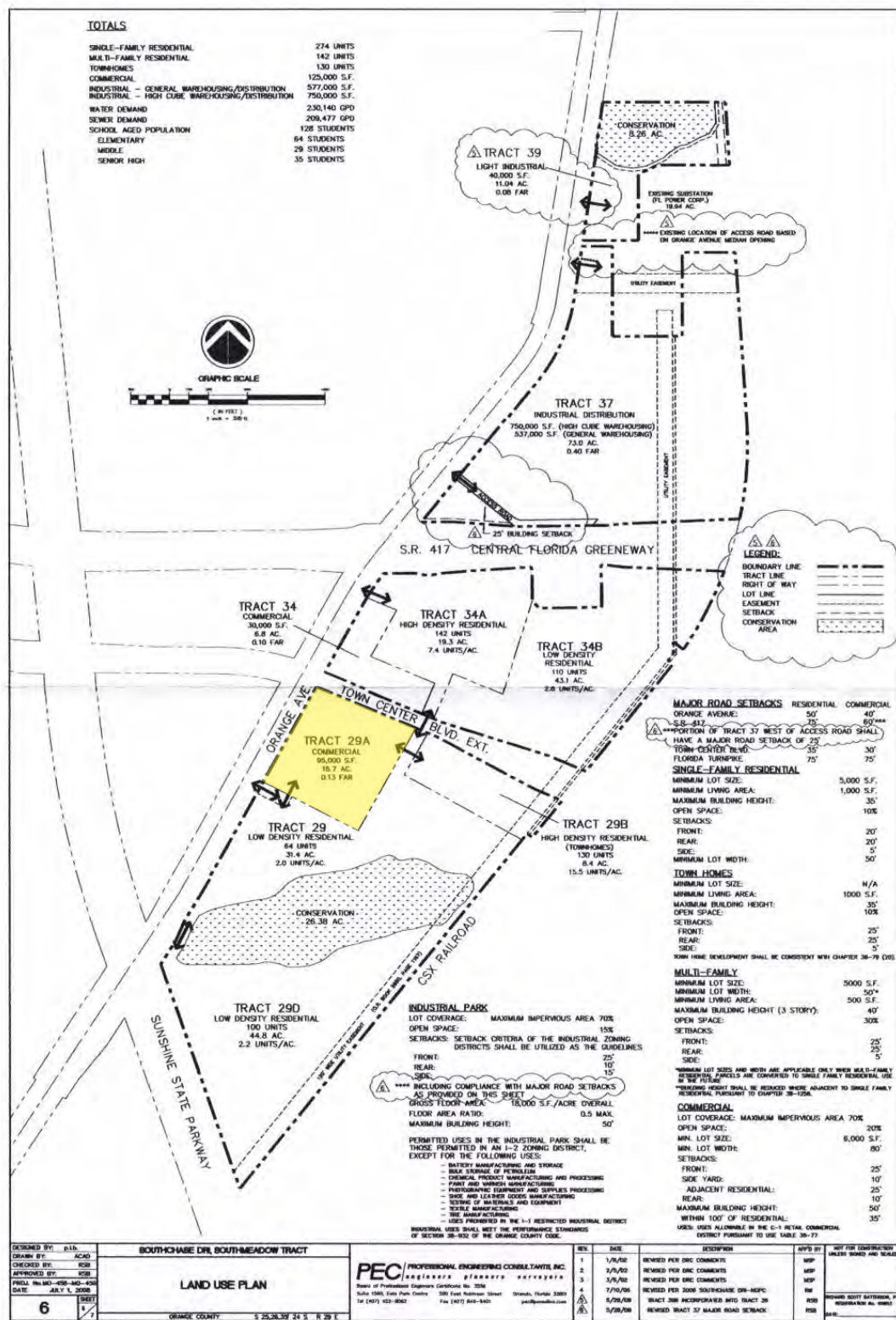
LOCATION MAP

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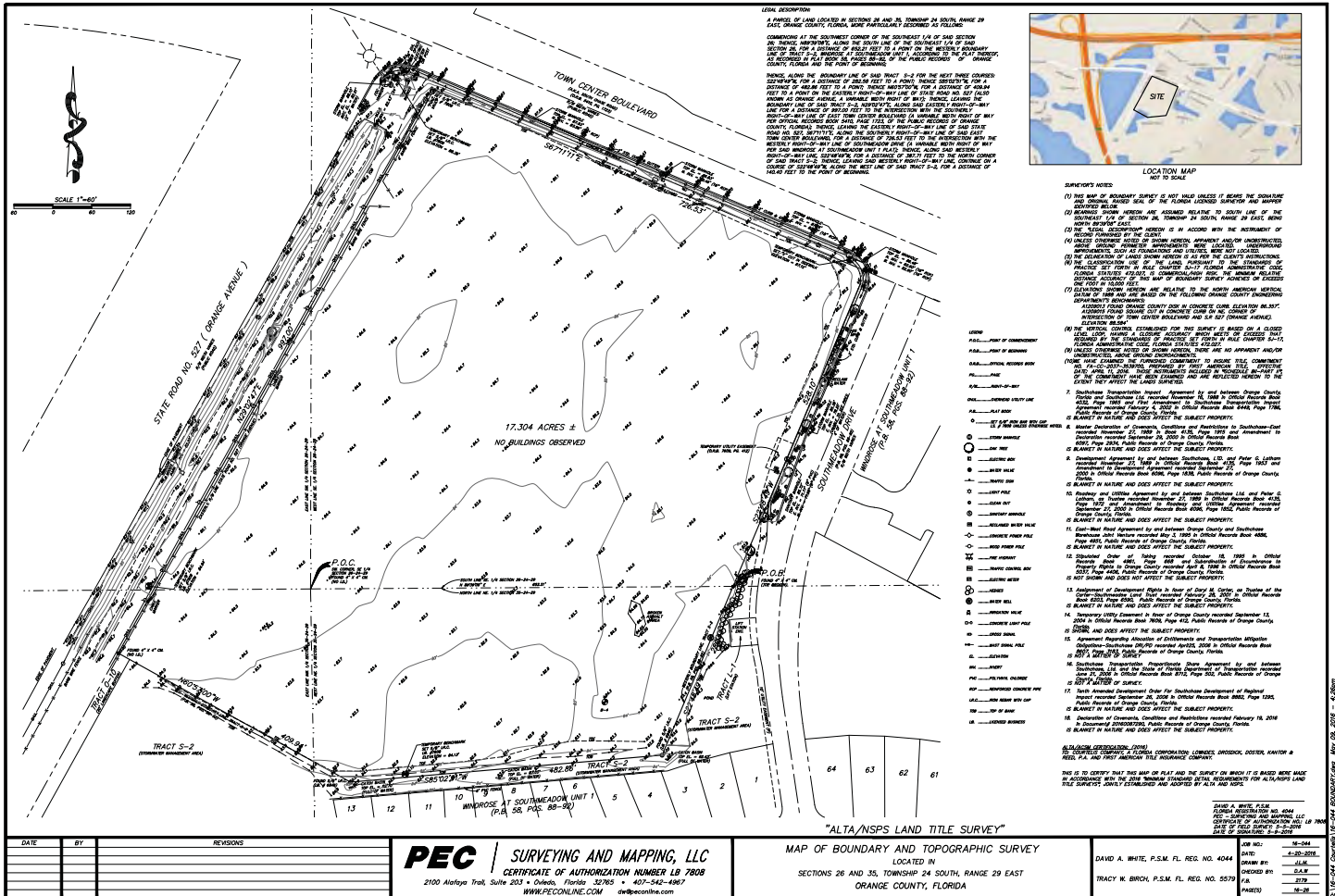
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## RESTRICTIONS APPLICABLE TO THE RESTRICTED PROPERTY

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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# SOUTHMEADOW

## S ORANGE AVE/TOWN CENTER BLVD

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### Demographic and Income Profile

