

FOR SALE | FOR LEASE

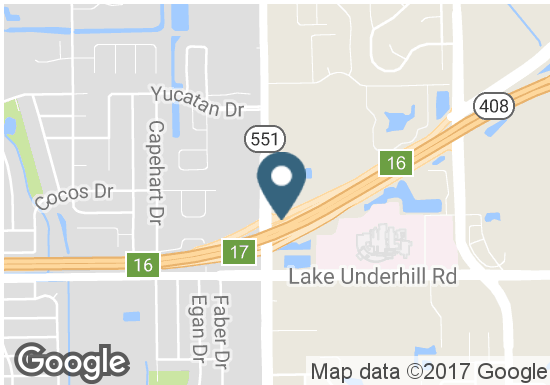
# Retail Outparcel to LA Fitness

189 S Goldenrod Road | Orlando, FL



## Overview

AVAILABLE SF	+/- 5,400 SF Divisible
LOT SIZE	+/- 26,000 SF
PRICING / RATES	Call For Rates



## Contact

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## Description

- Retail outparcel to LA Fitness project
- New construction
- Drive-thru site
- Cross access parking
- Adjacent to Florida Hospital East Orlando

## Nearby Retailers



## Demographics

	1 MILE	3 MILES	5 MILES
Total Population	13,187	111,395	303,929
2021 Growth	1.65%	1.60%	1.69%
Median HH Income	\$38,308	\$41,568	\$46,915
Daytime Population	10,911	87,660	241,223

Year: 2017 | Source: ESRI

## Traffic Counts

S Goldenrod Road	40,000 VPD
SR 408	112,500 VPD

Year: 2017 | Source: FDOT

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**PROPOSED  
400 Unit  
Apartment Building**

**SITE**

**40,000 CPD**

**112,500 CPD**

**29,500 CPD**

**Florida Hospital  
East Orlando**



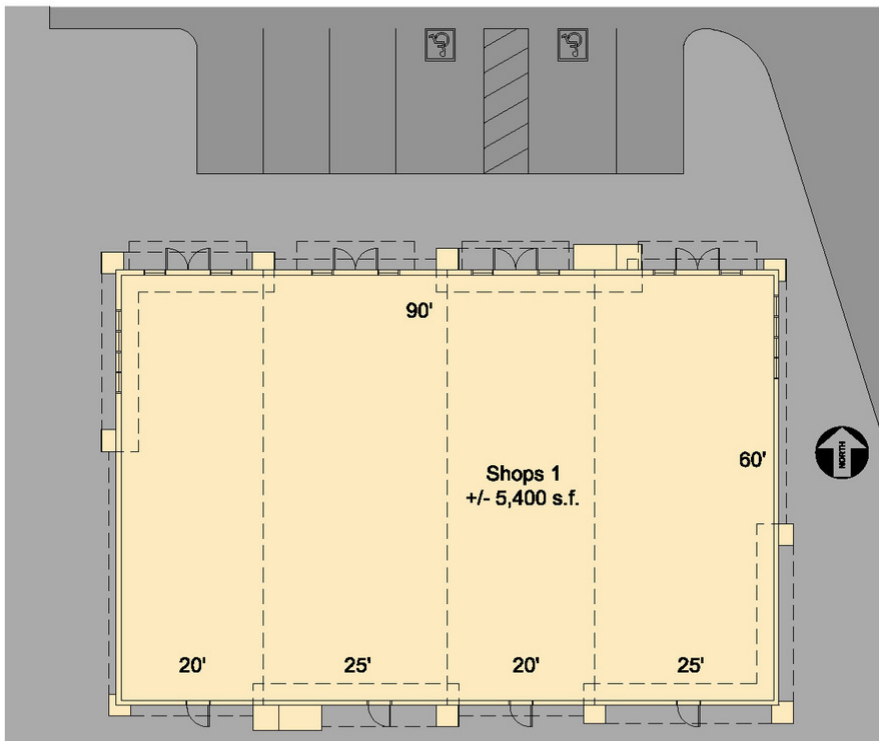
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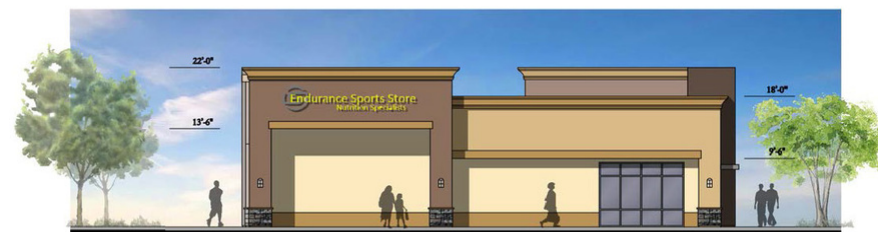
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- Benjamin Moore - Soleil AF-330
- Benjamin Moore - Honeymoon - AF-345
- Benjamin Moore - Tumeric - AF-350
- Benjamin Moore - Carob AF-160
- Benjamin Moore - French Press - AF-170
- Umber Creek Pro-Fit - Alpine LedgeStone



