# FOR SALE

## 2134 KENTUCKY AVENUE

## SW/C FORMOSA AVENUE AND KENTUCKY AVENUE

ORANGE COUNTY

WINTER PARK, FLORIDA

**For additional information contact:**
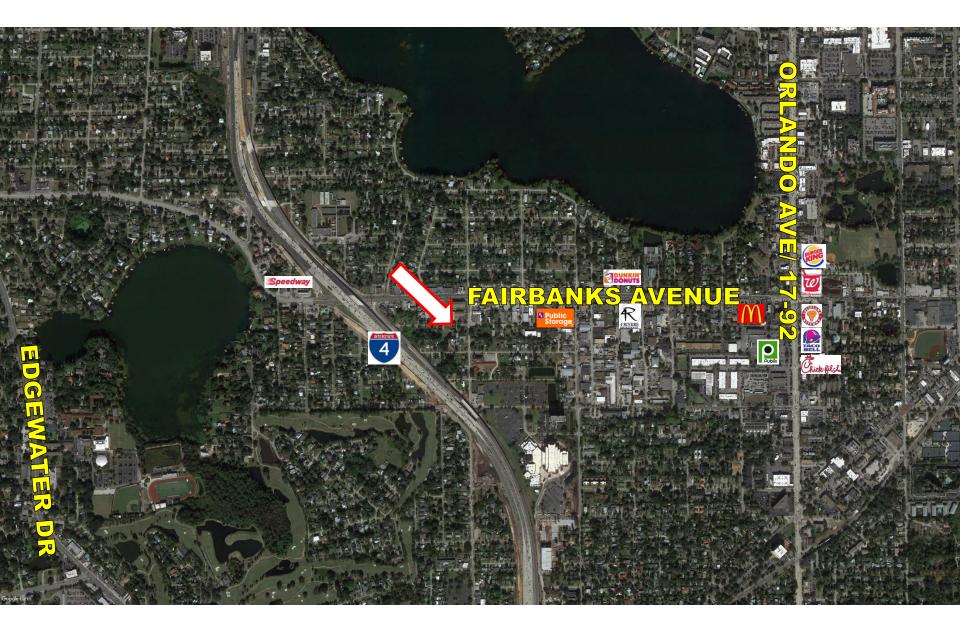
## Steve DeWitt or Tanya Solomon

**(407) 380-8633**

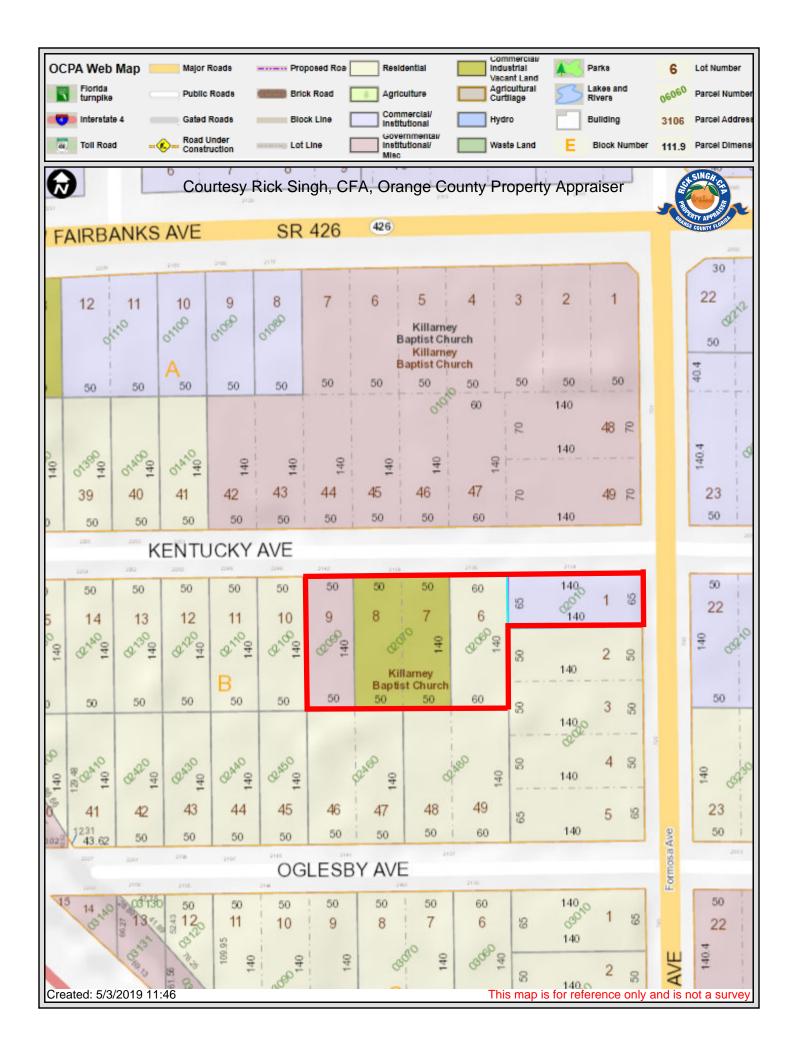sdewitt@shorecrestretail.com / tsolomon@shorecrestretail.com

