

# OUTPARCELS ADJACENT TO NEW WAWA

S ORANGE AVE/TOWN CENTER BLVD

2.19/2.66 ± acres • Orlando, FL

**UNDER  
CONTRACT**



## LOCATION

Located at signaled intersection of major roadways. Lot 2 on South Orange Ave. Lot 3 on Town Center Blvd. Join Wawa in this superior location between Hunter's Creek and Southchase.

## SIZE

2.19± acres (Lot 2) - **UNDER CONTRACT**

2.66± acres (Lot 3) - **SOLD**

## PRICE

Lot 2: \$953,964 Lot 3: \$1,158,696

## DESCRIPTION

Existing improvements: retention ponds and access roads per attached plan.

See page 4 of flyer for Restrictions Applicable to the Restricted Property.

## ZONING/FUTURE LAND USE

Southchase DRI/Southmeadow PD. Commercial zoning. Lot 2 approved for 11,000 sf.; Lot 3 approved for 13,500 sf.

## ROAD FRONTAGE

Lot 2: 355 ft. on Orange/270 ft. deep

Lot 3: 390 ft. on Town Center/285 ft. deep

## UTILITIES

Orange County

Offering subject to errors, omission, prior sale or withdrawal without notice.

## TRAFFIC COUNTS

|                                                                                       |        |
|---------------------------------------------------------------------------------------|--------|
| <b>Orange Avenue<br/>South Bound</b><br>(Town Center Blvd. to Osceola<br>County Line) | 21,887 |
| <b>Orange Avenue<br/>North Bound</b><br>(Fairway Woods Blvd. to Town<br>Center Blvd.) | 23,662 |
| <b>Town Center Blvd.<br/>East Bound</b><br>(Landstar Blvd. to Orange<br>Avenue)       | 25,718 |
| <b>Town Center Blvd.<br/>West Bound</b><br>(Balcom to Orange Avenue)                  | 26,232 |

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

Maury L. Carter & Associates, Inc.

