

FOR LEASE

SIX (6) COMMERCIAL OUTPARCELS

**LEE VISTA BOULEVARD
&
ECONLOCKHATCHEE TRAIL**

ORANGE COUNTY
ORLANDO, FLORIDA

For additional information contact:

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EXECUTIVE SUMMARY

LOCATION: Intersection of Lee Vista Boulevard & Econlockhatchee Trail
Orlando, Orange County, Florida

DESCRIPTION: Six (6) outparcels located at the signalized intersection of Lee Vista Blvd & Econlockhatchee Trail. The sites are located at all four corners of the intersection.

OUTPARCELS:

	SIZE	Sales Price	Lease Price
LOT 1	1.52±	SOLD!	Amazing Explorers!
LOT 2	.98±	Not For Sale	Call for pricing
LOT 3	1.0±	Not For Sale	Call for pricing
LOT 4	.86±	Not For Sale	Call for pricing
LOT 5	1.0±	LEASE PENDING	LEASE PENDING
LOT 7	1.45±	LEASED!!	McDonald's
LOT 8	1.42±	Not For Sale	Call for pricing
LOT 9	1.42±	Not For Sale	Call for pricing
LOT 10	.62±	SOLD	SOLD!

** Please see Aerials and Conceptual Site Plan for outparcel layout **

ZONING: PD – Commercial, City of Orlando

RETENTION: Master stormwater retention is available for all outparcels

2023 TRAFFIC COUNTS: AADT per Orange County Traffic Engineering

Lee Vista Boulevard **37,069**
(Narcoossee Road to SR 417)

Econlockhatchee Trail **10,929**
(.75 miles north of Lee Vista Blvd.)

**2024 ESTIMATED
DEMOGRAPHICS:**

	<u>1 Mile</u>	<u>2 Miles</u>	<u>3 Miles</u>
Population	7,578	25,323	57,667
Median HH Income	\$94,303	\$91,026	\$89,308
Average HH Income	\$116,750	\$109,135	\$112,304

COMMENTS: Outstanding locations for drug stores, banks, strip centers, restaurants, auto parts stores, mini-storage, charter schools or offices.