# EXECUTIVE SUMMARY

**LOCATION:** 2134 Kentucky Avenue
(SW/C of Kentucky Avenue and Formosa Avenue, located in the SW/Q of Fairbanks Avenue and Formosa Avenue)
Winter Park, Orange County, Florida

**DESCRIPTION:** .85± Acres - Total

Site consists of 5 lots. Four (4) lots are zoned commercial and one is zoned residential. The lot on the corner of Formosa Avenue and Kentucky Avenue has an approximate 3,400 SF building that is move in ready and/or overall location can be combined for an excellent redevelopment opportunity in the heart of Winter Park. There are also 2 small residential homes located on two of the westerly lots.

**BUILDING:** 3,400± SF

**PRICE:** Call for pricing.

| PARCEL ID#: | SIZE | ZONING |
|---|---|---|
| 11-22-29-6180-02-010 | .18± Acres | C-3, City of WP |
| 11-22-29-6180-02-060 | .19± Acres | C-3, City of WP |
| 11-22-29-6180-02-070 | .32± Acres | C-3, City of WP |
| 11-22-29-6180-02-090 | .16± Acres | R-2, Orange Cty. |

**2017 TRAFFIC COUNTS:** **AADT** per Orange County Traffic Engineering

**Fairbanks Avenue** **32,915**
(I-4 to Orlando Avenue)

**2019 DEMOGRAPHICS:**

| | 1 Mile | 2 Miles | 3 Miles |
|---|---|---|---|
| Population | 8,369 | 34,360 | 76,132 |
| Median HH Income | $59,745 | $68,411 | $78,191 |
| Average HH Income | $71,969 | $90,535 | $105,610 |
| Employees | 12,864 | 63,191 | 110,215 |

**COMMENTS:** Outstanding location for Office, Retail, Day Care, Medical/Dental or Charter School.

ORLANDO AVE/ 17 -92

EDGEWATER DR

Speedway

INTERSTATE 4

FAIRBANKS AVENUE

DUNKIN' DONUTS

Public Storage

4 RIVERS

BURGER KING

Walgreens

McDonald's

POPEYES

TACO BELL

Publix

Chick-fil-A

Google Earth

**OCPA Web Map**

| | | | |
|---|---|---|---|
| Major Roads | Proposed Road | Residential | Commercial/Industrial Vacant Land |
| Florida turnpike | Public Roads | Brick Road | Agricultural Curtilage |
| Interstate 4 | Gated Roads | Block Line | Commercial/Institutional |
| Toll Road | Road Under Construction | Lot Line | Governmental/Institutional/Misc |
| | | Agriculture | Hydro |
| | | Commercial/Institutional | Waste Land |

Parks — 6 Lot Number
Lakes and Rivers — 06060 Parcel Number
Hydro — 3106 Parcel Address
Building — E Block Number
111.9 Parcel Dimension

N

FAIRBANKS AVE   SR 426   426

| 12 | 11 | 10 | 9 | 8 | 7 | 6 | 5 | 4 | 3 | 2 | 1 | | 30 |
| | 01110 | 01100 | 01090 | 01080 | | | Killarney Baptist Church Killarney Baptist Church | | | | | | 22 |

A

50 50 50 50 50 50 50 50 50 50 50 50
01910
60
140
50
48 70
70
140
140   140   140   140   140   140   140   140
140
140.4

01390 01400 01410

39 40 41 42 43 44 45 46 47 70 49 70 23

50 50 50 50 50 50 50 50 60 140 50

KENTUCKY AVE

| 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 60 | | 140 | | 50 |
| 14 | 13 | 12 | 11 | 10 | 9 | 8 | 7 | 6 | 65 | 02010 1 | 65 | 22 |