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OUTPARCELS FOR SALE

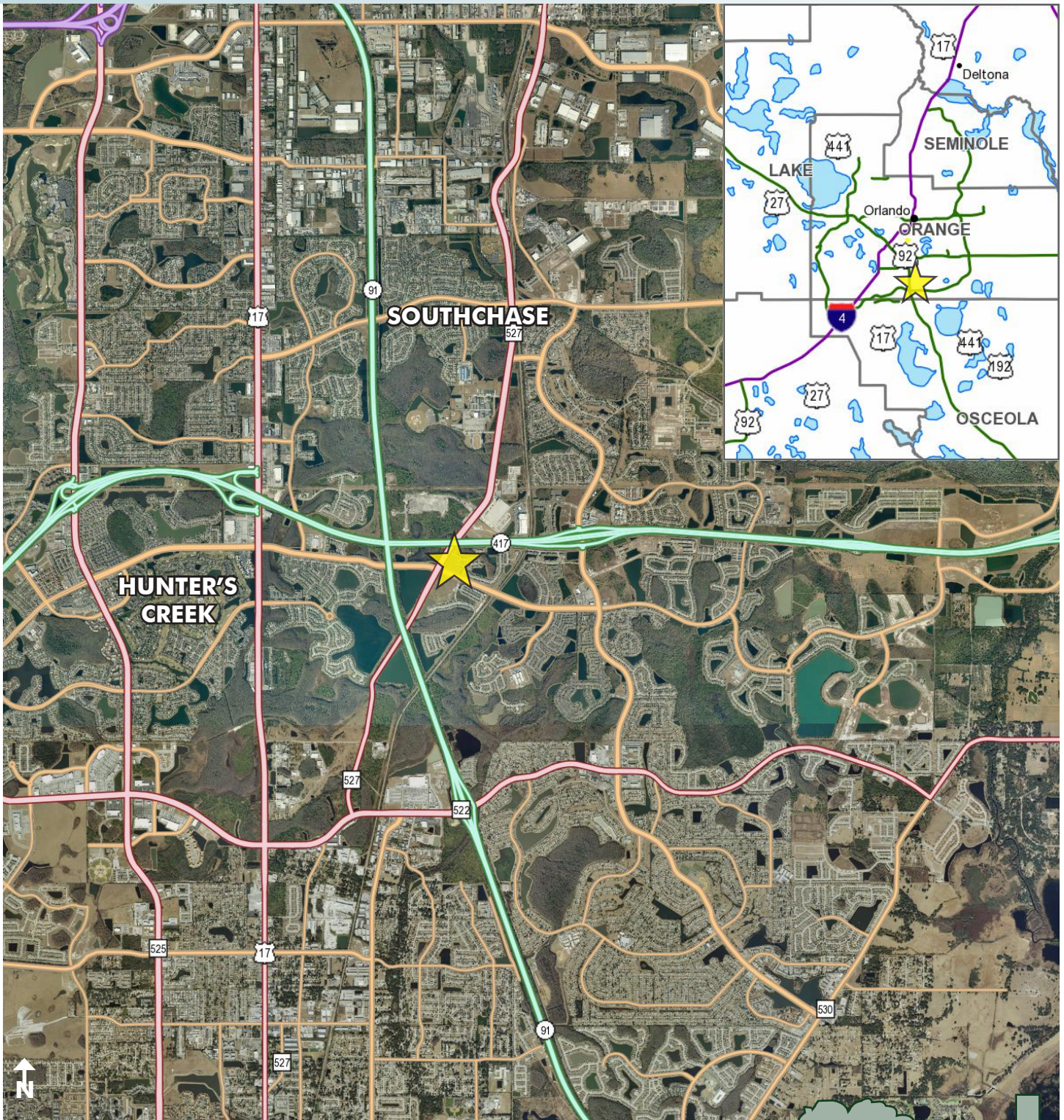


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LOCATION MAP

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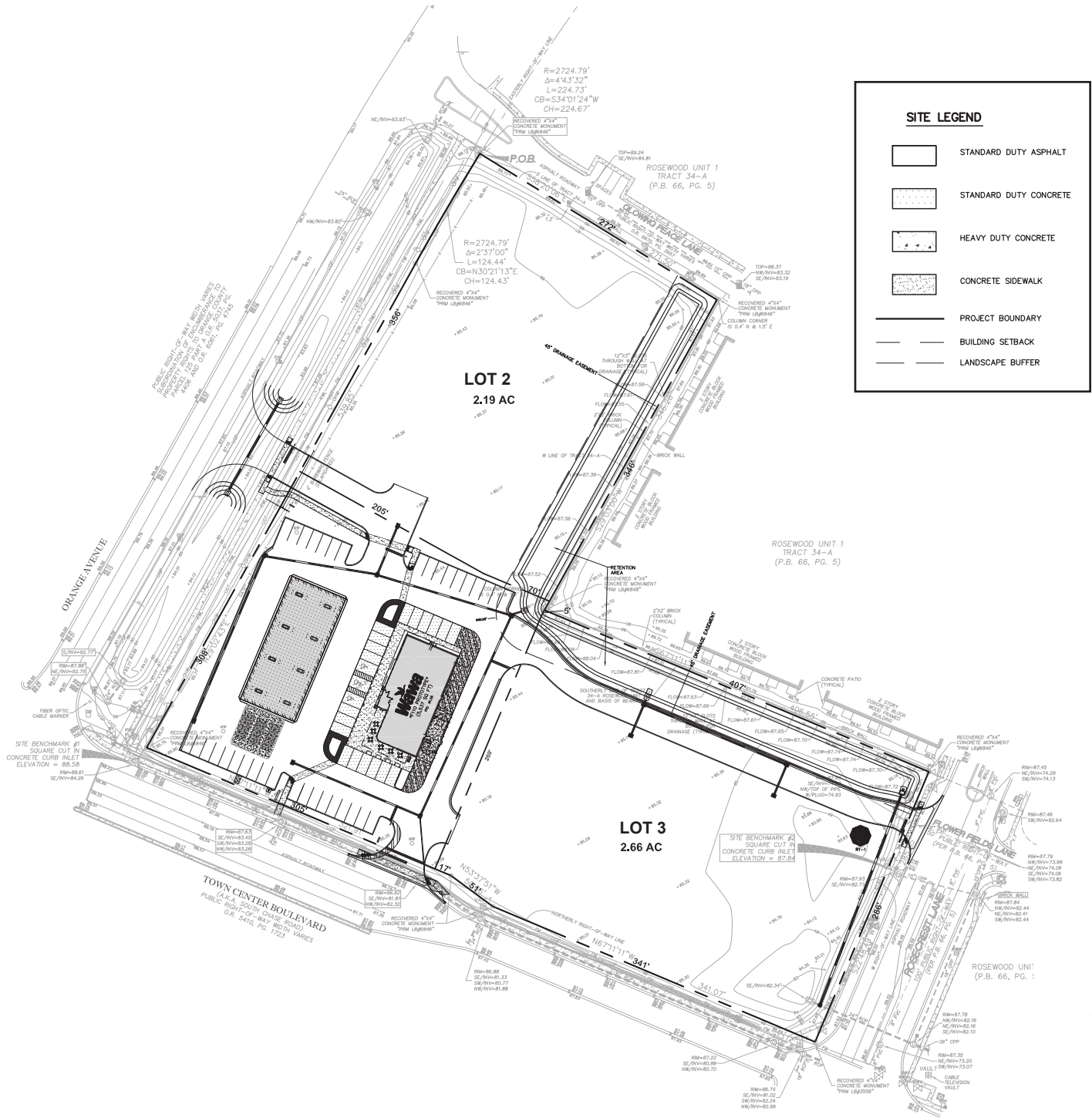


