

# FOR SALE

**THREE (3) COMMERCIAL OUTPARCELS**

**SE/Q DIXIE BELLE DRIVE  
&  
LAKE MARGARET DRIVE**

ORANGE COUNTY  
ORLANDO, FLORIDA

**For additional information contact:**

**Steve DeWitt or Tanya Solomon**

**(407) 380-8633**

**[sdewitt@shorecrestretail.com](mailto:sdewitt@shorecrestretail.com) / [tsolomon@shorecrestretail.com](mailto:tsolomon@shorecrestretail.com)**

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## EXECUTIVE SUMMARY

**LOCATION:** SE/Q of Dixie Belle Drive and Lake Margaret Drive  
Orlando, Orange County, Florida

**DESCRIPTION:** Three (3) outparcels located at the signalized intersection of Dixie Belle Drive and Lake Margaret Drive, just south of a new 7-11 Convenience Store.

<b>OUTPARCELS:</b>	SIZE	DIMENSIONS	SALES PRICE
OUTPARCEL 1	1.00	197 X 221	\$480,000
OUTPARCEL 2	0.71	140 X 221	\$340,000
OUTPARCEL 3	1.75	347 X 218	\$845,000

\*Please see attached Aerials for outparcel layout\*

**ZONING:** AC-1, per City of Orlando

**RETENTION:** Off-Site Retention available

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

**Dixie Belle Drive** **12,960**  
(.28 Miles South of Lake Margaret Drive)

**Lake Margaret Drive** **13,254**  
(.53 Miles West of Semoran Blvd.)

**2018 ESTIMATED  
DEMOGRAPHICS:**

	<u>1 Mile</u>	<u>2 Miles</u>	<u>3 Miles</u>
Population	20,972	73,302	131,876
Median HH Income	\$44,672	\$44,151	\$48,444
Average HH Income	\$59,512	\$57,648	\$62,543
Employees	3,448	10,359	24,793

**PARCEL ID#:** Lot 1 – 09-23-30-2085-00-010 - 2017 Est. Taxes \$4,051.77  
Lot 2 – 09-23-30-2085-00-020 - 2017 Est. Taxes \$3,008.26  
Lot 3 – 09-23-30-2085-00-030 - 2017 Est. Taxes \$7,118.81

**COMMENTS:** Outstanding locations for Offices, Retail, Restaurant, Strip Center, Dollar Store, Day Care, Charter School or Auto Parts Store.

LAKE MARGARET DR.

NORTH

DIXIE BELLE DR.

SEMORAN BLVD.

346± LOT 3

140± LOT 2

197± LOT 1

221±





NORTH

SEMORAN BLVD.

DIXIE BELLE DR.

LAKE MARGARET DR.