NORTH



EAST



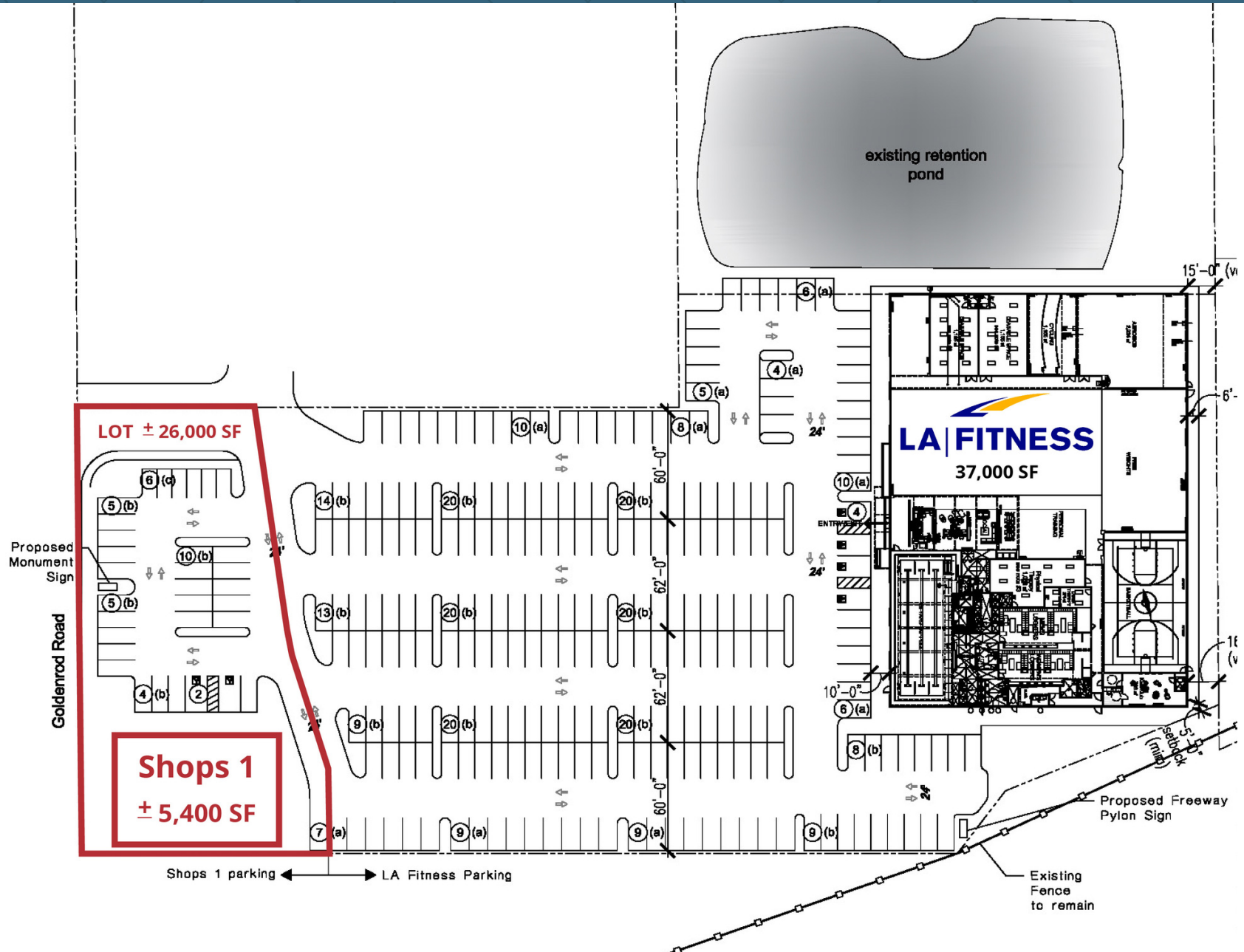
SOUTH



WEST

# Retail Outparcel to LA Fitness

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# Retail Outparcel to LA Fitness

189 S Goldenrod Road | Orlando, FL



	1 mile	3 miles	5 miles
<b>Population</b>			
2017 Population	13,187	111,395	303,929
2000 Population	10,665	96,300	245,227
2010 Population	11,877	100,309	272,131
2022 Population	14,313	120,577	330,475
2000-2010 Annual Rate	1.08%	0.41%	1.05%
2010-2016 Annual Rate	1.45%	1.46%	1.54%
2016-2021 Annual Rate	1.65%	1.60%	1.69%
2017 Median Age	31.8	34.9	35.2
<b>Households</b>			
2000 Households	4,075	36,655	99,072
2010 Households	4,559	38,781	109,762
2017 Total Households	4,982	42,478	120,993
2022 Total Households	5,372	45,782	130,957
2000-2010 Annual Rate	1.13%	0.57%	1.03%
2010-2016 Annual Rate	1.23%	1.26%	1.35%
2016-2021 Annual Rate	1.52%	1.51%	1.60%
2017 Average Household Size	2.64	2.61	2.49
<b>Housing Units</b>			
2017 Total Housing Units	5,341	47,415	133,090
2017 Owner Occupied Housing Units	2,217	20,824	59,997
2017 Renter Occupied Housing Units	2,765	21,654	60,996
2017 Vacant Housing Units	359	4,937	12,097
<b>Race and Ethnicity</b>			