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## RESTRICTIONS APPLICABLE TO THE RESTRICTED PROPERTY

During the term of the Wawa Lease, the Restricted Property shall not be occupied or used for a convenience food store, coffee store, doughnut store, sandwich store, fuel dispensing facility or any combination of such uses (the "Shopping Center Restrictions"). Notwithstanding the foregoing, the Shopping Center Restrictions shall not apply to existing uses on the Restricted Property that violate the Shopping Center Restrictions as of August 8, 2011; provided, (1) with respect to stand alone properties, Declarant shall not renew (other than renewal options expressly contained in such lease) any leases permitting uses in violation of the Shopping Center Restrictions beyond the current term of such leases and Declarant shall abide by and be bound by the Shopping Center Restrictions when Declarant executes or enters into an amended, renewal or new lease with the existing tenant(s) or new tenant(s) for such property, and (2) with respect to in line properties, declarant shall be permitted to extend or renew any existing leases permitting uses in violation of the Shopping Center Restrictions, but Declarant shall abide by and be bound by the Shopping Center Restrictions when Declarant executes or enters into a new lease with New tenant(s) of all or a portion of the Restricted property.

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## Demographic and Income Profile

13440 Tea Rose Way, Orlando, Florida, 32824  
Ring: 1 mile radius

Prepared by Esri  
Latitude: 28.36549  
Longitude: -81.38359

| Summary                         | Census 2010                | 2015    | 2020     |         |        |         |       |
|---------------------------------|----------------------------|---------|----------|---------|--------|---------|-------|
| Population                      | 9,894                      | 10,441  | 11,685   |         |        |         |       |
| Households                      | 3,010                      | 3,157   | 3,532    |         |        |         |       |
| Families                        | 2,374                      | 2,475   | 2,766    |         |        |         |       |
| Average Household Size          | 3.28                       | 3.30    | 3.30     |         |        |         |       |
| Owner Occupied Housing Units    | 1,832                      | 1,754   | 1,979    |         |        |         |       |
| Renter Occupied Housing Units   | 1,178                      | 1,403   | 1,552    |         |        |         |       |
| Median Age                      | 32.2                       | 33.3    | 33.7     |         |        |         |       |
| Trends: 2015 - 2020 Annual Rate | Area                       | State   | National |         |        |         |       |
| Population                      | 2.28%                      | 1.05%   | 0.75%    |         |        |         |       |
| Households                      | 2.27%                      | 1.05%   | 0.77%    |         |        |         |       |
| Families                        | 2.25%                      | 0.95%   | 0.69%    |         |        |         |       |
| Owner HHs                       | 2.44%                      | 0.91%   | 0.70%    |         |        |         |       |
| Median Household Income         | 2.89%                      | 2.89%   | 2.66%    |         |        |         |       |
| Households by Income            | 2015                       |         | 2020     |         |        |         |       |
|                                 | Number                     | Percent | Number   | Percent |        |         |       |
|                                 | <\$15,000                  | 218     | 6.9%     | 219     | 6.2%   |         |       |
|                                 | \$15,000 - \$24,999        | 389     | 12.3%    | 291     | 8.2%   |         |       |
|                                 | \$25,000 - \$34,999        | 423     | 13.4%    | 338     | 9.6%   |         |       |
|                                 | \$35,000 - \$49,999        | 503     | 15.9%    | 519     | 14.7%  |         |       |
|                                 | \$50,000 - \$74,999        | 655     | 20.7%    | 852     | 24.1%  |         |       |
|                                 | \$75,000 - \$99,999        | 480     | 15.2%    | 650     | 18.4%  |         |       |
|                                 | \$100,000 - \$149,999      | 365     | 11.6%    | 491     | 13.9%  |         |       |
|                                 | \$150,000 - \$199,999      | 81      | 2.6%     | 114     | 3.2%   |         |       |
| \$200,000+                      | 46                         | 1.5%    | 59       | 1.7%    |        |         |       |
| Median Household Income         | \$51,167                   |         | \$58,993 |         |        |         |       |
| Average Household Income        | \$61,878                   |         | \$70,518 |         |        |         |       |
| Per Capita Income               | \$19,844                   |         | \$22,485 |         |        |         |       |
| Population by Age               | Census 2010                |         | 2015     |         | 2020   |         |       |
|                                 | Number                     | Percent | Number   | Percent | Number | Percent |       |
|                                 | 0 - 4                      | 652     | 6.6%     | 677     | 6.5%   | 767     | 6.6%  |
|                                 | 5 - 9                      | 748     | 7.6%     | 656     | 6.3%   | 755     | 6.5%  |
|                                 | 10 - 14                    | 794     | 8.0%     | 746     | 7.1%   | 771     | 6.6%  |
|                                 | 15 - 19                    | 874     | 8.8%     | 755     | 7.2%   | 799     | 6.8%  |
|                                 | 20 - 24                    | 737     | 7.4%     | 943     | 9.0%   | 859     | 7.4%  |
|                                 | 25 - 34                    | 1,588   | 16.1%    | 1,726   | 16.5%  | 2,148   | 18.4% |
|                                 | 35 - 44                    | 1,578   | 16.0%    | 1,526   | 14.6%  | 1,680   | 14.4% |
|                                 | 45 - 54                    | 1,393   | 14.1%    | 1,472   | 14.1%  | 1,507   | 12.9% |
| 55 - 64                         | 840                        | 8.5%    | 1,059    | 10.1%   | 1,282  | 11.0%   |       |
| 65 - 74                         | 419                        | 4.2%    | 567      | 5.4%    | 722    | 6.2%    |       |
| 75 - 84                         | 212                        | 2.1%    | 241      | 2.3%    | 305    | 2.6%    |       |
| 85+                             | 58                         | 0.6%    | 75       | 0.7%    | 90     | 0.8%    |       |
| Race and Ethnicity              | Census 2010                |         | 2015     |         | 2020   |         |       |
|                                 | Number                     | Percent | Number   | Percent | Number | Percent |       |
|                                 | White Alone                | 6,092   | 61.6%    | 6,338   | 60.7%  | 7,055   | 60.4% |
|                                 | Black Alone                | 1,267   | 12.8%    | 1,337   | 12.8%  | 1,491   | 12.8% |
|                                 | American Indian Alone      | 38      | 0.4%     | 41      | 0.4%   | 47      | 0.4%  |
|                                 | Asian Alone                | 678     | 6.9%     | 689     | 6.6%   | 754     | 6.5%  |
|                                 | Pacific Islander Alone     | 22      | 0.2%     | 21      | 0.2%   | 22      | 0.2%  |
|                                 | Some Other Race Alone      | 1,349   | 13.6%    | 1,515   | 14.5%  | 1,750   | 15.0% |
|                                 | Two or More Races          | 449     | 4.5%     | 498     | 4.8%   | 566     | 4.8%  |
|                                 | Hispanic Origin (Any Race) | 5,681   | 57.4%    | 6,428   | 61.6%  | 7,664   | 65.6% |

