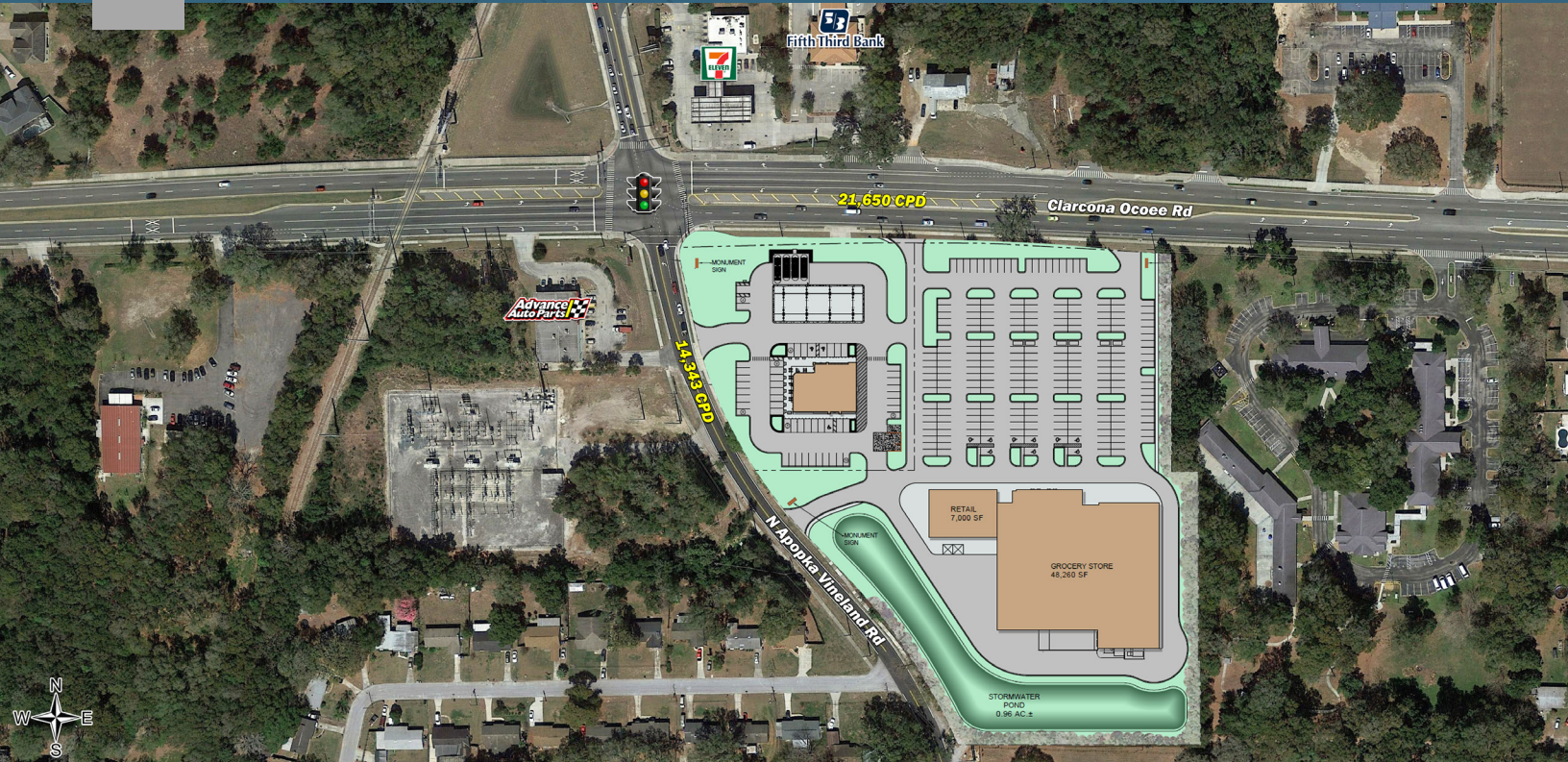


FOR LEASE

Anchor, Small Shop and Outparcel Opportunity

SEC Clarcona Ocoee Rd & N Apopka Vineland Rd | Ocoee, FL 32818



Overview

| | |
|--------------------------|----------------------------------|
| AVAILABLE | Anchor, Small Shop and Outparcel |
| GLA | 60,000 SF |
| GROUND LEASE RATE | Call For Rates |



