

FOR SALE

**FORMER RACEWAY
CONVENIENCE STORE**

**SE/Q N. JOHN YOUNG PARKWAY
AND US HIGHWAY 192**

OSCEOLA COUNTY
KISSIMMEE, FLORIDA

For additional information contact:

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EXECUTIVE SUMMARY

LOCATION: SE/Q N John Young Parkway and US Highway 192
1205 N John Young Parkway
Kissimmee, Osceola County, Florida 34741

DESCRIPTION: 1.98± Acres - (Approximately - 266' x 327')
Former RaceWay Convenience Store

BUILDING: 3,040± SF

PRICE: \$1,100,000

PARCEL ID#: 21-25-29-2001-0001-0010

TAXES: 2018 Estimated - \$10,070.14

ZONING: HC (Highway Commercial), per City of Kissimmee Zoning Map
(See Kissimmee Vine Street Overlay for Additional Information)

AADT per Osceola County Traffic Engineering

US Highway 192 **44,719 (2018)**
(Hoagland Blvd. to Thacker Ave.)

AADT per FDOT

John Young Parkway **35,000 (2017)**
(Emmett St. to US Hwy 192)

2018 DEMOGRAPHICS:	<u>1 Mile</u>	<u>2 Miles</u>	<u>3 Miles</u>
Population	13,545	43,315	71,622
Median HH Income	\$32,917	\$38,414	\$42,163
Average HH Income	\$38,807	\$46,430	\$50,624
Employees	14,066	23,283	32,135

COMMENTS: Outstanding location for retail, bank, restaurant or offices.