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

Prepared by Esri  
Latitude: 28.36549  
Longitude: -81.38359

Summary	Census 2010		2015		2020			
Population	9,894		10,441		11,685			
Households	3,010		3,157		3,532			
Families	2,374		2,475		2,766			
Average Household Size	3.28		3.30		3.30			
Owner Occupied Housing Units	1,832		1,754		1,979			
Renter Occupied Housing Units	1,178		1,403		1,552			
Median Age	32.2		33.3		33.7			
Trends: 2015 - 2020 Annual Rate	Area		State		National			
Population	2.28%		1.05%		0.75%			
Households	2.27%		1.05%		0.77%			
Families	2.25%		0.95%		0.69%			
Owner HHs	2.44%		0.91%		0.70%			
Median Household Income	2.89%		2.89%		2.66%			
Households by Income	2015				2020			
	Number		Percent		Number	Percent		
	<\$15,000		218	6.9%	219	6.2%		
	\$15,000 - \$24,999		389	12.3%	291	8.2%		
	\$25,000 - \$34,999		423	13.4%	338	9.6%		
	\$35,000 - \$49,999		503	15.9%	519	14.7%		
	\$50,000 - \$74,999		655	20.7%	852	24.1%		
	\$75,000 - \$99,999		480	15.2%	650	18.4%		
	\$100,000 - \$149,999		365	11.6%	491	13.9%		
	\$150,000 - \$199,999		81	2.6%	114	3.2%		
\$200,000+		46	1.5%	59	1.7%			
Median Household Income		\$51,167		\$58,993				
Average Household Income		\$61,878		\$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%	746	7.1%	771	6.6%	
	15 - 19	874	8.8%	755	7.2%	799	6.8%	
	20 - 24	737	7.4%	943	9.0%	859	7.4%	
	25 - 34	1,588	16.1%	1,726	16.5%	2,148	18.4%	
	35 - 44	1,578	16.0%	1,526	14.6%	1,680	14.4%	
	45 - 54	1,393	14.1%	1,472	14.1%	1,507	12.9%	
	55 - 64	840	8.5%	1,059	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	61.6%	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		38	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	4.5%	498	4.8%	566	4.8%	
Hispanic Origin (Any Race)		5,681	57.4%	6,428	61.6%	7,664	65.6%	

**Data Note:** 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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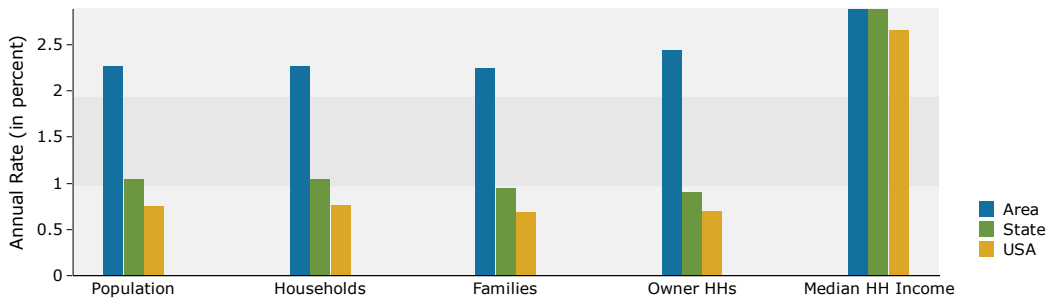
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### Demographic and Income Profile

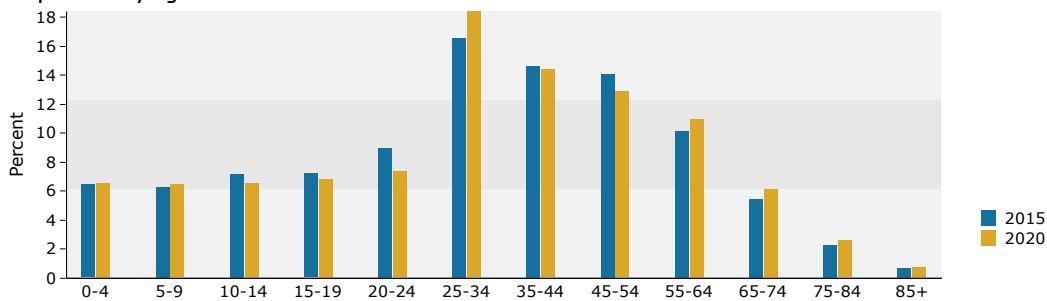
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Ring: 1 mile radius