2017 White Alone	66.6%	67.8%	71.4%
2017 Black Alone	11.3%	10.7%	9.9%
2017 American Indian/Alaska Native Alone	0.5%	0.6%	0.5%
2017 Asian Alone	4.2%	3.7%	4.5%
2017 Pacific Islander Alone	0.1%	0.1%	0.1%
2017 Hispanic Origin (Any Race)	59.8%	53.9%	42.4%
<b>Income</b>			
2017 Median Household Income	\$38,308	\$41,568	\$46,915
2017 Average Household Income	\$48,898	\$58,807	\$67,250
Per Capita Income	\$17,979	\$22,480	\$26,988
<b>2017 Population 25+ by Educational Attainment</b>			
Total	8,522	76,193	209,349
High School Graduate	27.5%	25.6%	21.6%
GED/Alternative Credential	5.4%	4.3%	3.8%
Some College, No Degree	18.1%	19.3%	19.9%
Associate Degree	12.1%	12.1%	12.3%
Bachelor's Degree	14.5%	16.8%	21.2%
Graduate/Professional Degree	5.4%	7.3%	10.7%
<b>Data for all businesses in area</b>			
Total Businesses:	293	2,744	8,537
Total Employees:	3,323	28,012	84,423
Total Residential Population:	13,187	111,395	303,929
Employee/Residential Population Ratio:	0.25:1	0.25:1	0.28:1
2017 Total Daytime Population	10,911	87,660	241,223
Workers	4,126	30,063	90,981
Residents	6,785	57,597	150,242

Source: Esri, Esri and Infogroup, U.S. Census

September 12, 2017

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