**CrownTree Lakes
Apartments**



LOT 2

LOT 3

LOT 4

**LEASE
PENDING**

Wawa



**300
Apartment
Units**

LOT 8

LOT 9

Econlockhatchee Trail

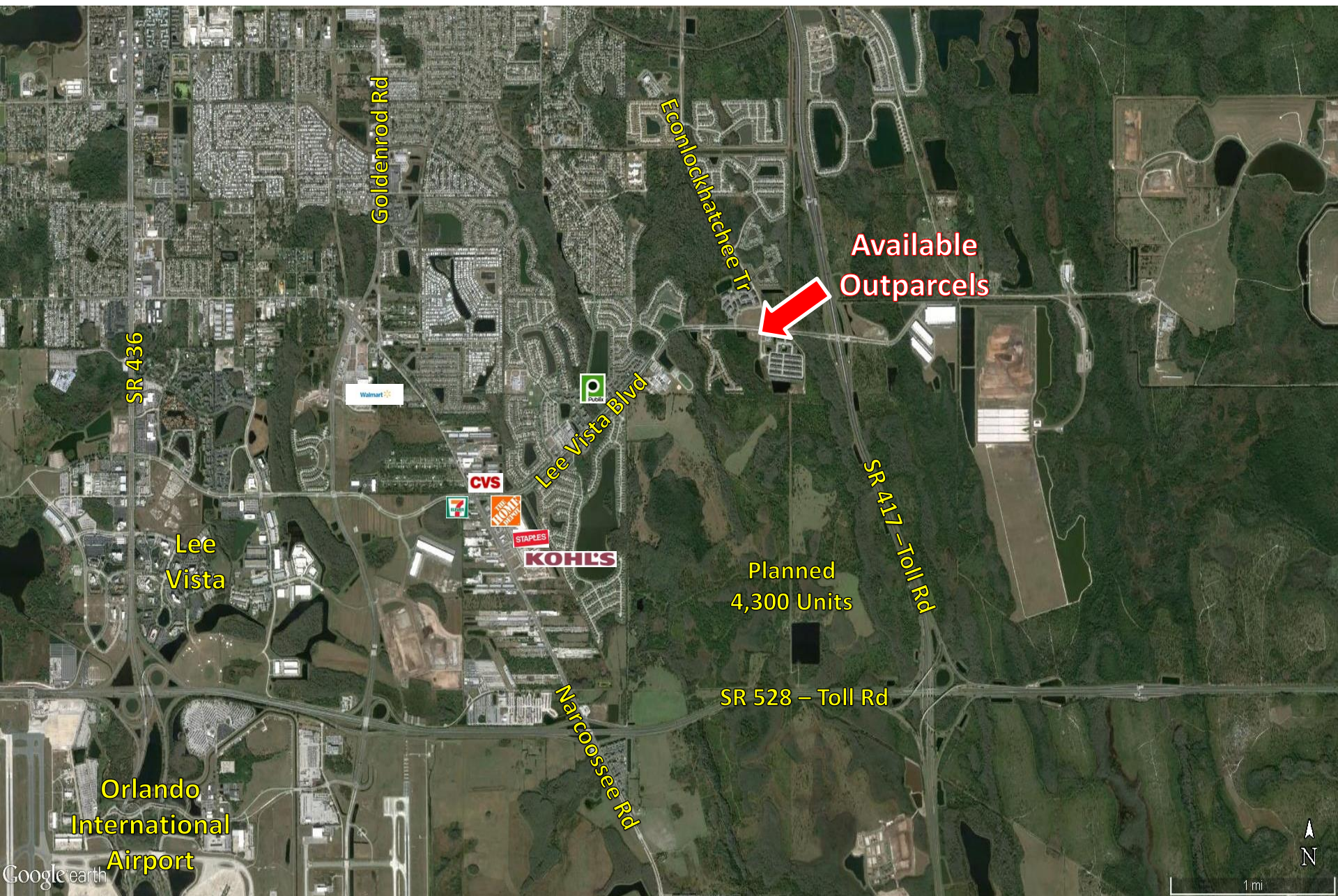
Lee Vista Blvd

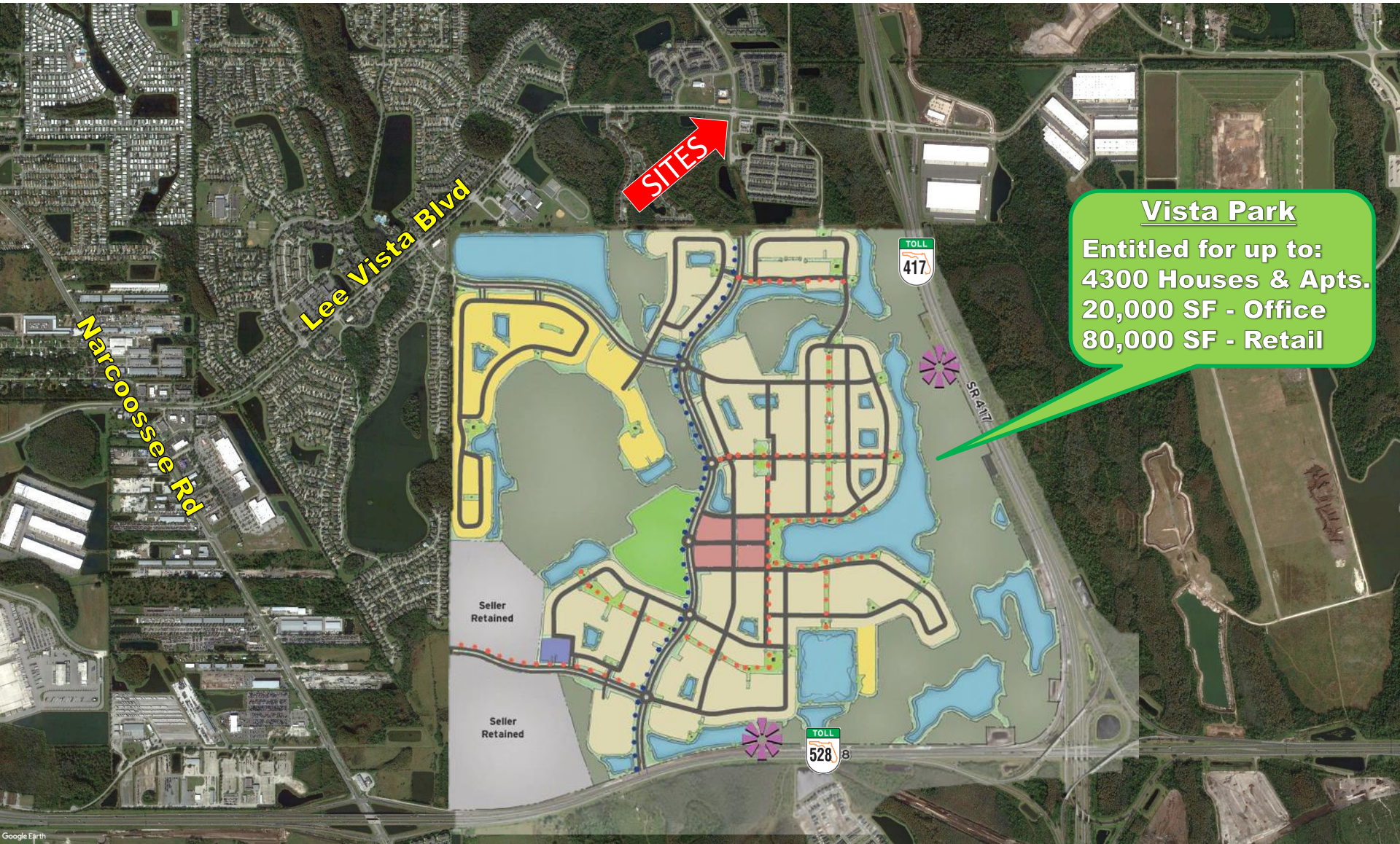


**JUST
SOLD!**

**Lee Vista Square
Townhomes**







SITES

Vista Park
Entitled for up to:
4300 Houses & Apts.
20,000 SF - Office
80,000 SF - Retail

Narcoossee Rd

Lee Vista Blvd

Seller Retained

Seller Retained



SR 417

National builder takes over Vista Park development in Southeast Orlando



Pulte Homes submitted this master plan for the future Vista Park mixed-use district. Pulte would be buying all of the single family homesites, a gated residential section (yellow) and the 21-acre town center (red.) The future S. Ecnlackhatchee Trail extension bisects the community, and eventually would cross over the Beachline Expressway (S.R. 528) into Torrey Preserve. (Canin Associates)

Atlanta-based **Pulte Homes** is under contract to buy all of the residential sections and the town center in Southeast Orlando's long awaited Vista Park planned development.

Brunetti Organization, the owner, and Pulte jointly filed a framework master plan for the 1,572-acre development just off Lee Vista Boulevard at the Beachline Expressway. Pulte also filed a Specific Parcel Master Plan for the first of what will be its five development phases.

Vista Park is entitled for up to 4,300 houses and apartments, 20,000 square feet of office space and 80,000 square feet of retail space. Pulte's deal includes a total of 3,486 dwelling units, including a gated section for a potential active adult section.

The framework plan designates 21 acres for a town center, 4 acres for a police/fire station and 64 acres for neighborhood and community parks.