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

June 16, 2016

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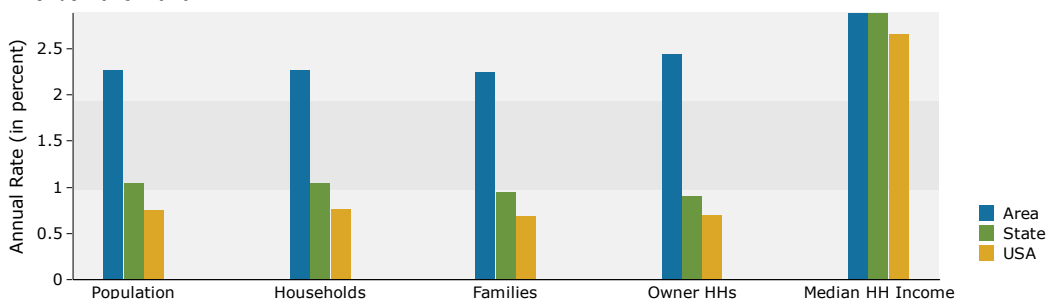
**esri®**

## Demographic and Income Profile

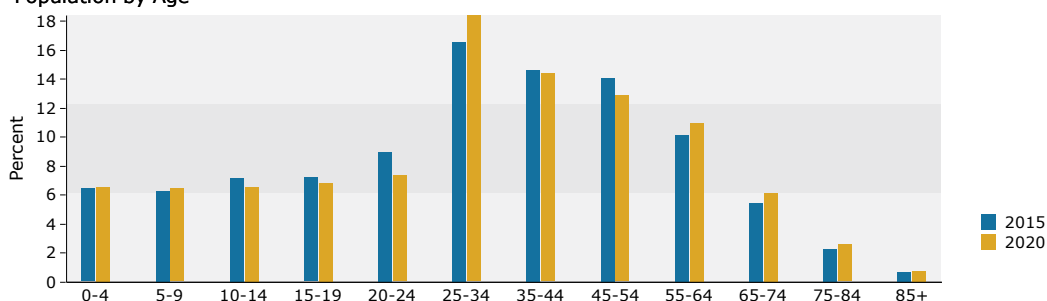
13440 Tea Rose Way, Orlando, Florida, 32824  
Ring: 1 mile radius

