

FOR LEASE

VACANT COMMERCIAL PROPERTY

SE/C OF NARCOOSSEE ROAD AND DOWDEN ROAD

ORANGE COUNTY
ORLANDO, FLORIDA

For additional information contact:

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EXECUTIVE SUMMARY

LOCATION:	SE/C Narcoossee Road & Dowden Road 9348 Dowden Road Orlando, Orange County, Florida
DESCRIPTION:	Vacant parcel located at the southeast corner of Narcoossee Road and Dowden Road, at the north end to the Lake Nona trade area. Dowden Road is a connector between Narcoossee Road and State Road 417, providing easy access to the Central Florida Greenway (State Road 417) and the Beachline (State Road 528).
PROPERTY SIZE:	3.79± Acres - Buildable (All or Outparcels Available)
LEASE PRICE:	To be determined based on size of parcel and location. Currently seeking best offers
ZONING:	PD Commercial, per City of Orlando (AC-N Uses)
UTILITIES:	Water, sewer and reclaimed water stub-outs for connection are to site. (Special design conditions may be required)
LAKE NONA:	Lake Nona is a 17 square mile master-designed community that is home to world-class education, retail centers, entertainment choices, many residential options and Central Florida's "Medical City". Medical City includes UCF Medical School, UF Research Facility, MD Anderson Cancer Research Institute, VA Hospital, Nemours Children's Hospital and the Valencia Community College Campus.
SURROUNDING AREA:	At this intersection are WaWa, CVS, Tijuana Flats, Larry's Giant Subs, Allstate, State Farm, Mattress Firm, Nemours Children's Urgent Care, ReMax, Trustco Bank, Chicken Salad Chick, Orange Theory Fitness, Graffiti Junction, Dickey's BBQ, Planet Smoothie and Nona's Ark Animal Hospital. Located just east of this location at State Road 417, Orlando Health just announced that they will be developing a new two-story 44,000 SF freestanding emergency room, to be completed in 2020 with future expansion space. Phase I will include up to 24 treatment rooms, a lab, an imaging department, ambulance bays and a helipad along with parking and supporting infrastructure.

2017 TRAFFIC COUNTS:

AADT per Orange County Traffic Engineering

Narcoossee Road **44,062**
(SR 528 to Dowden Road)

Narcoossee Road **39,113**
(Dowden Road to Northlake Park)

Dowden Road **10,583**
(Narcoossee Road to SR 417)

**2018 ESTIMATED
DEMOGRAPHICS:**

	<u>1 Mile</u>	<u>2 Miles</u>	<u>3 Miles</u>
Population	6,907	15,810	27,108
Median HH Income	\$87,454	\$85,950	\$81,399
Average HH Income	\$107,877	\$100,089	\$95,197
Total Employees	1,288	3,201	6,755

COMMENTS:

Outstanding location for a specialty supermarket, fast food or sit down restaurant, bank, retail strip center, pharmacy or convenience store.