Pulte has broken the project into five phases, starting in the northeast quadrant with Phase 1 (purple) with access from the Econlockhatchee Trail extension. (Canin Associates)

Hialeah-based Brunetti will retain 150 acres on the southwest corner of the property. Those are designated for multifamily, retail and office uses.

Last year the Orlando City Council [approved a developers agreement](#) with Brunetti that includes \$31 million city funding to expand road networks, including the S. Econlockhatchee Trail extension from the north down to S.R. 528. A future overpass would link the community to Torrey Preserve, another mixed-use district owned by Brunetti. In May the company [submitted a framework master plan](#) for that property, also known as Brunetti South, that would entitle it for 1,000 residential units, 208,600 square feet of office uses, 300 hotel rooms and nearly 1.4 million square feet of commercial space in the district.

Pulte would start construction in Vista Park on the northeast quadrant, accessing it by the Econ Trail. A second access point would be from the west, through the neighboring Vista Lakes community, by an extension of Passaic Parkway. Phase one is divided into three subphases and has a total of 565 homes. The development program calls for 158 townhomes, 139 rear-alley bungalow units on 34x107 foot lots. The rest are divided between 50- and 60-foot lots that are 125 feet deep.

Phase 1 of Vista Park contains three amenity sites, including this one with a pool and cabana, outdoor kitchen and playground. (Canin Associates)

The phase one plan also identifies three amenity sites, including a pool and clubhouse with cabanas, play equipment and an outdoor kitchen in Phase 1A and a playground with event lawn in Phase 1B. The third amenity is a linear park, or a meadow, with a shade pavilion and 5-foot sidewalk along the entire length of the site and linking to the district-wide trail network.

The master plan sign package includes two 45-foot towers, described as icons, that would be visible from S.R. 528 and S.R. 417.

Canin Associates is the planning and landscaping consultant, while **Donald W. McIntosh Associates** is the civil engineer for Phase 1.

Meanwhile, Brunetti's contractors are continuing the voluntary cleanup of the Vista Park site. Buffalo Restoration issued a notice last week that it would be conducting controlled detonations under the approved "blow in place" guidelines established by the Florida Department of Environmental Protection. A survey of the property revealed a total of 3,333 pieces of unexploded ordnance on the site.

Earlier this year Brunetti [sold 243 acres](#) with prime frontage along State Road 417 to Dalfen Industrial for \$15.5 million. Dalfen broke ground earlier this summer on the renamed Vista Commerce Park, which is entitled for over 3 million square feet of industrial space.

Officials with Pulte declined to be interviewed. The publicly-traded company reported a 3% increase to \$3.5 billion in sales revenue YOY in its most recent earnings report, prompting President and CEO Ryan Marshall predict to strong finish to 2020 despite the Coronavirus pandemic. In June alone, new home orders rose by 50% over the same month in 2019.

The company has already begun closing land transactions that had been delayed at the onset of the economic shutdown — that was evidenced locally by [Pulte's \\$22.5 million in land closings](#) this month in Central Florida. The builder is also increasing its ratio of spec homes to meet growing demands.

The company has an active presence in the Southeast Orlando market, most recently with the [launches of Pinewood Reserve and Isles of Lake Nona](#). Just south of the county line, the company opened its Del Webb at Sunbridge active adult community in Osceola County in the spring.

Have a tip about Central Florida development? Contact me at lkinsler@GrowthSpotter.com or (407) 420-6261, or tweet me at [@byLauraKinsler](#). Follow GrowthSpotter on [Facebook](#), [Twitter](#) and [LinkedIn](#).