Prepared by Esri  
Latitude: 28.36549  
Longitude: -81.38359

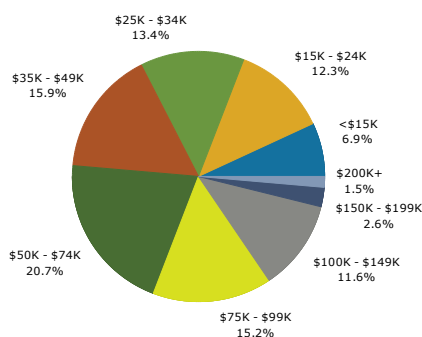
### Trends 2015-2020



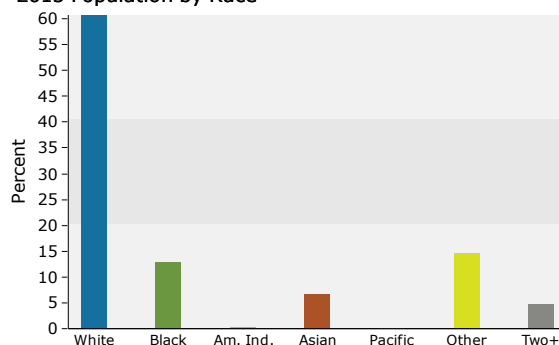
### Population by Age



### 2015 Household Income



### 2015 Population by Race



2015 Percent Hispanic Origin: 61.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

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## Demographic and Income Profile

13440 Tea Rose Way, Orlando, Florida, 32824  
Ring: 3 mile radius

Prepared by Esri  
Latitude: 28.36549  
Longitude: -81.38359

| Summary                         | Census 2010 |         | 2015     |         | 2020     |         |
|---------------------------------|-------------|---------|----------|---------|----------|---------|
| Population                      | 83,131      |         | 87,960   |         | 97,383   |         |
| Households                      | 27,108      |         | 28,529   |         | 31,476   |         |
| Families                        | 21,174      |         | 22,154   |         | 24,381   |         |
| Average Household Size          | 3.05        |         | 3.07     |         | 3.08     |         |
| Owner Occupied Housing Units    | 17,266      |         | 16,717   |         | 18,377   |         |
| Renter Occupied Housing Units   | 9,842       |         | 11,811   |         | 13,099   |         |
| Median Age                      | 34.1        |         | 34.9     |         | 35.0     |         |
| Trends: 2015 - 2020 Annual Rate | Area        |         | State    |         | National |         |
| Population                      | 2.06%       |         | 1.05%    |         | 0.75%    |         |
| Households                      | 1.99%       |         | 1.05%    |         | 0.77%    |         |
| Families                        | 1.93%       |         | 0.95%    |         | 0.69%    |         |
| Owner HHs                       | 1.91%       |         | 0.91%    |         | 0.70%    |         |
| Median Household Income         | 2.36%       |         | 2.89%    |         | 2.66%    |         |
| Households by Income            | 2015        |         | 2020     |         |          |         |
|                                 | Number      | Percent | Number   | Percent |          |         |
| <\$15,000                       | 2,140       | 7.5%    | 2,150    | 6.8%    |          |         |
| \$15,000 - \$24,999             | 3,375       | 11.8%   | 2,579    | 8.2%    |          |         |
| \$25,000 - \$34,999             | 3,627       | 12.7%   | 2,944    | 9.4%    |          |         |
| \$35,000 - \$49,999             | 4,549       | 15.9%   | 4,695    | 14.9%   |          |         |
| \$50,000 - \$74,999             | 6,388       | 22.4%   | 8,002    | 25.4%   |          |         |
| \$75,000 - \$99,999             | 3,922       | 13.7%   | 5,204    | 16.5%   |          |         |
| \$100,000 - \$149,999           | 3,317       | 11.6%   | 4,295    | 13.6%   |          |         |
| \$150,000 - \$199,999           | 751         | 2.6%    | 1,042    | 3.3%    |          |         |
| \$200,000+                      | 459         | 1.6%    | 566      | 1.8%    |          |         |
| Median Household Income         | \$51,438    |         | \$57,803 |         |          |         |
| Average Household Income        | \$62,363    |         | \$70,290 |         |          |         |
| Per Capita Income               | \$20,144    |         | \$22,627 |         |          |         |
| Population by Age               | Census 2010 |         | 2015     |         | 2020     |         |
|                                 | Number      | Percent | Number   | Percent | Number   | Percent |
| 0 - 4                           | 5,144       | 6.2%    | 5,345    | 6.1%    | 6,087    | 6.3%    |
| 5 - 9                           | 5,870       | 7.1%    | 5,300    | 6.0%    | 6,045    | 6.2%    |
| 10 - 14                         | 6,529       | 7.9%    | 5,969    | 6.8%    | 6,289    | 6.5%    |
| 15 - 19                         | 6,952       | 8.4%    | 6,201    | 7.0%    | 6,383    | 6.6%    |
| 20 - 24                         | 6,013       | 7.2%    | 7,278    | 8.3%    | 6,617    | 6.8%    |
| 25 - 34                         | 12,193      | 14.7%   | 14,053   | 16.0%   | 17,270   | 17.7%   |
| 35 - 44                         | 12,630      | 15.2%   | 12,106   | 13.8%   | 13,647   | 14.0%   |
| 45 - 54                         | 12,229      | 14.7%   | 12,588   | 14.3%   | 12,389   | 12.7%   |
| 55 - 64                         | 8,260       | 9.9%    | 9,943    | 11.3%   | 11,476   | 11.8%   |
| 65 - 74                         | 4,393       | 5.3%    | 5,812    | 6.6%    | 7,140    | 7.3%    |
| 75 - 84                         | 2,264       | 2.7%    | 2,553    | 2.9%    | 3,105    | 3.2%    |
| 85+                             | 653         | 0.8%    | 811      | 0.9%    | 936      | 1.0%    |
| Race and Ethnicity              | Census 2010 |         | 2015     |         | 2020     |         |
|                                 | Number      | Percent | Number   | Percent | Number   | Percent |
| White Alone                     | 52,268      | 62.9%   | 54,224   | 61.6%   | 59,425   | 61.0%   |
| Black Alone                     | 10,729      | 12.9%   | 11,516   | 13.1%   | 12,850   | 13.2%   |
| American Indian Alone           | 341         | 0.4%    | 382      | 0.4%    | 440      | 0.5%    |
| Asian Alone                     | 5,408       | 6.5%    | 5,551    | 6.3%    | 5,993    | 6.2%    |
| Pacific Islander Alone          | 169         | 0.2%    | 168      | 0.2%    | 177      | 0.2%    |
| Some Other Race Alone           | 10,592      | 12.7%   | 12,056   | 13.7%   | 13,900   | 14.3%   |
| Two or More Races               | 3,622       | 4.4%    | 4,063    | 4.6%    | 4,598    | 4.7%    |
| Hispanic Origin (Any Race)      | 45,010      | 54.1%   | 51,801   | 58.9%   | 61,825   | 63.5%   |