Prepared by Esri  
Latitude: 28.36549  
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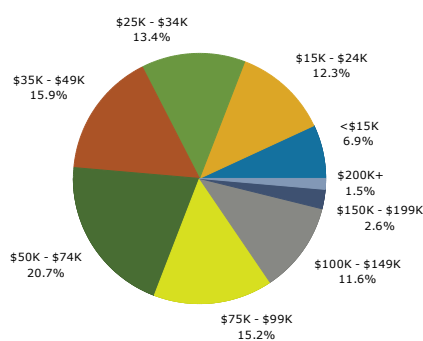
#### Trends 2015-2020



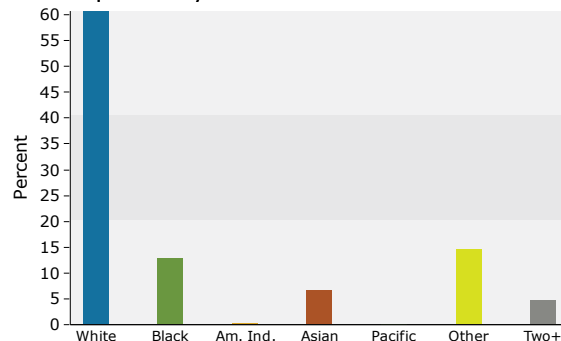
#### Population by Age



#### 2015 Household Income



#### 2015 Population by Race



2015 Percent Hispanic Origin: 61.6%

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

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### Demographic and Income Profile

13440 Tea Rose 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	17,266		16,717		18,377	
Renter Occupied Housing Units	9,842		11,811		13,099	
Median Age	34.1		34.9		35.0	
Trends: 2015 - 2020 Annual Rate	Area		State		National	
Population	2.06%		1.05%		0.75%	
Households	1.99%		1.05%		0.77%	
Families	1.93%		0.95%		0.69%	
Owner HHs	1.91%		0.91%		0.70%	
Median Household Income	2.36%		2.89%		2.66%	
Households by Income	2015		2020			
	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 - \$49,999	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	751	2.6%	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			
Population by Age	Census 2010		2015		2020	
	Number	Percent	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%	7,278	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%	12,106	13.8%	13,647	14.0%
45 - 54	12,229	14.7%	12,588	14.3%	12,389	12.7%
55 - 64	8,260	9.9%	9,943	11.3%	11,476	11.8%
65 - 74	4,393	5.3%	5,812	6.6%	7,140	7.3%
75 - 84	2,264	2.7%	2,553	2.9%	3,105	3.2%
85+	653	0.8%	811	0.9%	936	1.0%
Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	52,268	62.9%	54,224	61.6%	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%	168	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%	4,598	4.7%
Hispanic Origin (Any Race)	45,010	54.1%	51,801	58.9%	61,825	63.5%

**Data Note:** 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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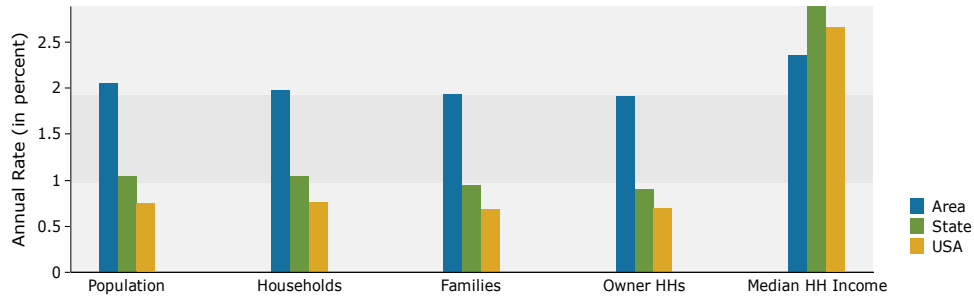