Lowe's

TIRE KINGDOM

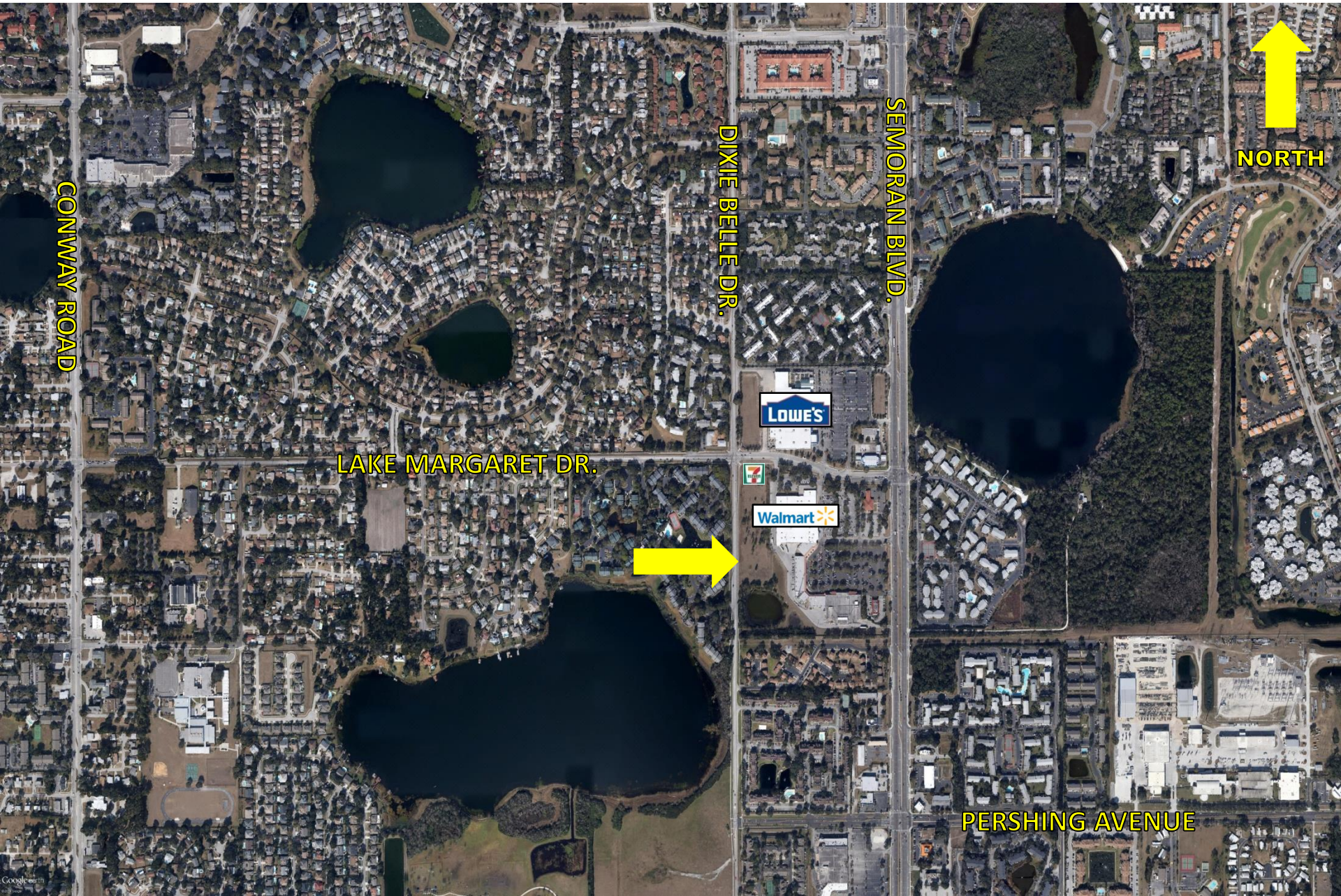
Walmart

SUNTRUST

7-Eleven

Publix

McDonald's



CONWAY ROAD

LAKE MARGARET DR.

DIXIE BELLE DR.

SEMORAN BLVD.