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

June 16, 2016

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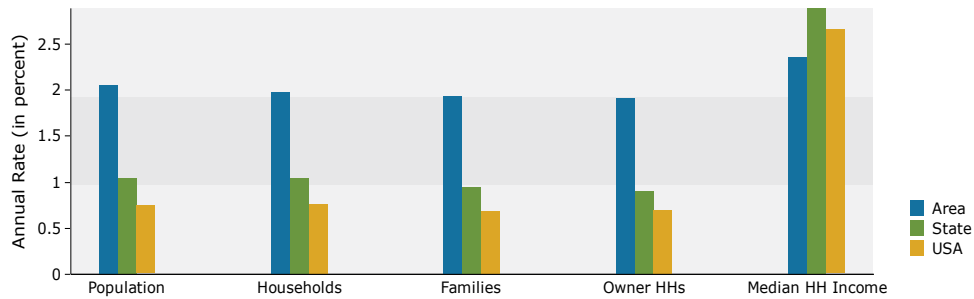


## Demographic and Income Profile

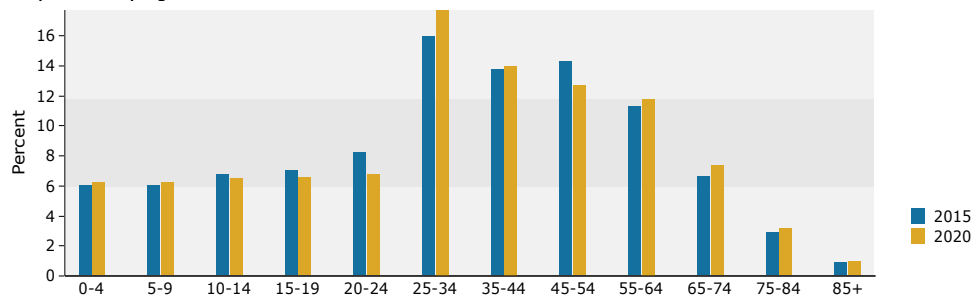
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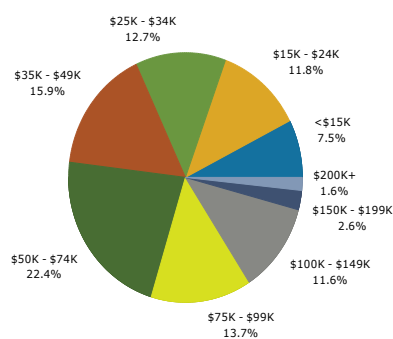
### Trends 2015-2020