CONCEPTUAL SITE PLAN

DECORATIVE SIGN
4' WROUGHT IRON FENCE ON 2' STUCCO WALL WITH 2' X 2' STUCCO COLUMNS
5' WROUGHT IRON FENCE
LANDSCAPED MEDIAN
BENCHMARK SET BOX CUT EL. = 83.762
BLOCK 'A' CROWNTREE LAKES PLAT BOOK 64, PAGES 93-95
CROWNTREE LANE
CONCRETE SIDEWALK
GRASS
SOLID WHITE LINE
DOUBLE YELLOW LINES
DASHED WHITE LINES
SOLID WHITE LINES
UNDERGROUND ELECTRIC VAULT
METAL HANDRAIL
N87°18'06"W
257.22'
LOT 2
Wawa
F85 PROTOTYPE
(5,636 SQ FT)
FFE: 85.50
280.56'
S84°28'03"E
65.60'
S84°28'03"E
161.17'
LEE VISTA BOULEVARD
CROSSWALK
ECONLOCKHATCHEE TRAIL
CH = 185.97'
CR = 181.17'
L = 186.14'
Δ = 0.81823°
P = 1.11446°
RIGHT IN ONLY
GRAPHIC SCALE
BENCHMARK SET BOX CUT EL. = 86.203
(IN FEET)
1 inch = 60 ft.

AWN:	JAB
SIGN:	JAB
CHECKED:	SCF
NO.:	879.000
DATE:	03/15/12
SHEET	
C-1	

CONCEPTUAL SIDEWALK CONNECTION PLAN

Lee Vista Blvd. & Econlockhatchee Trail

Orlando, FL 32829

September 2024



SITE

Full Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 28.4783/-81.2471

Lee Vista Blvd. & Econlockhatchee Trail			
Orlando, FL 32829			
	1 mi radius	2 mi radius	3 mi radius
Population			
2024 Estimated Population	7,578	25,323	57,667
2029 Projected Population	8,177	27,920	63,002
2020 Census Population	6,846	24,671	58,115
2010 Census Population	5,241	21,284	45,397
Projected Annual Growth 2024 to 2029	1.6%	2.1%	1.9%
Historical Annual Growth 2010 to 2024	3.2%	1.4%	1.9%
Households			
2024 Estimated Households	2,833	9,337	20,998
2029 Projected Households	3,040	10,219	22,803
2020 Census Households	2,330	8,641	20,014
2010 Census Households	1,767	7,404	15,728
Projected Annual Growth 2024 to 2029	1.5%	1.9%	1.7%
Historical Annual Growth 2010 to 2024	4.3%	1.9%	2.4%
Age			
2024 Est. Population Under 10 Years	11.9%	11.3%	11.3%
2024 Est. Population 10 to 19 Years	11.3%	10.8%	11.4%
2024 Est. Population 20 to 29 Years	16.3%	13.7%	13.6%
2024 Est. Population 30 to 44 Years	26.6%	24.0%	24.1%
2024 Est. Population 45 to 59 Years	19.3%	19.8%	20.2%
2024 Est. Population 60 to 74 Years	10.6%	14.1%	13.6%
2024 Est. Population 75 Years or Over	4.0%	6.3%	5.7%
2024 Est. Median Age	34.7	38.7	38.2
Marital Status & Gender			
2024 Est. Male Population	48.5%	48.3%	48.2%
2024 Est. Female Population	51.5%	51.7%	51.8%
2024 Est. Never Married	29.2%	33.0%	35.3%
2024 Est. Now Married	60.3%	53.2%	47.9%
2024 Est. Separated or Divorced	8.9%	11.0%	13.8%
2024 Est. Widowed	1.6%	2.7%	3.0%
Income			
2024 Est. HH Income \$200,000 or More	10.6%	10.0%	11.8%
2024 Est. HH Income \$150,000 to \$199,999	7.1%	8.4%	8.5%
2024 Est. HH Income \$100,000 to \$149,999	22.0%	21.7%	19.7%
2024 Est. HH Income \$75,000 to \$99,999	27.9%	18.0%	15.6%
2024 Est. HH Income \$50,000 to \$74,999	8.4%	12.9%	16.4%
2024 Est. HH Income \$35,000 to \$49,999	17.3%	15.6%	13.7%
2024 Est. HH Income \$25,000 to \$34,999	3.8%	5.5%	4.9%
2024 Est. HH Income \$15,000 to \$24,999	1.2%	3.8%	4.3%
2024 Est. HH Income Under \$15,000	1.6%	4.1%	5.2%
2024 Est. Average Household Income	\$116,750	\$109,135	\$112,304
2024 Est. Median Household Income	\$94,303	\$91,026	\$89,308
2024 Est. Per Capita Income	\$43,640	\$40,285	\$40,920
2024 Est. Total Businesses	218	1,167	2,827
2024 Est. Total Employees	1,119	5,177	12,008