Description

- Prime retail opportunity available for Anchor, Small Shop and Outparcel
- Located at the signalized SEC Clarcona Ocoee Road and N Apopka Vineland Road
- Excellent visibility in a growing residential market
- Surrounding retailers include Winn Dixie, Walmart and Publix

Demographics

| | 1 MILE | 3 MILE | 5 MILE |
|--------------------|----------|----------|----------|
| Total Population | 6,287 | 68,624 | 199,426 |
| 2020 Growth | 1.77% | 1.55% | 1.48% |
| Median HH Income | \$59,655 | \$47,192 | \$41,765 |
| Daytime Population | 448 | 8,670 | 69,546 |

Year: 2016 | Source: Esri

Contact

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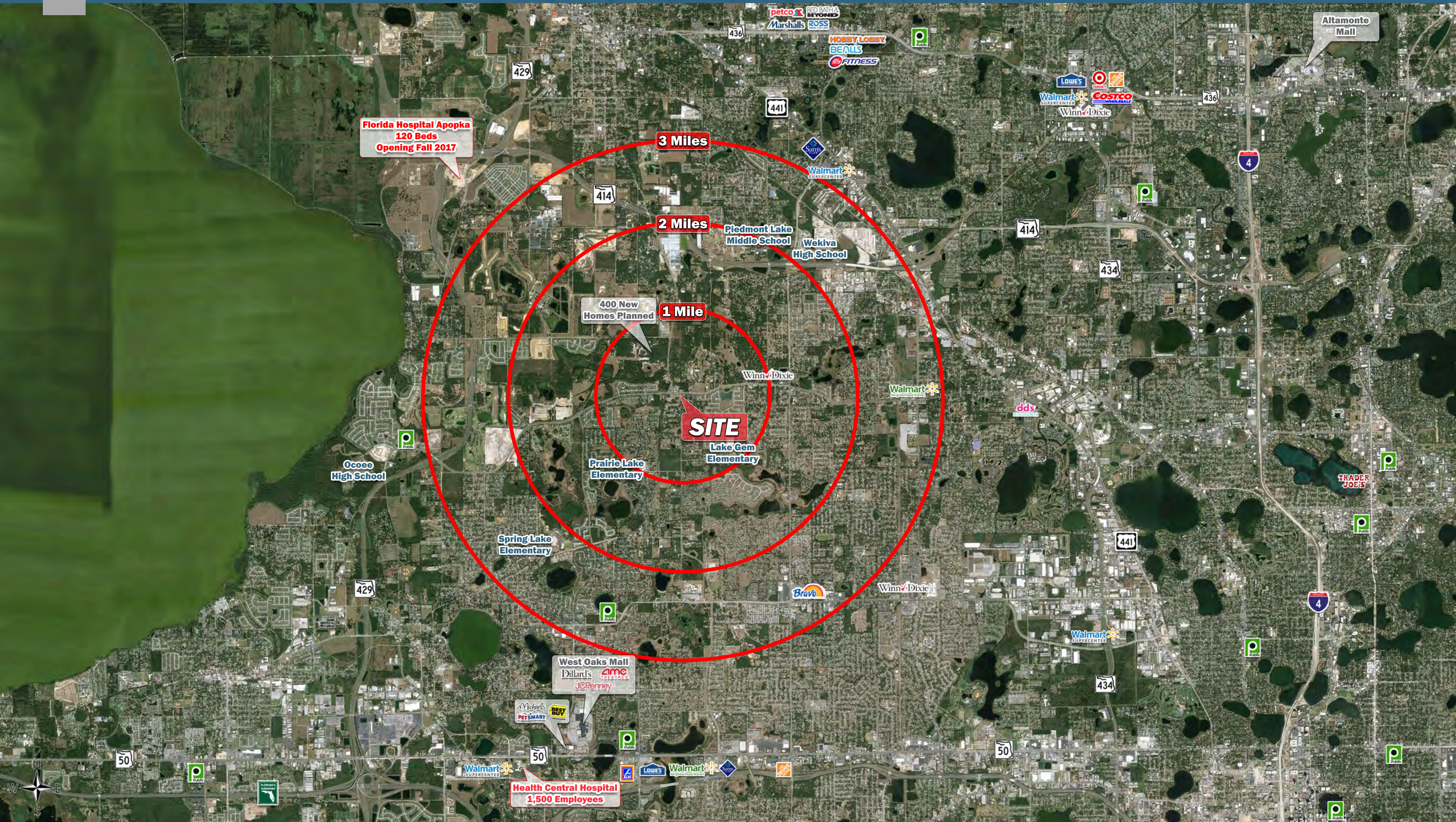
Traffic Counts