02140 02130 02120 02110 02100 02090 02070 02060

140 140 140 140 140 140 140 140 140 140 140 03210

B

Killarney Baptist Church

140   2   50
140

50 50 50 50 50 50 50 50 60 50 50

3   50

02410 02420 02430 02440 02450 02460 02480 02020

140 129.48 140 140 140 140 140 140 140 140 140 03230

41 42 43 44 45 46 47 48 49 50 4 50

50 50 50 50 50 50 50 60 140
1231 43.62   65   5 65   23
65   140   50

OGLESBY AVE

| 15 | 14 | 13 | 12 | 11 | 10 | 9 | 8 | 7 | 6 | 65 | 03010 1 | 65 | 22 |

03140 03130 03131 03120 03090 03070 03060

50 50 50 50 50 50 50 60 140 140
109.95 140 140 140 140 140 140 140.4
2   50
140   50

Formosa Ave   AVE

**KENTUCKY AVENUE**

Front entrance

Front entrance

38 '

22 '

23 '

103

Closet

**F O R M O S A   A V E N U E**

102

101

100

44 '

37 '

AC

AC

60 '

23 '

NOTE** - DIMENSIONS ARE APPROXIMATE

# Formosa Ave & W Fairbanks Ave

*May 2019*

3 mi radius

2 mi radius

1 mi radius

SITE

Map data ©2019 Google

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

# FULL PROFILE

**2000-2010 Census, 2019 Estimates with 2024 Projections**

*Calculated using Weighted Block Centroid from Block Groups*

**Lat/Lon: 28.5932/-81.3774**

RF1

## Formosa Ave & W Fairbanks Ave

| | | 1 mi radius | 2 mi radius | 3 mi radius |
|---|---|---|---|---|
| **POPULATION** | 2019 Estimated Population | 8,369 | 38,360 | 76,132 |
| | 2024 Projected Population | 9,273 | 42,422 | 83,657 |
| | 2010 Census Population | 7,339 | 33,849 | 67,029 |
| | 2000 Census Population | 7,916 | 36,682 | 67,501 |
| | Projected Annual Growth 2019 to 2024 | 2.2% | 2.1% | 2.0% |
| | Historical Annual Growth 2000 to 2019 | 0.3% | 0.2% | 0.7% |
| **HOUSEHOLDS** | 2019 Estimated Households | 4,412 | 18,109 | 35,671 |
| | 2024 Projected Households | 4,818 | 19,794 | 38,715 |
| | 2010 Census Households | 3,728 | 15,362 | 30,261 |
| | 2000 Census Households | 3,956 | 16,199 | 29,693 |
| | Projected Annual Growth 2019 to 2024 | 1.8% | 1.9% | 1.7% |
| | Historical Annual Growth 2000 to 2019 | 0.6% | 0.6% | 1.1% |
| **AGE** | 2019 Est. Population Under 10 Years | 8.5% | 9.4% | 9.9% |
| | 2019 Est. Population 10 to 19 Years | 7.3% | 9.3% | 9.5% |
| | 2019 Est. Population 20 to 29 Years | 16.4% | 15.8% | 15.2% |
| | 2019 Est. Population 30 to 44 Years | 22.6% | 21.3% | 21.5% |
| | 2019 Est. Population 45 to 59 Years | 21.2% | 20.5% | 20.8% |
| | 2019 Est. Population 60 to 74 Years | 15.1% | 15.8% | 15.3% |
| | 2019 Est. Population 75 Years or Over | 8.9% | 7.9% | 7.8% |
| | 2019 Est. Median Age | 41.1 | 40.0 | 40.0 |
| **MARITAL STATUS & GENDER** | 2019 Est. Male Population | 48.7% | 48.8% | 48.7% |
| | 2019 Est. Female Population | 51.3% | 51.2% | 51.3% |
| | 2019 Est. Never Married | 36.4% | 37.9% | 36.9% |
| | 2019 Est. Now Married | 35.5% | 36.6% | 39.2% |
| | 2019 Est. Separated or Divorced | 20.4% | 19.3% | 17.7% |
| | 2019 Est. Widowed | 7.6% | 6.3% | 6.2% |
| **INCOME** | 2019 Est. HH Income $200,000 or More | 5.3% | 8.8% | 11.6% |
| | 2019 Est. HH Income $150,000 to $199,999 | 6.7% | 7.1% | 7.5% |
| | 2019 Est. HH Income $100,000 to $149,999 | 11.6% | 13.7% | 14.2% |
| | 2019 Est. HH Income $75,000 to $99,999 | 13.0% | 11.2% | 12.2% |
| | 2019 Est. HH Income $50,000 to $74,999 | 20.0% | 19.1% | 17.5% |
| | 2019 Est. HH Income $35,000 to $49,999 | 10.7% | 11.0% | 10.8% |
| | 2019 Est. HH Income $25,000 to $34,999 | 9.6% | 8.8% | 8.2% |
| | 2019 Est. HH Income $15,000 to $24,999 | 11.7% | 9.7% | 8.5% |
| | 2019 Est. HH Income Under $15,000 | 11.3% | 10.5% | 9.5% |
| | 2019 Est. Average Household Income | $71,969 | $90,535 | $105,610 |
| | 2019 Est. Median Household Income | $59,745 | $68,411 | $78,191 |
| | 2019 Est. Per Capita Income | $38,023 | $42,930 | $49,642 |
| | 2019 Est. Total Businesses | 1,752 | 6,015 | 11,186 |
| | 2019 Est. Total Employees | 12,864 | 63,191 | 110,215 |