AUTO REPAIR

FIREHOUSE SUBS

CVS

DQ Grill Chill

Wendy's

Wendy's MANUFACTURING

US HIGHWAY 192

N

SUNOCO

AMSCOT

DOLLAR GENERAL

SITE

BB&T

Sedano's Supermarkets



DYER AVE

THACKER AVE

US HWY 441

US HIGHWAY 192

SITE →

JOHN YOUNG PKWY

KISSIMMEE AIRPORT

Walmart

at home

THE HOME DEPOT

DOLLAR TREE

BIG LOTS

golden corral

outback

Race Trac

KFC

IHOP

TRUCKEE

CVS

7-Eleven

Dunkin' Donuts

McDonald's

TIRE KINGDOM

Arby's

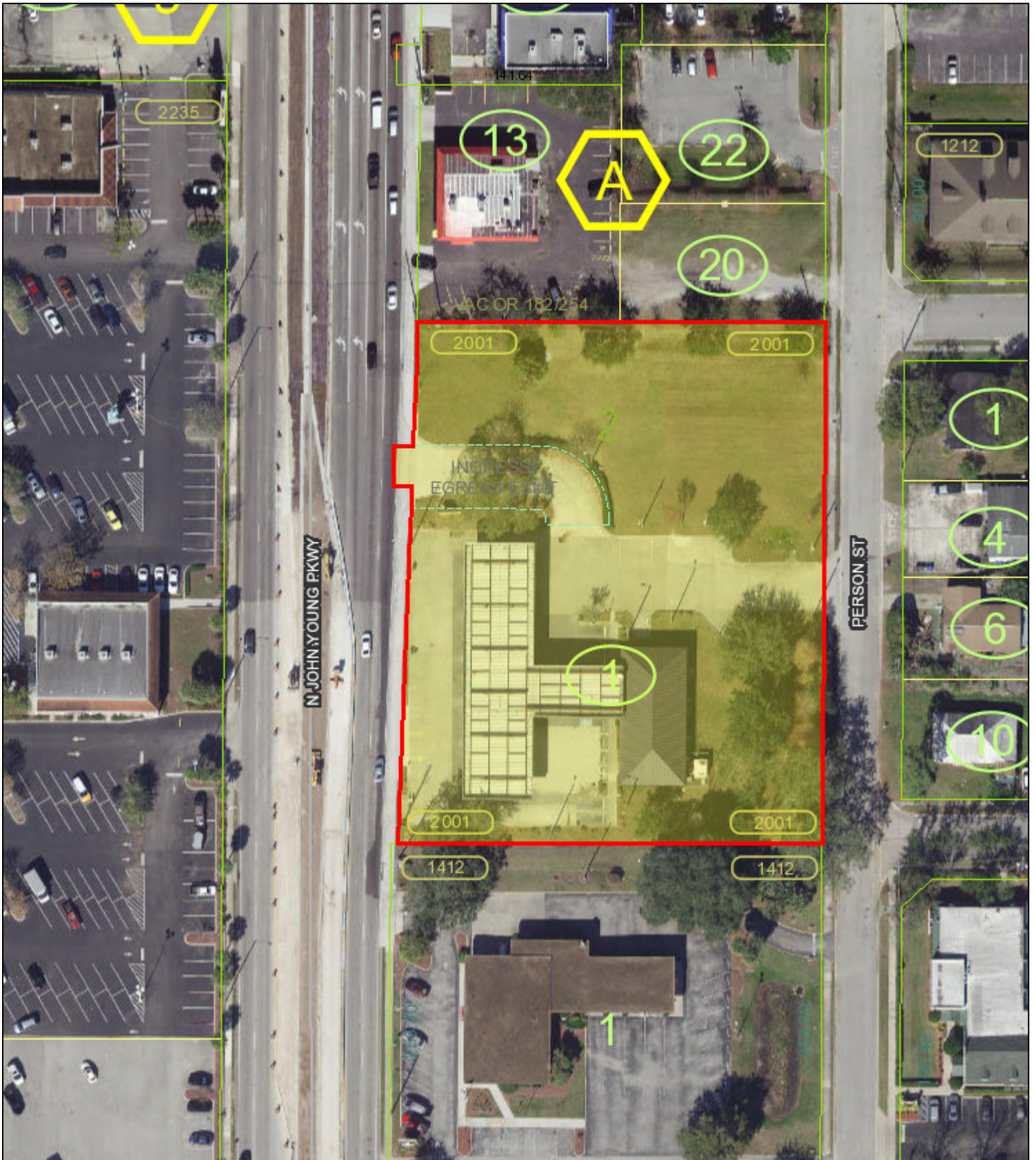
TIRE PLUS

CVS

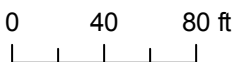
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OSCEOLA REGIONAL MEDICAL CENTER