Full Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 28.4783/-81.2471

Lee Vista Blvd. & Econlockhatchee Trail				
Orlando, FL 32829				
	1 mi radius	2 mi radius	3 mi radius	
Race				
2024 Est. White	36.9%	40.7%	40.5%	
2024 Est. Black	17.2%	16.0%	15.0%	
2024 Est. Asian or Pacific Islander	9.4%	8.2%	7.1%	
2024 Est. American Indian or Alaska Native	0.4%	0.4%	0.5%	
2024 Est. Other Races	36.1%	34.6%	37.0%	
Hispanic				
2024 Est. Hispanic Population	3,314	11,021	27,294	
2024 Est. Hispanic Population	43.7%	43.5%	47.3%	
2029 Proj. Hispanic Population	39.0%	39.1%	42.1%	
2020 Hispanic Population	66.1%	59.2%	69.8%	
Education (Adults 25 & Older)				
2024 Est. Adult Population (25 Years or Over)	5,301	18,109	40,874	
2024 Est. Elementary (Grade Level 0 to 8)	1.9%	3.7%	4.6%	
2024 Est. Some High School (Grade Level 9 to 11)	4.7%	6.2%	5.3%	
2024 Est. High School Graduate	17.2%	22.0%	21.6%	
2024 Est. Some College	17.6%	17.0%	16.9%	
2024 Est. Associate Degree Only	15.0%	14.2%	13.5%	
2024 Est. Bachelor Degree Only	34.3%	25.2%	25.8%	
2024 Est. Graduate Degree	9.3%	11.7%	12.3%	
Housing				
2024 Est. Total Housing Units	3,063	10,002	22,448	
2024 Est. Owner-Occupied	47.4%	62.1%	61.2%	
2024 Est. Renter-Occupied	45.0%	31.2%	32.3%	
2024 Est. Vacant Housing	7.5%	6.6%	6.5%	
Homes Built by Year				
2024 Homes Built 2010 or later	10.3%	8.8%	16.7%	
2024 Homes Built 2000 to 2009	62.0%	50.5%	35.7%	
2024 Homes Built 1990 to 1999	5.7%	17.8%	17.8%	
2024 Homes Built 1980 to 1989	8.4%	9.6%	12.4%	
2024 Homes Built 1970 to 1979	1.6%	3.2%	6.7%	
2024 Homes Built 1960 to 1969	3.3%	2.1%	3.0%	
2024 Homes Built 1950 to 1959	0.9%	1.0%	1.1%	
2024 Homes Built Before 1949	0.2%	0.4%	0.3%	
Home Values				
2024 Home Value \$1,000,000 or More	1.4%	1.7%	1.8%	
2024 Home Value \$500,000 to \$999,999	16.1%	12.0%	14.0%	
2024 Home Value \$400,000 to \$499,999	17.4%	14.7%	12.2%	
2024 Home Value \$300,000 to \$399,999	36.2%	35.3%	34.1%	
2024 Home Value \$200,000 to \$299,999	18.4%	21.9%	22.6%	
2024 Home Value \$150,000 to \$199,999	7.8%	5.0%	5.7%	
2024 Home Value \$100,000 to \$149,999	0.7%	1.5%	2.1%	
2024 Home Value \$50,000 to \$99,999	0.7%	3.2%	2.4%	
2024 Home Value \$25,000 to \$49,999	0.5%	2.6%	2.9%	
2024 Home Value Under \$25,000	0.9%	2.1%	2.2%	
2024 Median Home Value	\$361,787	\$340,279	\$331,870	
2024 Median Rent	\$1,584	\$1,598	\$1,590	