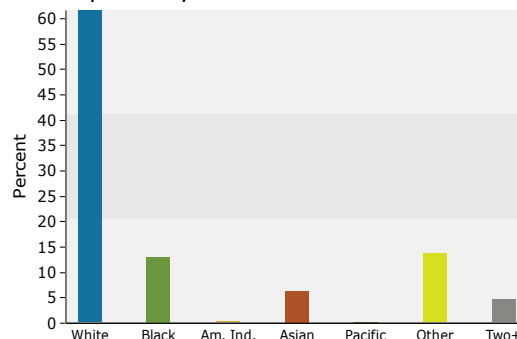
### Population by Age



### 2015 Household Income



### 2015 Population by Race



2015 Percent Hispanic Origin: 58.9%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

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Ring: 5 mile radius

Prepared by Esri  
Latitude: 28.36549  
Longitude: -81.38359

| Summary                         | Census 2010 |         | 2015     |         | 2020     |         |
|---------------------------------|-------------|---------|----------|---------|----------|---------|
| Population                      | 170,657     |         | 184,098  |         | 203,086  |         |
| Households                      | 57,091      |         | 60,997   |         | 67,016   |         |
| Families                        | 43,224      |         | 45,932   |         | 50,315   |         |
| Average Household Size          | 2.97        |         | 3.00     |         | 3.01     |         |
| Owner Occupied Housing Units    | 33,935      |         | 33,276   |         | 36,314   |         |
| Renter Occupied Housing Units   | 23,156      |         | 27,721   |         | 30,703   |         |
| Median Age                      | 34.5        |         | 35.1     |         | 35.1     |         |
| Trends: 2015 - 2020 Annual Rate | Area        |         | State    |         | National |         |
| Population                      | 1.98%       |         | 1.05%    |         | 0.75%    |         |
| Households                      | 1.90%       |         | 1.05%    |         | 0.77%    |         |
| Families                        | 1.84%       |         | 0.95%    |         | 0.69%    |         |
| Owner HHs                       | 1.76%       |         | 0.91%    |         | 0.70%    |         |
| Median Household Income         | 3.24%       |         | 2.89%    |         | 2.66%    |         |
|                                 |             |         | 2015     |         | 2020     |         |
| Households by Income            |             |         | Number   | Percent | Number   | Percent |
| <\$15,000                       |             |         | 6,659    | 10.9%   | 6,829    | 10.2%   |
| \$15,000 - \$24,999             |             |         | 8,093    | 13.3%   | 6,355    | 9.5%    |
| \$25,000 - \$34,999             |             |         | 8,237    | 13.5%   | 6,913    | 10.3%   |
| \$35,000 - \$49,999             |             |         | 10,463   | 17.2%   | 10,967   | 16.4%   |
| \$50,000 - \$74,999             |             |         | 12,934   | 21.2%   | 16,473   | 24.6%   |
| \$75,000 - \$99,999             |             |         | 6,850    | 11.2%   | 9,248    | 13.8%   |
| \$100,000 - \$149,999           |             |         | 5,683    | 9.3%    | 7,414    | 11.1%   |
| \$150,000 - \$199,999           |             |         | 1,302    | 2.1%    | 1,844    | 2.8%    |
| \$200,000+                      |             |         | 776      | 1.3%    | 974      | 1.5%    |
|                                 |             |         |          |         |          |         |
| Median Household Income         |             |         | \$44,665 |         | \$52,385 |         |
| Average Household Income        |             |         | \$56,261 |         | \$63,728 |         |
| Per Capita Income               |             |         | \$18,703 |         | \$21,090 |         |
|                                 |             |         | 2015     |         | 2020     |         |
| Population by Age               | Number      | Percent | Number   | Percent | Number   | Percent |
| 0 - 4                           | 11,025      | 6.5%    | 11,612   | 6.3%    | 13,138   | 6.5%    |
| 5 - 9                           | 11,671      | 6.8%    | 11,439   | 6.2%    | 12,857   | 6.3%    |
| 10 - 14                         | 12,915      | 7.6%    | 12,092   | 6.6%    | 13,243   | 6.5%    |
| 15 - 19                         | 13,646      | 8.0%    | 12,692   | 6.9%    | 12,901   | 6.4%    |
| 20 - 24                         | 12,464      | 7.3%    | 14,911   | 8.1%    | 13,655   | 6.7%    |
| 25 - 34                         | 24,970      | 14.6%   | 29,109   | 15.8%   | 35,362   | 17.4%   |
| 35 - 44                         | 25,581      | 15.0%   | 25,149   | 13.7%   | 28,146   | 13.9%   |
| 45 - 54                         | 24,744      | 14.5%   | 26,050   | 14.2%   | 25,673   | 12.6%   |
| 55 - 64                         | 17,175      | 10.1%   | 20,635   | 11.2%   | 23,729   | 11.7%   |
| 65 - 74                         | 9,683       | 5.7%    | 12,611   | 6.9%    | 15,213   | 7.5%    |
| 75 - 84                         | 5,162       | 3.0%    | 5,825    | 3.2%    | 6,956    | 3.4%    |
| 85+                             | 1,621       | 0.9%    | 1,972    | 1.1%    | 2,213    | 1.1%    |
|                                 |             |         | 2015     |         | 2020     |         |
| Race and Ethnicity              | Number      | Percent | Number   | Percent | Number   | Percent |
| White Alone                     | 110,014     | 64.5%   | 116,039  | 63.0%   | 126,478  | 62.3%   |
| Black Alone                     | 21,046      | 12.3%   | 23,286   | 12.6%   | 26,127   | 12.9%   |
| American Indian Alone           | 809         | 0.5%    | 929      | 0.5%    | 1,062    | 0.5%    |
| Asian Alone                     | 9,433       | 5.5%    | 9,888    | 5.4%    | 10,668   | 5.3%    |
| Pacific Islander Alone          | 289         | 0.2%    | 296      | 0.2%    | 314      | 0.2%    |
| Some Other Race Alone           | 21,501      | 12.6%   | 25,006   | 13.6%   | 28,675   | 14.1%   |
| Two or More Races               | 7,564       | 4.4%    | 8,654    | 4.7%    | 9,762    | 4.8%    |
|                                 |             |         |          |         |          |         |
| Hispanic Origin (Any Race)      | 93,868      | 55.0%   | 110,582  | 60.1%   | 131,389  | 64.7%   |