Date Generated: 11/5/2018

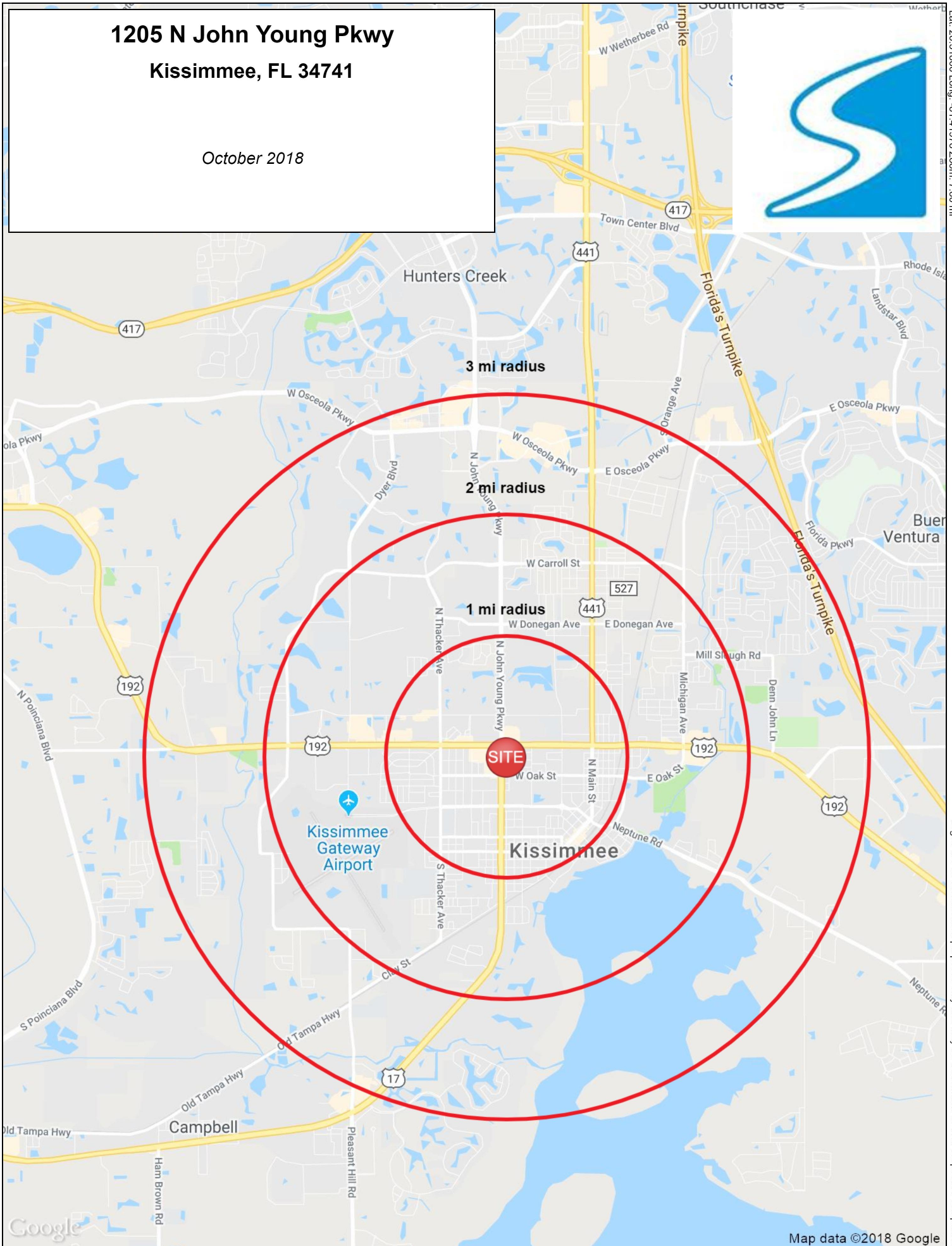


This map was prepared for the Osceola County Property Appraiser's Office. It is maintained for the function of this office only. It is not intended for conveyance, nor is it a survey.

Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser

**1205 N John Young Pkwy
Kissimmee, FL 34741**

October 2018



FULL PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 28.3030/-81.4153

RF1

1205 N John Young Pkwy Kissimmee, FL 34741		1 mi radius	2 mi radius	3 mi radius
POPULATION	2018 Estimated Population	13,545	43,315	71,622
	2023 Projected Population	16,211	52,169	85,673
	2010 Census Population	11,542	36,637	57,828
	2000 Census Population	11,973	34,601	50,587
	Projected Annual Growth 2018 to 2023	3.9%	4.1%	3.9%
	Historical Annual Growth 2000 to 2018	0.7%	1.4%	2.3%
HOUSEHOLDS	2018 Estimated Households	5,032	15,897	25,421
	2023 Projected Households	5,696	18,030	28,599
	2010 Census Households	4,268	13,408	20,500
	2000 Census Households	4,480	13,046	18,467
	Projected Annual Growth 2018 to 2023	2.6%	2.7%	2.5%
	Historical Annual Growth 2000 to 2018	0.7%	1.2%	2.1%
AGE	2018 Est. Population Under 10 Years	12.9%	13.0%	12.8%
	2018 Est. Population 10 to 19 Years	11.9%	12.2%	12.6%
	2018 Est. Population 20 to 29 Years	17.4%	17.5%	16.4%
	2018 Est. Population 30 to 44 Years	20.5%	21.0%	21.2%
	2018 Est. Population 45 to 59 Years	19.1%	18.9%	19.2%
	2018 Est. Population 60 to 74 Years	12.2%	12.2%	12.7%
	2018 Est. Population 75 Years or Over	6.1%	5.2%	5.1%
	2018 Est. Median Age	34.7	34.3	34.9
MARITAL STATUS & GENDER	2018 Est. Male Population	49.5%	49.6%	49.6%
	2018 Est. Female Population	50.5%	50.4%	50.4%
	2018 Est. Never Married	41.8%	41.9%	39.4%
	2018 Est. Now Married	26.0%	28.4%	33.4%
	2018 Est. Separated or Divorced	25.5%	24.0%	22.3%
	2018 Est. Widowed	6.8%	5.6%	4.9%
INCOME	2018 Est. HH Income \$200,000 or More	0.6%	1.4%	1.7%
	2018 Est. HH Income \$150,000 to \$199,999	1.7%	1.6%	2.2%
	2018 Est. HH Income \$100,000 to \$149,999	4.0%	5.7%	8.0%
	2018 Est. HH Income \$75,000 to \$99,999	4.4%	7.2%	9.2%
	2018 Est. HH Income \$50,000 to \$74,999	15.4%	17.5%	17.5%
	2018 Est. HH Income \$35,000 to \$49,999	21.2%	20.9%	19.2%
	2018 Est. HH Income \$25,000 to \$34,999	15.3%	14.9%	13.9%
	2018 Est. HH Income \$15,000 to \$24,999	15.5%	13.9%	12.7%
	2018 Est. HH Income Under \$15,000	21.8%	16.8%	15.5%
	2018 Est. Average Household Income	\$38,807	\$46,430	\$50,624
	2018 Est. Median Household Income	\$32,917	\$38,414	\$42,163
	2018 Est. Per Capita Income	\$14,818	\$17,221	\$18,097
	2018 Est. Total Businesses	1,779	3,038	4,060
2018 Est. Total Employees	14,066	23,283	32,135	