NORTH

PERSHING AVENUE

LOWE'S

Walmart

7-Eleven

**SR 408 (East-West Expressway)**

**CURRY FORD RD.**

**S CONWAY RD.**

**LAKE MARGARET DR.**

**GATLIN AVE.**

**DIXIE BELLE DR.**

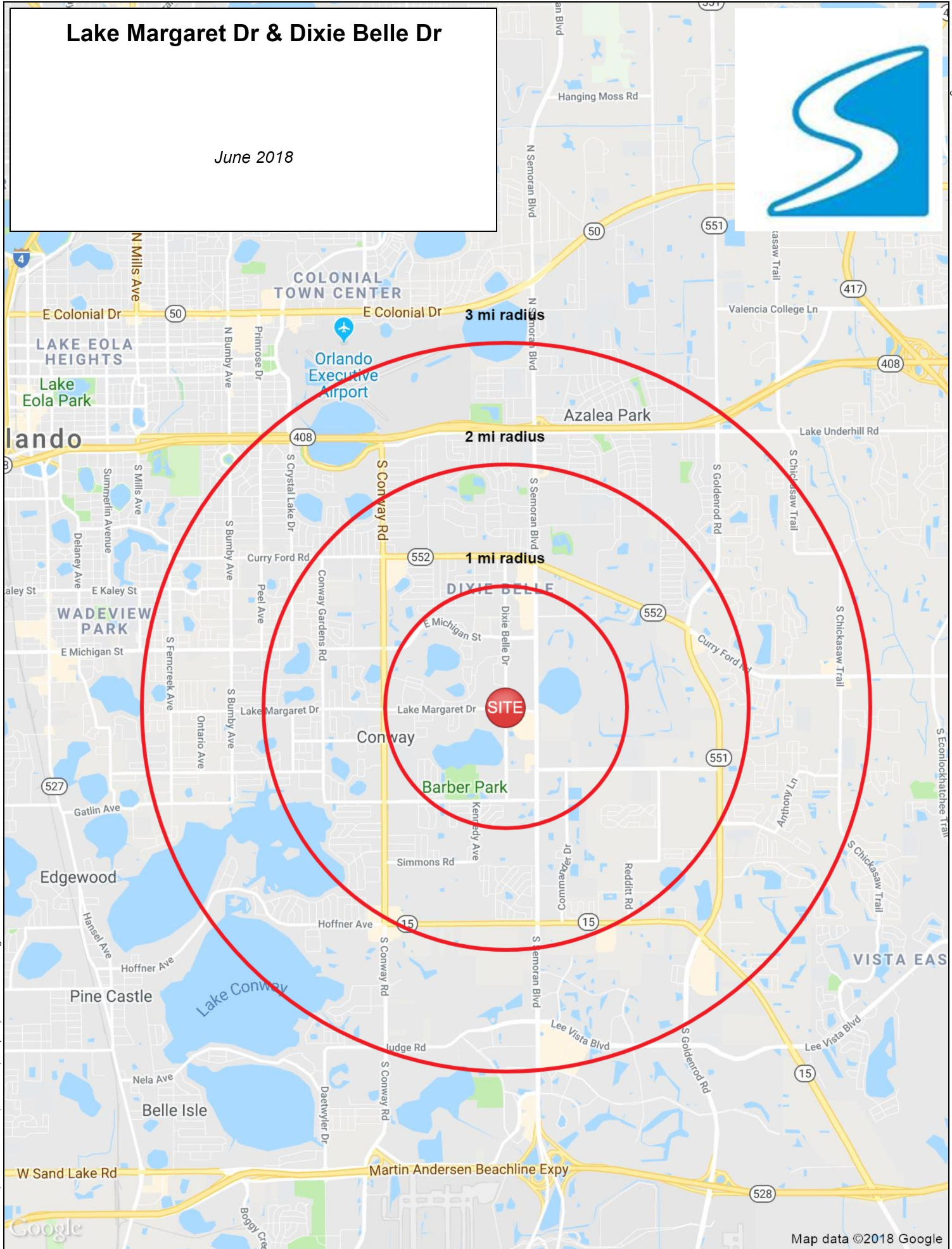
**SEMORAN BLVD.**

**GOLDENROD RD.**



# Lake Margaret Dr & Dixie Belle Dr

June 2018



Lat: 28.51597 Long: -81.31850 Zoom: 7.78 mi

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# FULL PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 28.5062/-81.3144

RF1

Dixie Belle Dr & Lake Margaret Dr		1 mi radius	2 mi radius	3 mi radius
Orlando, FL 32812				
POPULATION	2018 Estimated Population	20,972	73,302	131,876
	2023 Projected Population	23,868	82,490	147,864
	2010 Census Population	18,314	66,477	121,052
	2000 Census Population	19,069	68,332	117,268
	Projected Annual Growth 2018 to 2023	2.8%	2.5%	2.4%
	Historical Annual Growth 2000 to 2018	0.6%	0.4%	0.7%
HOUSEHOLDS	2018 Estimated Households	9,488	30,249	53,147
	2023 Projected Households	10,473	33,090	57,887
	2010 Census Households	8,338	27,547	48,918
	2000 Census Households	8,600	28,344	47,472
	Projected Annual Growth 2018 to 2023	2.1%	1.9%	1.8%
	Historical Annual Growth 2000 to 2018	0.6%	0.4%	0.7%
AGE	2018 Est. Population Under 10 Years	11.0%	11.6%	11.5%
	2018 Est. Population 10 to 19 Years	10.3%	11.0%	11.3%
	2018 Est. Population 20 to 29 Years	18.6%	15.9%	15.4%
	2018 Est. Population 30 to 44 Years	22.8%	21.4%	21.8%
	2018 Est. Population 45 to 59 Years	20.0%	20.1%	20.1%
	2018 Est. Population 60 to 74 Years	13.0%	14.2%	14.2%
	2018 Est. Population 75 Years or Over	4.4%	5.7%	5.8%
	2018 Est. Median Age	35.5	37.1	37.3
MARITAL STATUS & GENDER	2018 Est. Male Population	48.9%	48.6%	49.1%
	2018 Est. Female Population	51.1%	51.4%	50.9%
	2018 Est. Never Married	44.7%	39.0%	37.6%
	2018 Est. Now Married	30.4%	34.7%	36.7%
	2018 Est. Separated or Divorced	21.3%	21.3%	20.5%
	2018 Est. Widowed	3.6%	5.0%	5.2%
INCOME	2018 Est. HH Income \$200,000 or More	2.3%	2.3%	2.7%
	2018 Est. HH Income \$150,000 to \$199,999	2.5%	2.5%	3.1%
	2018 Est. HH Income \$100,000 to \$149,999	8.0%	7.8%	9.2%
	2018 Est. HH Income \$75,000 to \$99,999	8.6%	9.2%	10.3%
	2018 Est. HH Income \$50,000 to \$74,999	21.1%	18.9%	20.2%
	2018 Est. HH Income \$35,000 to \$49,999	18.8%	18.1%	17.0%
	2018 Est. HH Income \$25,000 to \$34,999	12.0%	13.2%	12.1%
	2018 Est. HH Income \$15,000 to \$24,999	13.0%	12.8%	11.7%
	2018 Est. HH Income Under \$15,000	13.7%	15.2%	13.7%
	2018 Est. Average Household Income	\$59,512	\$57,648	\$62,543
	2018 Est. Median Household Income	\$44,672	\$44,151	\$48,444
	2018 Est. Per Capita Income	\$26,924	\$23,796	\$25,234
	2018 Est. Total Businesses	429	1,413	3,132
2018 Est. Total Employees	3,448	10,359	24,793	