NARCOOSSEE RD

DOWDEN RD

NONA PARK
VILLAGE
302 APARTMENTS

CAMDEN
LAVINA
420 APARTMENTS

Wawa

CVS

Planet
Smoothie

MATTRESS FIRM

TRUSTCO
BANK

HICKY'S

Nemours

CHICKEN SALAD CHICK

SITE



Courtesy Rick Singh, CFA, Orange County Property Appraiser

RICK SINGH-CFA
PROPERTY APPRAISER
ORANGE COUNTY FLORIDA

Apt 7201-7208
Apt 6301-6312
Apt 0101-0112
Apt 18201-
Apt 181

Wawa
Lavina
Wagas II LLC

Dowd Rd

Narcoossee Rd

SITE

TRACT T

Narcoossee Community Development District
29.0 acres ±

TRACT N

TRACT U

TRACT V

TRACT W

TRACT X

TRACT Y

TRACT Z

Chicken Salad Chick Lake Nona

Akshaya Ventures LLC



**DISTRIBUTION
CENTER**



NARCOOSSEE RD

SITE

DOWDEN RD

**RANDALL PARK
1400 HOMES**

**ELEM.
SCHOOL**

**STARWOOD DRI
6400 RES/UNITS**

**2 STORY E.R.
COMING 2020**



**STORY PARK
640 HOMES**

2200 HOMES

**ELEM.
SCHOOL**

**EAST PARK
1220 HOMES**

**LAKE NONA GOLF
& COUNTRY CLUB**

MOSS PARK RD

**MIDDLE
SCHOOL**

**ORLANDO
INTERNATIONAL
AIRPORT**

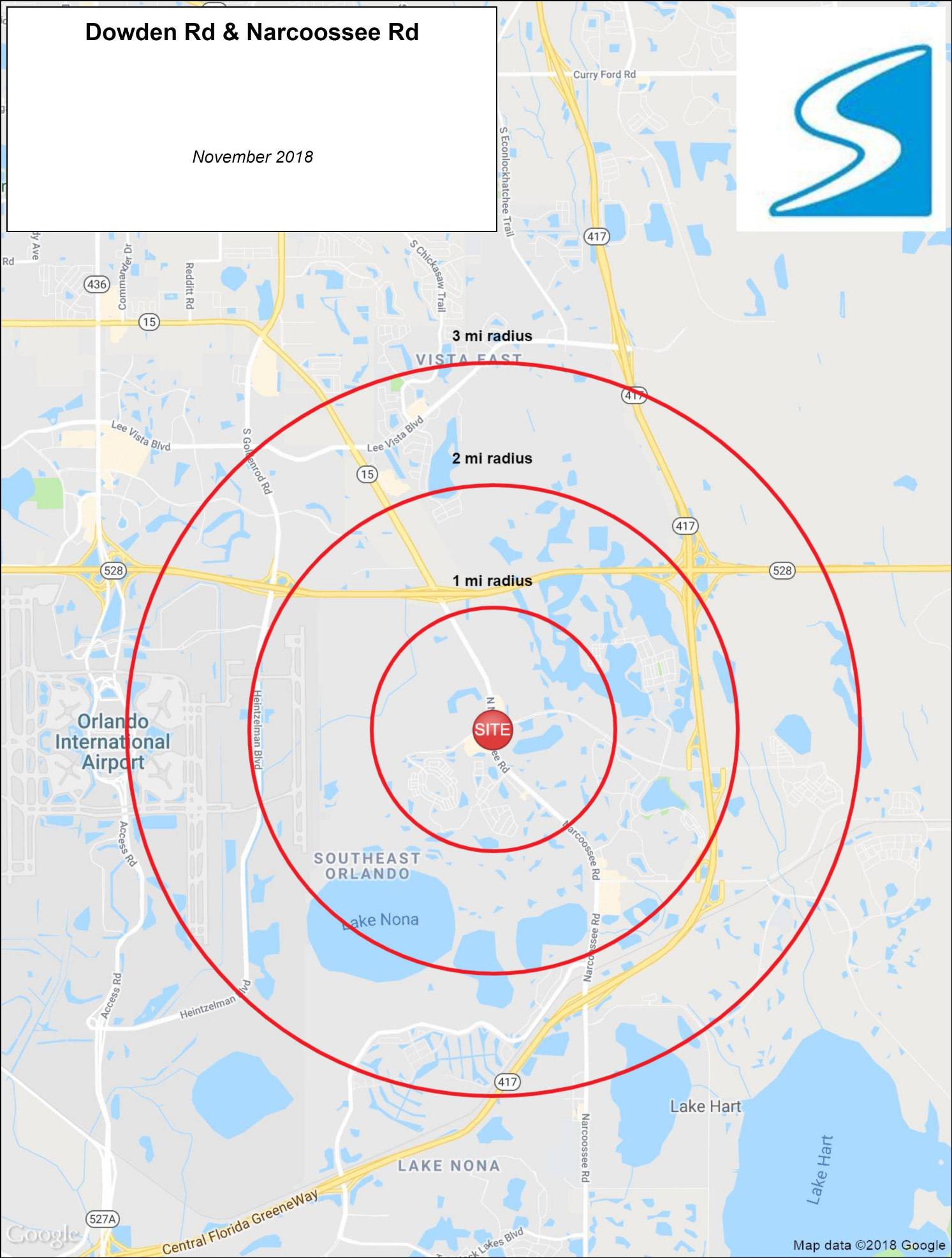
OCA Web Map

Florida turnpike	Major Roads	Proposed Road	Residential	Commercial/Industrial Vacant Land	Parks	6 Lot Number
Interstate 4	Public Roads	Brick Road	Agriculture	Agricultural Curtilage	Lakes and Rivers	06060 Parcel Number
Toll Road	Gated Roads	Block Line	Commercial/Institutional	Hydro	Building	3106 Parcel Address
Road Under Construction	Lot Line	Governmental/Institutional/Misc	Waste Land	E Block Number	111.9 Parcel Dimension	



Dowden Rd & Narcoossee Rd

November 2018



Lat: 28.44439 Long: -81.25925 Zoom: 7.79 mi

Logos are for identification purposes only and may be trademarks of their respective companies.

FULL PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 28.4323/-81.2568

RF1

Dowden Rd & Narcoossee Rd		1 mi radius	2 mi radius	3 mi radius
POPULATION	2018 Estimated Population	6,907	15,810	27,108
	2023 Projected Population	7,494	17,158	29,394
	2010 Census Population	3,790	8,304	16,018