| | |
|------------------------|------------|
| Clarcona Ocoee Road | 21,650 CPD |
| N Apopka Vineland Road | 14,343 CPD |

Year: 2016 | Source: FDOT

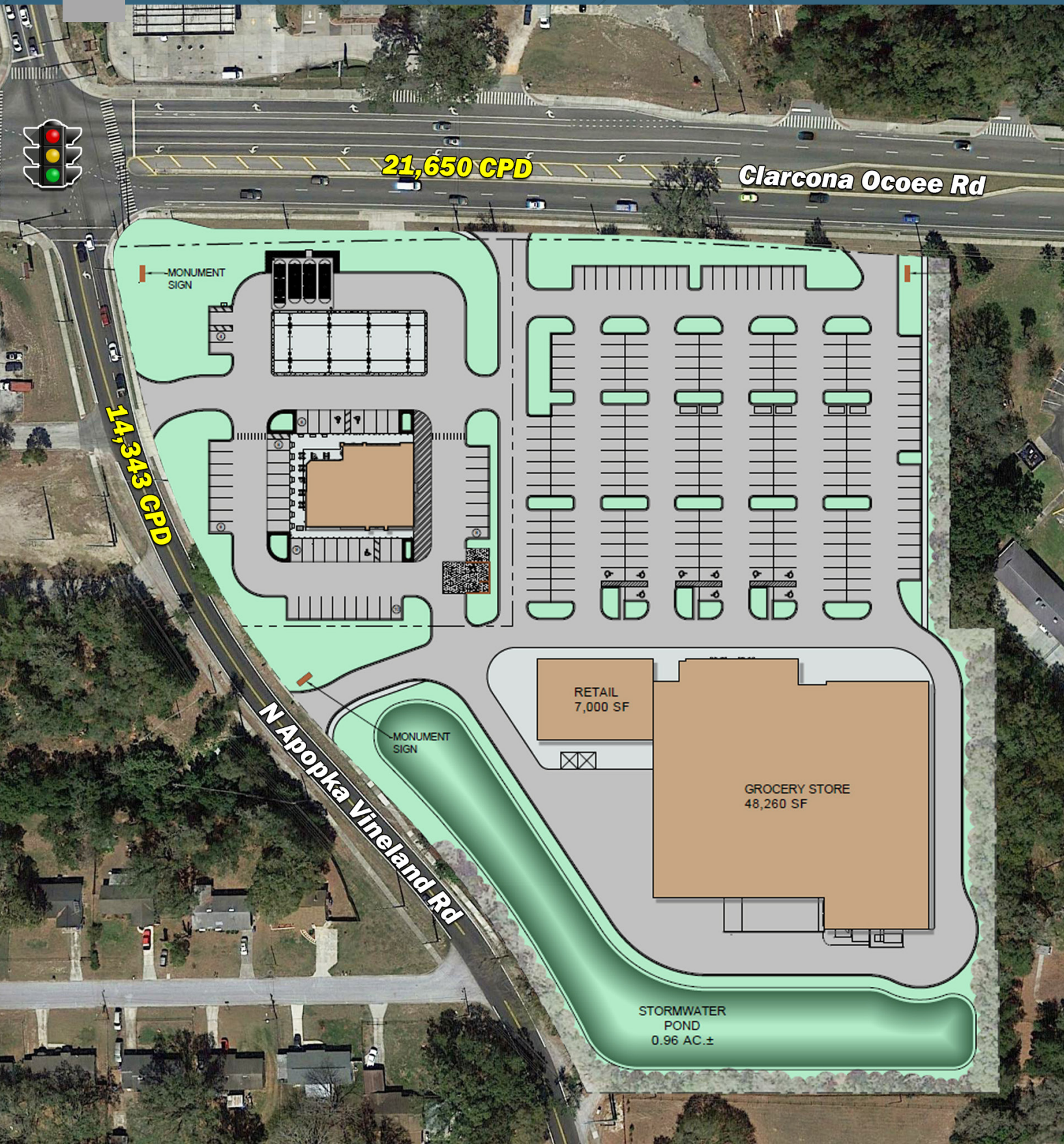
SRS REAL ESTATE PARTNERS | 200 S. Orange Ave., Suite 1300 | Orlando, FL 32801 | 407.455.5030