Full Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 28.4783/-81.2471

Lee Vista Blvd. & Econlockhatchee Trail		1 mi radius	2 mi radius	3 mi radius
Orlando, FL 32829				
Labor Force				
2024 Est. Labor Population Age 16 Years or Over	6,129	20,750	47,041	
2024 Est. Civilian Employed	73.7%	68.2%	69.6%	
2024 Est. Civilian Unemployed	0.9%	0.9%	1.4%	
2024 Est. in Armed Forces	-	-	0.2%	
2024 Est. not in Labor Force	25.4%	30.9%	28.8%	
2024 Labor Force Males	47.8%	47.8%	47.7%	
2024 Labor Force Females	52.2%	52.2%	52.3%	
Occupation				
2024 Occupation: Population Age 16 Years or Over	4,508	14,065	32,338	
2024 Mgmt, Business, & Financial Operations	20.0%	18.6%	19.2%	
2024 Professional, Related	20.4%	23.6%	23.5%	
2024 Service	17.1%	15.8%	15.2%	
2024 Sales, Office	24.8%	21.2%	19.8%	
2024 Farming, Fishing, Forestry	-	-	-	
2024 Construction, Extraction, Maintenance	7.2%	8.9%	8.5%	
2024 Production, Transport, Material Moving	10.6%	12.0%	13.8%	
2024 White Collar Workers	65.1%	63.3%	62.5%	
2024 Blue Collar Workers	34.9%	36.7%	37.5%	
Transportation to Work				
2024 Drive to Work Alone	64.4%	69.7%	69.0%	
2024 Drive to Work in Carpool	9.9%	8.8%	9.9%	
2024 Travel to Work by Public Transportation	1.5%	0.8%	1.3%	
2024 Drive to Work on Motorcycle	-	0.3%	0.3%	
2024 Walk or Bicycle to Work	0.5%	1.0%	0.9%	
2024 Other Means	1.3%	1.1%	0.9%	
2024 Work at Home	22.3%	18.4%	17.8%	
Travel Time				
2024 Travel to Work in 14 Minutes or Less	19.8%	12.5%	11.6%	
2024 Travel to Work in 15 to 29 Minutes	33.1%	41.0%	42.6%	
2024 Travel to Work in 30 to 59 Minutes	38.3%	39.3%	39.4%	
2024 Travel to Work in 60 Minutes or More	8.8%	7.1%	6.3%	
2024 Average Travel Time to Work	27.0	26.1	26.1	
Consumer Expenditure				
2024 Est. Total Household Expenditure	\$221.64 M	\$669.97 M	\$1.54 B	
2024 Est. Apparel	\$7.91 M	\$23.73 M	\$54.71 M	
2024 Est. Contributions, Gifts	\$12.85 M	\$39.41 M	\$91.64 M	
2024 Est. Education, Reading	\$7.24 M	\$22.11 M	\$51.74 M	
2024 Est. Entertainment	\$12.67 M	\$38.4 M	\$88.47 M	
2024 Est. Food, Beverages, Tobacco	\$33.88 M	\$101.88 M	\$233.94 M	
2024 Est. Furnishings, Equipment	\$7.87 M	\$23.88 M	\$54.99 M	
2024 Est. Health Care, Insurance	\$19.99 M	\$60.99 M	\$139.74 M	
2024 Est. Household Operations, Shelter, Utilities	\$71.31 M	\$215.33 M	\$495.44 M	
2024 Est. Miscellaneous Expenses	\$4.18 M	\$12.73 M	\$29.26 M	
2024 Est. Personal Care	\$2.98 M	\$9.01 M	\$20.71 M	
2024 Est. Transportation	\$40.76 M	\$122.51 M	\$281.28 M	

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