	2000 Census Population	444	1,072	3,508
	Projected Annual Growth 2018 to 2023	1.7%	1.7%	1.7%
	Historical Annual Growth 2000 to 2018	80.9%	76.4%	37.4%
HOUSEHOLDS	2018 Estimated Households	2,494	5,654	9,733
	2023 Projected Households	2,665	6,044	10,397
	2010 Census Households	1,362	2,934	5,689
	2000 Census Households	156	388	1,280
	Projected Annual Growth 2018 to 2023	1.4%	1.4%	1.4%
	Historical Annual Growth 2000 to 2018	83.2%	75.5%	36.7%
AGE	2018 Est. Population Under 10 Years	12.9%	13.1%	12.9%
	2018 Est. Population 10 to 19 Years	12.2%	12.7%	12.7%
	2018 Est. Population 20 to 29 Years	15.5%	15.5%	15.1%
	2018 Est. Population 30 to 44 Years	24.9%	24.9%	24.6%
	2018 Est. Population 45 to 59 Years	18.9%	19.2%	19.1%
	2018 Est. Population 60 to 74 Years	11.6%	11.1%	11.8%
	2018 Est. Population 75 Years or Over	3.9%	3.6%	3.8%
	2018 Est. Median Age	34.3	34.0	34.5
MARITAL STATUS & GENDER	2018 Est. Male Population	48.5%	48.7%	48.6%
	2018 Est. Female Population	51.5%	51.3%	51.4%
	2018 Est. Never Married	23.7%	25.2%	26.7%
	2018 Est. Now Married	61.9%	60.0%	57.1%
	2018 Est. Separated or Divorced	12.3%	12.8%	13.4%
	2018 Est. Widowed	2.1%	1.9%	2.8%
INCOME	2018 Est. HH Income \$200,000 or More	9.6%	7.9%	7.0%
	2018 Est. HH Income \$150,000 to \$199,999	10.5%	10.9%	10.0%
	2018 Est. HH Income \$100,000 to \$149,999	22.7%	23.1%	21.9%
	2018 Est. HH Income \$75,000 to \$99,999	14.3%	14.4%	14.3%
	2018 Est. HH Income \$50,000 to \$74,999	17.7%	17.7%	18.2%
	2018 Est. HH Income \$35,000 to \$49,999	9.3%	9.6%	10.9%
	2018 Est. HH Income \$25,000 to \$34,999	5.6%	5.8%	6.4%
	2018 Est. HH Income \$15,000 to \$24,999	4.2%	4.4%	4.8%
	2018 Est. HH Income Under \$15,000	6.0%	6.2%	6.6%
	2018 Est. Average Household Income	\$107,877	\$100,089	\$95,197
	2018 Est. Median Household Income	\$87,454	\$85,950	\$81,399
	2018 Est. Per Capita Income	\$38,955	\$35,799	\$34,182
	2018 Est. Total Businesses	88	236	550
	2018 Est. Total Employees	1,288	3,201	6,755