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

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# OUTPARCELS ADJACENT TO NEW WAWA

S ORANGE AVE/TOWN CENTER BLVD

2.19/2.66 ± acres • Orlando, FL

**UNDER  
CONTRACT**



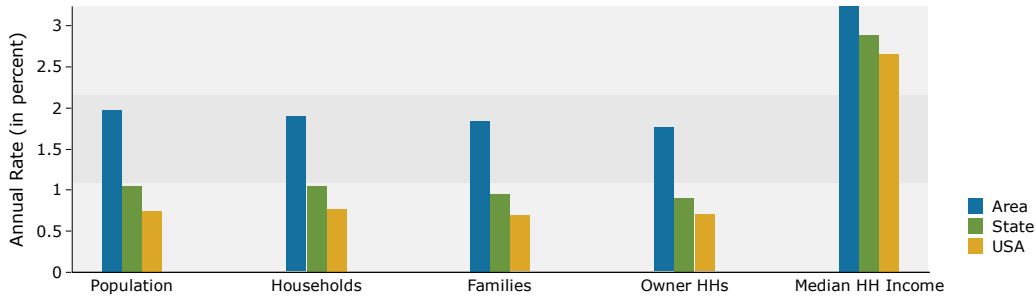
**esri**

## Demographic and Income Profile

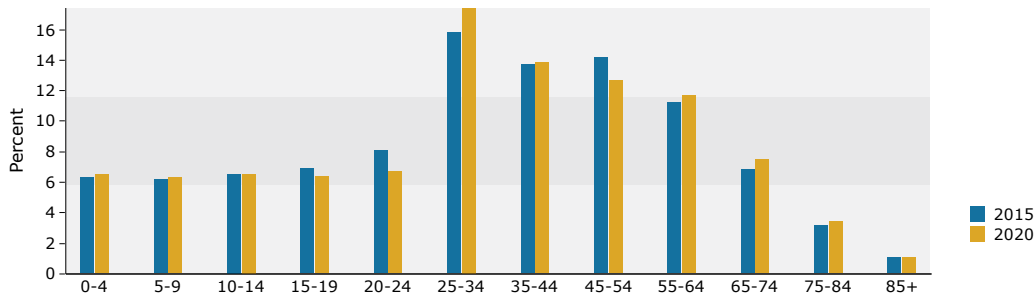
13440 Tea Rose Way, Orlando, Florida, 32824  
Ring: 5 mile radius

Prepared by Esri  
Latitude: 28.36549  
Longitude: -81.38359

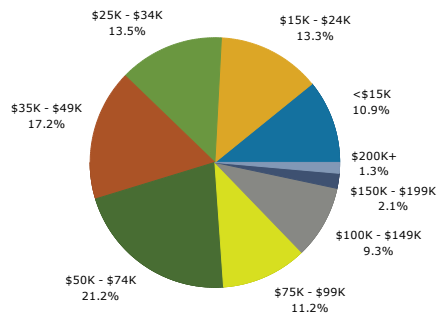
### Trends 2015-2020



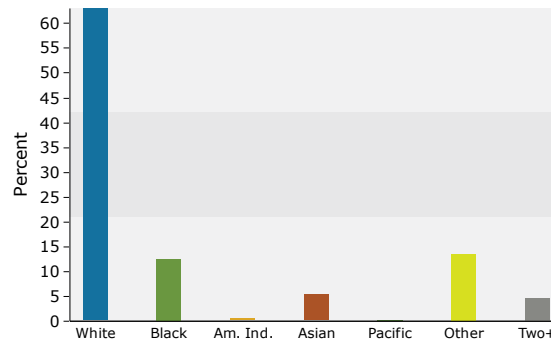
### Population by Age



### 2015 Household Income



### 2015 Population by Race



2015 Percent Hispanic Origin: 60.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

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