**Lat/Lon: 28.5932/-81.3774**

RF1

## Formosa Ave & W Fairbanks Ave

| | | 1 mi radius | 2 mi radius | 3 mi radius |
|---|---|---|---|---|
| **RACE** | 2019 Est. White | 77.1% | 71.6% | 72.7% |
| | 2019 Est. Black | 12.0% | 18.2% | 16.8% |
| | 2019 Est. Asian or Pacific Islander | 5.4% | 4.5% | 4.9% |
| | 2019 Est. American Indian or Alaska Native | 0.2% | 0.3% | 0.3% |
| | 2019 Est. Other Races | 5.2% | 5.4% | 5.4% |
| **HISPANIC** | 2019 Est. Hispanic Population | 1,318 | 5,695 | 11,787 |
| | 2019 Est. Hispanic Population | 15.7% | 14.8% | 15.5% |
| | 2024 Proj. Hispanic Population | 15.7% | 14.9% | 15.5% |
| | 2010 Hispanic Population | 8.9% | 8.6% | 9.0% |
| **EDUCATION (Adults 25 or Older)** | 2019 Est. Adult Population (25 Years or Over) | 6,548 | 28,482 | 56,742 |
| | 2019 Est. Elementary (Grade Level 0 to 8) | 2.0% | 2.1% | 2.0% |
| | 2019 Est. Some High School (Grade Level 9 to 11) | 4.7% | 4.5% | 4.1% |
| | 2019 Est. High School Graduate | 19.1% | 19.8% | 17.7% |
| | 2019 Est. Some College | 16.2% | 16.0% | 15.5% |
| | 2019 Est. Associate Degree Only | 15.8% | 10.2% | 9.4% |
| | 2019 Est. Bachelor Degree Only | 26.6% | 28.7% | 30.6% |
| | 2019 Est. Graduate Degree | 15.5% | 18.7% | 20.8% |
| **HOUSING** | 2019 Est. Total Housing Units | 4,658 | 19,256 | 37,463 |
| | 2019 Est. Owner-Occupied | 44.0% | 50.1% | 51.7% |
| | 2019 Est. Renter-Occupied | 50.8% | 44.0% | 43.5% |
| | 2019 Est. Vacant Housing | 5.3% | 6.0% | 4.8% |
| **HOMES BUILT BY YEAR** | 2019 Homes Built 2010 or later | 8.3% | 8.4% | 9.2% |
| | 2019 Homes Built 2000 to 2009 | 7.2% | 8.4% | 9.9% |
| | 2019 Homes Built 1990 to 1999 | 4.7% | 6.6% | 8.7% |
| | 2019 Homes Built 1980 to 1989 | 13.1% | 10.2% | 10.2% |
| | 2019 Homes Built 1970 to 1979 | 12.1% | 12.7% | 12.8% |
| | 2019 Homes Built 1960 to 1969 | 11.0% | 14.0% | 12.4% |
| | 2019 Homes Built 1950 to 1959 | 25.7% | 20.2% | 19.4% |
| | 2019 Homes Built Before 1949 | 12.6% | 13.6% | 12.6% |
| **HOME VALUES** | 2019 Home Value $1,000,000 or More | 0.7% | 1.7% | 2.5% |
| | 2019 Home Value $500,000 to $999,999 | 12.6% | 16.7% | 17.9% |
| | 2019 Home Value $400,000 to $499,999 | 8.2% | 9.1% | 9.9% |
| | 2019 Home Value $300,000 to $399,999 | 16.5% | 18.6% | 19.4% |
| | 2019 Home Value $200,000 to $299,999 | 33.4% | 25.8% | 24.9% |
| | 2019 Home Value $150,000 to $199,999 | 19.6% | 15.2% | 13.5% |
| | 2019 Home Value $100,000 to $149,999 | 8.4% | 9.0% | 8.5% |
| | 2019 Home Value $50,000 to $99,999 | 7.2% | 7.5% | 5.9% |
| | 2019 Home Value $25,000 to $49,999 | 0.8% | 1.4% | 1.3% |
| | 2019 Home Value Under $25,000 | 2.1% | 2.3% | 1.8% |
| | 2019 Median Home Value | $248,111 | $296,793 | $327,865 |
| | 2019 Median Rent | $987 | $1,028 | $1,065 |