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.



Anchor, Small Shop and Outparcel Opportunity

SEC Clarcona Ocoee Rd & Apopka Vineland Rd | Ocoee, FL 32818



Executive Summary

SEC Clarcona Ocoee Road & Apopka Vineland Road | Ocoee, FL 32818



| | 1 mile | 3 miles | 5 miles |
|------------------------|--------|---------|---------|
| Population | | | |
| 2000 Population | 3,846 | 55,862 | 173,081 |
| 2010 Population | 5,975 | 64,773 | 187,886 |
| 2015 Population | 6,287 | 68,624 | 199,426 |
| 2020 Population | 6,865 | 74,100 | 214,623 |
| 2000-2010 Annual Rate | 4.50% | 1.49% | 0.82% |
| 2010-2015 Annual Rate | 0.97% | 1.11% | 1.14% |
| 2015-2020 Annual Rate | 1.77% | 1.55% | 1.48% |
| 2015 Male Population | 48.5% | 48.2% | 48.1% |
| 2015 Female Population | 51.5% | 51.8% | 51.9% |
| 2015 Median Age | 37.0 | 34.7 | 34.5 |

In the identified area, the current year population is 199,426. In 2010, the Census count in the area was 187,886. The rate of change since 2010 was 1.14% annually. The five-year projection for the population in the area is 214,623 representing a change of 1.48% annually from 2015 to 2020. Currently, the population is 48.1% male and 51.9% female.

Median Age

The median age in this area is 37.0, compared to U.S. median age of 37.9.

Race and Ethnicity

| | | | |
|--|-------|-------|-------|
| 2015 White Alone | 43.2% | 40.0% | 42.2% |
| 2015 Black Alone | 40.6% | 44.3% | 42.8% |
| 2015 American Indian/Alaska Native Alone | 0.5% | 0.5% | 0.5% |
| 2015 Asian Alone | 6.4% | 4.1% | 3.7% |
| 2015 Pacific Islander Alone | 0.1% | 0.1% | 0.1% |
| 2015 Other Race | 5.3% | 7.1% | 7.1% |
| 2015 Two or More Races | 3.7% | 3.8% | 3.7% |
| 2015 Hispanic Origin (Any Race) | 15.5% | 20.4% | 21.5% |