### Demographic and Income Profile

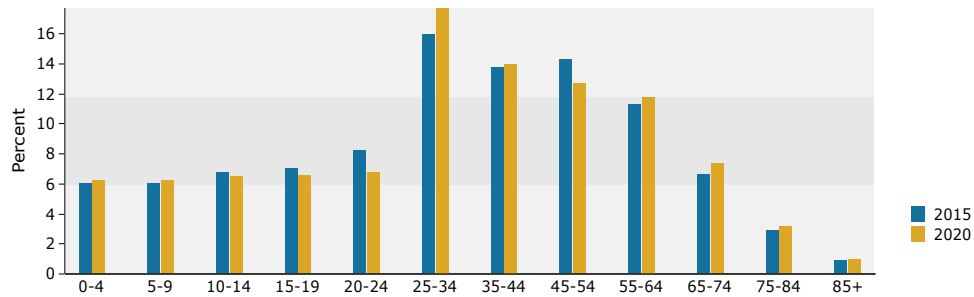
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Prepared by Esri  
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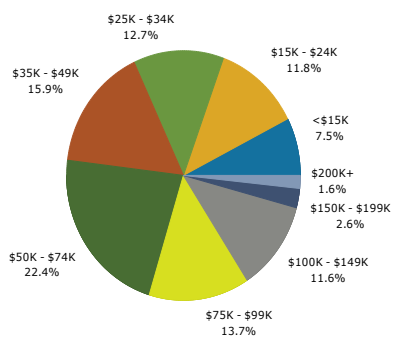
#### Trends 2015-2020



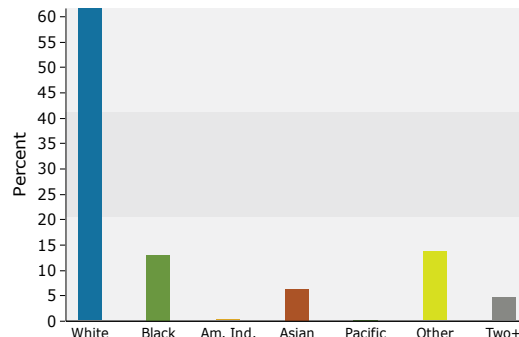
#### Population by Age



#### 2015 Household Income



#### 2015 Population by Race



2015 Percent Hispanic Origin: 58.9%

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

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### Demographic and Income Profile

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

Prepared by Esri  
Latitude: 28.36549  
Longitude: -81.38359

Summary	Census 2010		2015		2020	
Population	170,657		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	33,935		33,276		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	1.98%		1.05%		0.75%	
Households	1.90%		1.05%		0.77%	
Families	1.84%		0.95%		0.69%	
Owner HHs	1.76%		0.91%		0.70%	
Median Household Income	3.24%		2.89%		2.66%	
Households by Income			2015		2020	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	6,659	10.9%	6,829	10.2%	6,829	10.2%
\$15,000 - \$24,999	8,093	13.3%	6,355	9.5%	6,355	9.5%
\$25,000 - \$34,999	8,237	13.5%	6,913	10.3%	6,913	10.3%
\$35,000 - \$49,999	10,463	17.2%	10,967	16.4%	10,967	16.4%
\$50,000 - \$74,999	12,934	21.2%	16,473	24.6%	16,473	24.6%
\$75,000 - \$99,999	6,850	11.2%	9,248	13.8%	9,248	13.8%
\$100,000 - \$149,999	5,683	9.3%	7,414	11.1%	7,414	11.1%
\$150,000 - \$199,999	1,302	2.1%	1,844	2.8%	1,844	2.8%
\$200,000+	776	1.3%	974	1.5%	974	1.5%
Median Household Income	\$44,665		\$52,385		\$52,385	
Average Household Income	\$56,261		\$63,728		\$63,728	
Per Capita Income	\$18,703		\$21,090		\$21,090	
Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	11,025	6.5%	11,612	6.3%	13,138	6.5%
5 - 9	11,671	6.8%	11,439	6.2%	12,857	6.3%
10 - 14	12,915	7.6%	12,092	6.6%	13,243	6.5%
15 - 19	13,646	8.0%	12,692	6.9%	12,901	6.4%
20 - 24	12,464	7.3%	14,911	8.1%	13,655	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%	28,146	13.9%
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%	5,825	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	110,014	64.5%	116,039	63.0%	126,478	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	7,564	4.4%	8,654	4.7%	9,762	4.8%
Hispanic Origin (Any Race)	93,868	55.0%	110,582	60.1%	131,389	64.7%