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RF1

Dowden Rd & Narcoossee Rd				
		1 mi radius	2 mi radius	3 mi radius
RACE	2018 Est. White	73.0%	72.5%	71.5%
	2018 Est. Black	10.2%	10.4%	10.7%
	2018 Est. Asian or Pacific Islander	8.5%	8.4%	8.1%
	2018 Est. American Indian or Alaska Native	0.3%	0.3%	0.3%
	2018 Est. Other Races	8.1%	8.5%	9.4%
HISPANIC	2018 Est. Hispanic Population	2,074	4,864	9,110
	2018 Est. Hispanic Population	30.0%	30.8%	33.6%
	2023 Proj. Hispanic Population	29.5%	30.0%	32.7%
	2010 Hispanic Population	29.8%	30.9%	34.3%
EDUCATION (Adults 25 or Older)	2018 Est. Adult Population (25 Years or Over)	4,745	10,737	18,485
	2018 Est. Elementary (Grade Level 0 to 8)	1.8%	1.6%	2.0%
	2018 Est. Some High School (Grade Level 9 to 11)	3.3%	3.2%	3.8%
	2018 Est. High School Graduate	15.1%	14.2%	15.8%
	2018 Est. Some College	16.1%	16.6%	17.2%
	2018 Est. Associate Degree Only	12.6%	12.5%	13.1%
	2018 Est. Bachelor Degree Only	30.5%	32.3%	29.8%
	2018 Est. Graduate Degree	20.6%	19.6%	18.3%
HOUSING	2018 Est. Total Housing Units	2,612	5,896	10,138
	2018 Est. Owner-Occupied	64.8%	62.7%	63.2%
	2018 Est. Renter-Occupied	30.7%	33.2%	32.8%
	2018 Est. Vacant Housing	4.5%	4.1%	4.0%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	27.6%	21.9%	16.6%
	2010 Homes Built 2000 to 2004	129.2%	119.8%	100.3%
	2010 Homes Built 1990 to 1999	14.6%	14.3%	17.3%
	2010 Homes Built 1980 to 1989	8.0%	8.4%	12.7%
	2010 Homes Built 1970 to 1979	8.9%	7.7%	7.3%
	2010 Homes Built 1960 to 1969	17.1%	10.5%	8.1%
	2010 Homes Built 1950 to 1959	5.0%	4.0%	3.9%
	2010 Homes Built Before 1949	1.3%	1.4%	1.2%
HOME VALUES	2010 Home Value \$1,000,000 or More	4.7%	3.6%	2.7%
	2010 Home Value \$500,000 to \$999,999	21.1%	17.9%	14.0%
	2010 Home Value \$400,000 to \$499,999	32.0%	23.9%	18.4%
	2010 Home Value \$300,000 to \$399,999	61.6%	48.5%	38.2%
	2010 Home Value \$200,000 to \$299,999	86.6%	79.0%	65.7%
	2010 Home Value \$150,000 to \$199,999	28.1%	27.4%	26.0%
	2010 Home Value \$100,000 to \$149,999	18.7%	15.2%	14.9%
	2010 Home Value \$50,000 to \$99,999	7.1%	5.3%	5.9%
	2010 Home Value \$25,000 to \$49,999	1.6%	1.3%	3.3%
	2010 Home Value Under \$25,000	1.6%	1.5%	2.7%
	2010 Median Home Value	\$286,035	\$275,412	\$251,671
	2010 Median Rent	\$1,856	\$1,501	\$1,441