**Lat/Lon: 28.5932/-81.3774**

RF1

## Formosa Ave & W Fairbanks Ave

| | | 1 mi radius | 2 mi radius | 3 mi radius |
|---|---|---:|---:|---:|
| **LABOR FORCE** | 2019 Est. Labor Population Age 16 Years or Over | 7,303 | 32,875 | 64,438 |
| | 2019 Est. Civilian Employed | 63.9% | 61.5% | 63.6% |
| | 2019 Est. Civilian Unemployed | 1.1% | 1.0% | 1.0% |
| | 2019 Est. in Armed Forces | - | - | - |
| | 2019 Est. not in Labor Force | 35.0% | 37.5% | 35.4% |
| | 2019 Labor Force Males | 48.2% | 48.2% | 48.3% |
| | 2019 Labor Force Females | 51.8% | 51.8% | 51.7% |
| **OCCUPATION** | 2019 Occupation: Population Age 16 Years or Over | 4,665 | 20,216 | 40,969 |
| | 2019 Mgmt, Business, & Financial Operations | 18.0% | 20.5% | 21.8% |
| | 2019 Professional, Related | 28.0% | 28.6% | 29.2% |
| | 2019 Service | 14.3% | 15.5% | 14.5% |
| | 2019 Sales, Office | 24.7% | 22.9% | 22.7% |
| | 2019 Farming, Fishing, Forestry | - | - | - |
| | 2019 Construction, Extraction, Maintenance | 7.9% | 5.5% | 5.2% |
| | 2019 Production, Transport, Material Moving | 7.1% | 6.9% | 6.5% |
| | 2019 White Collar Workers | 70.7% | 72.0% | 73.7% |
| | 2019 Blue Collar Workers | 29.3% | 28.0% | 26.3% |
| **TRANSPORTATION TO WORK** | 2019 Drive to Work Alone | 75.6% | 75.3% | 75.8% |
| | 2019 Drive to Work in Carpool | 9.2% | 7.6% | 7.2% |
| | 2019 Travel to Work by Public Transportation | 2.0% | 1.9% | 2.1% |
| | 2019 Drive to Work on Motorcycle | - | - | - |
| | 2019 Walk or Bicycle to Work | 3.3% | 4.5% | 4.0% |
| | 2019 Other Means | 0.8% | 0.9% | 1.2% |
| | 2019 Work at Home | 9.0% | 9.7% | 9.7% |
| **TRAVEL TIME** | 2019 Travel to Work in 14 Minutes or Less | 30.6% | 28.3% | 26.0% |
| | 2019 Travel to Work in 15 to 29 Minutes | 44.4% | 39.7% | 41.4% |
| | 2019 Travel to Work in 30 to 59 Minutes | 24.8% | 26.8% | 28.6% |
| | 2019 Travel to Work in 60 Minutes or More | 5.2% | 5.1% | 5.3% |
| | 2019 Average Travel Time to Work | 20.5 | 20.7 | 21.5 |
| **CONSUMER EXPENDITURE** | 2019 Est. Total Household Expenditure | $245.46 M | $1.18 B | $2.59 B |
| | 2019 Est. Apparel | $8.6 M | $41.74 M | $91.85 M |
| | 2019 Est. Contributions, Gifts | $13.93 M | $69.57 M | $156.27 M |
| | 2019 Est. Education, Reading | $7.79 M | $39.47 M | $89.46 M |
| | 2019 Est. Entertainment | $13.72 M | $66.92 M | $147.57 M |
| | 2019 Est. Food, Beverages, Tobacco | $37.78 M | $180.34 M | $391.27 M |
| | 2019 Est. Furnishings, Equipment | $8.54 M | $41.53 M | $91.43 M |
| | 2019 Est. Health Care, Insurance | $22.5 M | $107.48 M | $232.91 M |
| | 2019 Est. Household Operations, Shelter, Utilities | $80.33 M | $384.25 M | $835.66 M |
| | 2019 Est. Miscellaneous Expenses | $4.65 M | $22.5 M | $49.24 M |
| | 2019 Est. Personal Care | $3.3 M | $15.87 M | $34.65 M |
| | 2019 Est. Transportation | $44.31 M | $213.1 M | $464.88 M |

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