**Data Note:** Income is expressed in current dollars.

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

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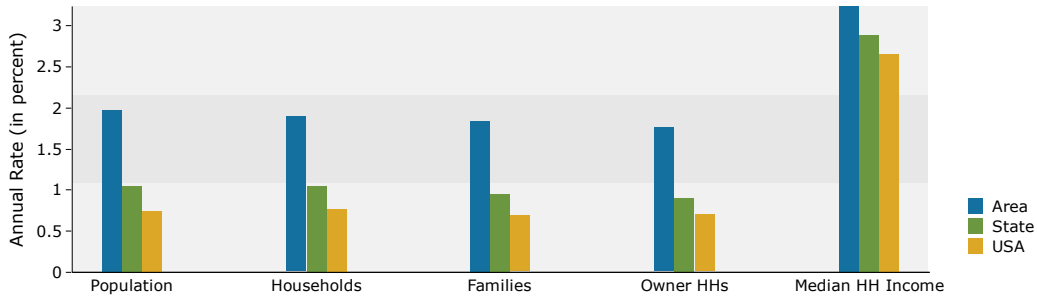
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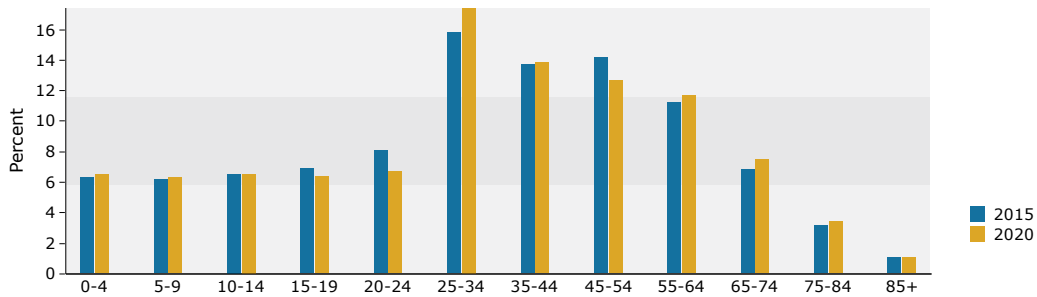
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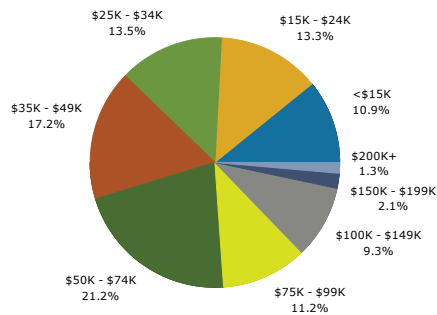
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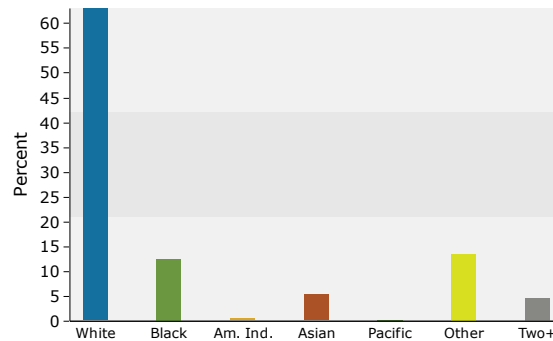
#### Population by Age



#### 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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