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Dowden Rd & Narcoossee Rd

1 mi radius 2 mi radius 3 mi radius

LABOR FORCE	2018 Est. Labor Population Age 16 Years or Over	5,474	12,470	21,437
	2018 Est. Civilian Employed	68.3%	68.4%	67.7%
	2018 Est. Civilian Unemployed	1.4%	1.4%	1.5%
	2018 Est. in Armed Forces	0.1%	0.1%	0.1%
	2018 Est. not in Labor Force	30.3%	30.1%	30.7%
	2018 Labor Force Males	47.9%	48.1%	48.0%
	2018 Labor Force Females	52.1%	51.9%	52.0%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	5,419	10,292	17,106
	2010 Mgmt, Business, & Financial Operations	19.4%	19.6%	19.0%
	2010 Professional, Related	34.2%	32.3%	30.8%
	2010 Service	12.7%	13.5%	14.6%
	2010 Sales, Office	19.3%	20.8%	21.6%
	2010 Farming, Fishing, Forestry	0.3%	0.2%	0.2%
	2010 Construction, Extraction, Maintenance	5.4%	5.6%	6.0%
	2010 Production, Transport, Material Moving	8.7%	7.9%	7.8%
	2010 White Collar Workers	72.9%	72.8%	71.5%
	2010 Blue Collar Workers	27.1%	27.2%	28.5%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	79.6%	80.7%	80.9%
	2010 Drive to Work in Carpool	8.9%	7.7%	7.7%
	2010 Travel to Work by Public Transportation	0.5%	0.7%	0.7%
	2010 Drive to Work on Motorcycle	0.3%	0.2%	0.2%
	2010 Walk or Bicycle to Work	1.1%	0.9%	0.8%
	2010 Other Means	1.9%	1.9%	1.8%
	2010 Work at Home	7.8%	7.8%	7.8%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	17.3%	15.2%	14.7%
	2010 Travel to Work in 15 to 29 Minutes	36.3%	35.3%	35.3%
	2010 Travel to Work in 30 to 59 Minutes	44.3%	46.7%	46.6%
	2010 Travel to Work in 60 Minutes or More	5.4%	5.8%	5.8%
	2010 Average Travel Time to Work	27.5	28.5	28.6
CONSUMER EXPENDITURE	2018 Est. Total Household Expenditure	\$187 M	\$402 M	\$667 M
	2018 Est. Apparel	\$6.60 M	\$14.2 M	\$23.5 M
	2018 Est. Contributions, Gifts	\$13.8 M	\$29.4 M	\$48.0 M
	2018 Est. Education, Reading	\$8.06 M	\$17.2 M	\$28.0 M
	2018 Est. Entertainment	\$10.6 M	\$22.8 M	\$37.8 M
	2018 Est. Food, Beverages, Tobacco	\$27.9 M	\$60.1 M	\$100 M
	2018 Est. Furnishings, Equipment	\$6.66 M	\$14.3 M	\$23.6 M
	2018 Est. Health Care, Insurance	\$15.7 M	\$33.8 M	\$56.4 M
	2018 Est. Household Operations, Shelter, Utilities	\$57.8 M	\$124 M	\$206 M
	2018 Est. Miscellaneous Expenses	\$2.69 M	\$5.79 M	\$9.66 M
	2018 Est. Personal Care	\$2.42 M	\$5.20 M	\$8.64 M
	2018 Est. Transportation	\$35.0 M	\$75.5 M	\$126 M

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