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RACE	2018 Est. White	61.2%	63.1%	64.9%
	2018 Est. Black	17.7%	15.2%	14.2%
	2018 Est. Asian or Pacific Islander	2.5%	2.9%	3.5%
	2018 Est. American Indian or Alaska Native	0.7%	0.6%	0.6%
	2018 Est. Other Races	17.9%	18.3%	16.9%
HISPANIC	2018 Est. Hispanic Population	8,106	26,797	41,994
	2018 Est. Hispanic Population	59.8%	61.9%	58.6%
	2023 Proj. Hispanic Population	61.5%	63.4%	60.2%
	2010 Hispanic Population	53.8%	55.9%	54.5%
EDUCATION (Adults 25 or Older)	2018 Est. Adult Population (25 Years or Over)	9,060	28,742	47,774
	2018 Est. Elementary (Grade Level 0 to 8)	6.7%	7.7%	6.8%
	2018 Est. Some High School (Grade Level 9 to 11)	11.2%	11.2%	10.6%
	2018 Est. High School Graduate	33.8%	33.9%	33.0%
	2018 Est. Some College	23.5%	24.6%	23.8%
	2018 Est. Associate Degree Only	9.1%	8.3%	9.7%
	2018 Est. Bachelor Degree Only	11.3%	10.7%	11.4%
	2018 Est. Graduate Degree	4.3%	3.6%	4.8%
HOUSING	2018 Est. Total Housing Units	5,457	17,577	28,158
	2018 Est. Owner-Occupied	24.9%	31.1%	39.5%
	2018 Est. Renter-Occupied	67.3%	59.3%	50.8%
	2018 Est. Vacant Housing	7.8%	9.6%	9.7%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	1.2%	2.9%	2.7%
	2010 Homes Built 2000 to 2004	18.7%	20.6%	27.7%
	2010 Homes Built 1990 to 1999	28.9%	25.1%	27.4%
	2010 Homes Built 1980 to 1989	25.0%	29.0%	28.8%
	2010 Homes Built 1970 to 1979	17.3%	16.9%	14.7%
	2010 Homes Built 1960 to 1969	10.9%	11.9%	10.1%
	2010 Homes Built 1950 to 1959	7.9%	6.4%	5.2%
	2010 Homes Built Before 1949	8.2%	5.5%	4.4%
HOME VALUES	2010 Home Value \$1,000,000 or More	-	-	-
	2010 Home Value \$500,000 to \$999,999	1.8%	2.4%	2.0%
	2010 Home Value \$400,000 to \$499,999	2.0%	1.7%	2.4%
	2010 Home Value \$300,000 to \$399,999	7.8%	8.4%	9.9%
	2010 Home Value \$200,000 to \$299,999	18.9%	25.1%	30.2%
	2010 Home Value \$150,000 to \$199,999	26.3%	27.2%	30.1%
	2010 Home Value \$100,000 to \$149,999	21.4%	18.2%	18.1%
	2010 Home Value \$50,000 to \$99,999	21.1%	16.6%	13.0%
	2010 Home Value \$25,000 to \$49,999	8.6%	8.1%	6.6%
	2010 Home Value Under \$25,000	7.8%	8.0%	6.9%
	2010 Median Home Value	\$148,171	\$159,341	\$169,899
	2010 Median Rent	\$853	\$884	\$884