Persons of Hispanic origin represent 21.5% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 76.0 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

| | | | |
|-----------------------------|-------|--------|--------|
| 2000 Households | 1,245 | 18,489 | 59,107 |
| 2010 Households | 1,867 | 21,316 | 64,047 |
| 2015 Total Households | 1,959 | 22,499 | 67,701 |
| 2020 Total Households | 2,136 | 24,292 | 72,816 |
| 2000-2010 Annual Rate | 4.14% | 1.43% | 0.81% |
| 2010-2015 Annual Rate | 0.92% | 1.03% | 1.06% |
| 2015-2020 Annual Rate | 1.75% | 1.55% | 1.47% |
| 2015 Average Household Size | 3.21 | 3.04 | 2.93 |

The household count in this area has changed from 64,047 in 2010 to 67,701 in the current year, a change of 1.06% annually. The five-year projection of households is 72,816, a change of 1.47% annually from the current year total. Average household size is currently 2.93, compared to 2.92 in the year 2010. The number of families in the current year is 48,939 in the specified area.

Executive Summary

SEC Clarcona Ocoee Road & Apopka Vineland Road | Ocoee, FL 32818



| | 1 mile | 3 miles | 5 miles |
|---------------------------------|----------|----------|----------|
| Median Household Income | | | |
| 2015 Median Household Income | \$59,655 | \$47,192 | \$41,765 |
| 2020 Median Household Income | \$65,836 | \$53,664 | \$49,826 |
| 2015-2020 Annual Rate | 1.99% | 2.60% | 3.59% |
| Average Household Income | | | |
| 2015 Average Household Income | \$72,343 | \$56,686 | \$54,484 |
| 2020 Average Household Income | \$80,314 | \$64,268 | \$61,994 |
| 2015-2020 Annual Rate | 2.11% | 2.54% | 2.62% |
| Per Capita Income | | | |
| 2015 Per Capita Income | \$23,340 | \$18,509 | \$18,571 |
| 2020 Per Capita Income | \$25,897 | \$20,983 | \$21,111 |
| 2015-2020 Annual Rate | 2.10% | 2.54% | 2.60% |

Households by Income

Current median household income is \$41,765 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$49,826 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$54,484 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$61,994 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$18,571 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$21,111 in five years, compared to \$32,501 for all U.S. households

Housing

| | | | |
|------------------------------------|-------|--------|--------|
| 2000 Total Housing Units | 1,326 | 19,344 | 62,706 |
| 2000 Owner Occupied Housing Units | 1,138 | 15,232 | 40,310 |
| 2000 Renter Occupied Housing Units | 106 | 3,257 | 18,797 |
| 2000 Vacant Housing Units | 82 | 855 | 3,599 |
| 2010 Total Housing Units | 2,081 | 23,545 | 72,899 |
| 2010 Owner Occupied Housing Units | 1,593 | 15,980 | 41,253 |
| 2010 Renter Occupied Housing Units | 274 | 5,336 | 22,794 |
| 2010 Vacant Housing Units | 214 | 2,229 | 8,852 |
| 2015 Total Housing Units | 2,181 | 24,896 | 77,317 |
| 2015 Owner Occupied Housing Units | 1,614 | 15,948 | 40,579 |
| 2015 Renter Occupied Housing Units | 345 | 6,551 | 27,122 |
| 2015 Vacant Housing Units | 222 | 2,397 | 9,616 |
| 2020 Total Housing Units | 2,374 | 26,813 | 83,016 |
| 2020 Owner Occupied Housing Units | 1,754 | 17,176 | 43,382 |
| 2020 Renter Occupied Housing Units | 382 | 7,116 | 29,434 |
| 2020 Vacant Housing Units | 238 | 2,521 | 10,200 |

Currently, 52.5% of the 77,317 housing units in the area are owner occupied; 35.1%, renter occupied; and 12.4% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 72,899 housing units in the area - 56.6% owner occupied, 31.3% renter occupied, and 12.1% vacant. The annual rate of change in housing units since 2010 is 2.65%. Median home value in the area is \$160,086, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 3.81% annually to \$192,960.