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Kissimmee, FL 34741

1 mi radius 2 mi radius 3 mi radius

		1 mi radius	2 mi radius	3 mi radius
LABOR FORCE	2018 Est. Labor Population Age 16 Years or Over	10,885	34,658	57,182
	2018 Est. Civilian Employed	55.3%	61.0%	61.2%
	2018 Est. Civilian Unemployed	2.6%	2.5%	2.3%
	2018 Est. in Armed Forces	0.1%	0.1%	0.1%
	2018 Est. not in Labor Force	42.0%	36.4%	36.4%
	2018 Labor Force Males	48.9%	49.0%	49.1%
	2018 Labor Force Females	51.1%	51.0%	50.9%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	6,102	21,421	34,911
	2010 Mgmt, Business, & Financial Operations	4.6%	5.6%	6.5%
	2010 Professional, Related	12.8%	11.2%	12.4%
	2010 Service	27.6%	31.2%	30.1%
	2010 Sales, Office	26.4%	27.5%	27.4%
	2010 Farming, Fishing, Forestry	0.3%	0.3%	0.2%
	2010 Construction, Extraction, Maintenance	13.2%	10.5%	9.9%
	2010 Production, Transport, Material Moving	15.0%	13.7%	13.4%
	2010 White Collar Workers	43.9%	44.2%	46.3%
	2010 Blue Collar Workers	56.1%	55.8%	53.7%
	TRANSPORTATION TO WORK	2010 Drive to Work Alone	83.6%	82.6%
2010 Drive to Work in Carpool		10.5%	12.0%	11.3%
2010 Travel to Work by Public Transportation		1.3%	1.3%	1.1%
2010 Drive to Work on Motorcycle		0.1%	0.1%	0.2%
2010 Walk or Bicycle to Work		1.1%	0.8%	0.7%
2010 Other Means		1.3%	1.2%	0.9%
2010 Work at Home		2.1%	1.9%	2.0%
TRAVEL TIME		2010 Travel to Work in 14 Minutes or Less	12.0%	11.4%
	2010 Travel to Work in 15 to 29 Minutes	29.9%	36.3%	37.5%
	2010 Travel to Work in 30 to 59 Minutes	46.3%	47.8%	47.2%
	2010 Travel to Work in 60 Minutes or More	7.9%	9.6%	9.4%
	2010 Average Travel Time to Work	31.1	30.2	29.7
CONSUMER EXPENDITURE	2018 Est. Total Household Expenditure	\$187 M	\$661 M	\$1.12 B
	2018 Est. Apparel	\$6.49 M	\$23.0 M	\$38.9 M
	2018 Est. Contributions, Gifts	\$10.9 M	\$39.4 M	\$68.1 M
	2018 Est. Education, Reading	\$6.36 M	\$22.7 M	\$39.3 M
	2018 Est. Entertainment	\$10.2 M	\$36.3 M	\$61.8 M
	2018 Est. Food, Beverages, Tobacco	\$30.1 M	\$106 M	\$177 M
	2018 Est. Furnishings, Equipment	\$5.88 M	\$21.3 M	\$36.6 M
	2018 Est. Health Care, Insurance	\$17.4 M	\$60.7 M	\$101 M
	2018 Est. Household Operations, Shelter, Utilities	\$58.5 M	\$206 M	\$348 M
	2018 Est. Miscellaneous Expenses	\$2.85 M	\$10.1 M	\$16.9 M
	2018 Est. Personal Care	\$2.45 M	\$8.65 M	\$14.6 M
	2018 Est. Transportation	\$35.7 M	\$127 M	\$216 M

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