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Dixie Belle Dr & Lake Margaret Dr		1 mi radius	2 mi radius	3 mi radius
Orlando, FL 32812				
<b>RACE</b>	2018 Est. White	67.9%	69.9%	70.8%
	2018 Est. Black	13.0%	11.3%	10.8%
	2018 Est. Asian or Pacific Islander	3.7%	3.2%	3.6%
	2018 Est. American Indian or Alaska Native	0.4%	0.5%	0.5%
	2018 Est. Other Races	15.0%	15.1%	14.3%
<b>HISPANIC</b>	2018 Est. Hispanic Population	9,603	35,348	61,219
	2018 Est. Hispanic Population	45.8%	48.2%	46.4%
	2023 Proj. Hispanic Population	47.5%	50.0%	48.2%
	2010 Hispanic Population	41.5%	44.2%	42.9%
<b>EDUCATION (Adults 25 or Older)</b>	2018 Est. Adult Population (25 Years or Over)	14,872	51,737	93,325
	2018 Est. Elementary (Grade Level 0 to 8)	2.5%	5.5%	5.3%
	2018 Est. Some High School (Grade Level 9 to 11)	8.3%	9.0%	8.5%
	2018 Est. High School Graduate	28.9%	29.3%	28.7%
	2018 Est. Some College	21.0%	20.3%	19.5%
	2018 Est. Associate Degree Only	14.3%	12.4%	12.4%
	2018 Est. Bachelor Degree Only	16.5%	16.1%	17.6%
	2018 Est. Graduate Degree	8.5%	7.4%	8.0%
<b>HOUSING</b>	2018 Est. Total Housing Units	10,342	32,238	56,090
	2018 Est. Owner-Occupied	37.9%	46.5%	51.4%
	2018 Est. Renter-Occupied	53.9%	47.3%	43.3%
	2018 Est. Vacant Housing	8.3%	6.2%	5.2%
<b>HOMES BUILT BY YEAR</b>	2010 Homes Built 2005 or later	0.9%	1.3%	1.3%
	2010 Homes Built 2000 to 2004	11.4%	9.7%	12.6%
	2010 Homes Built 1990 to 1999	26.4%	19.3%	19.7%
	2010 Homes Built 1980 to 1989	38.0%	28.4%	24.6%
	2010 Homes Built 1970 to 1979	25.5%	29.9%	24.6%
	2010 Homes Built 1960 to 1969	4.6%	9.3%	9.9%
	2010 Homes Built 1950 to 1959	2.8%	8.9%	12.2%
	2010 Homes Built Before 1949	1.4%	1.6%	2.3%
<b>HOME VALUES</b>	2010 Home Value \$1,000,000 or More	0.7%	0.9%	1.0%
	2010 Home Value \$500,000 to \$999,999	4.0%	4.4%	4.4%
	2010 Home Value \$400,000 to \$499,999	3.9%	3.3%	3.9%
	2010 Home Value \$300,000 to \$399,999	10.5%	9.8%	10.6%
	2010 Home Value \$200,000 to \$299,999	26.2%	26.3%	27.0%
	2010 Home Value \$150,000 to \$199,999	18.3%	18.3%	18.9%
	2010 Home Value \$100,000 to \$149,999	15.2%	16.0%	17.4%
	2010 Home Value \$50,000 to \$99,999	19.1%	16.9%	14.7%
	2010 Home Value \$25,000 to \$49,999	6.5%	5.3%	4.2%
	2010 Home Value Under \$25,000	2.7%	4.7%	4.0%
	2010 Median Home Value	\$175,866	\$172,209	\$180,629
	2010 Median Rent	\$858	\$870	\$903

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RF1

## Dixie Belle Dr & Lake Margaret Dr

Orlando, FL 32812

1 mi radius 2 mi radius 3 mi radius

		1 mi radius	2 mi radius	3 mi radius
<b>LABOR FORCE</b>	2018 Est. Labor Population Age 16 Years or Over	17,469	60,080	108,012
	2018 Est. Civilian Employed	67.4%	61.4%	62.9%
	2018 Est. Civilian Unemployed	2.6%	2.6%	2.3%
	2018 Est. in Armed Forces	0.1%	0.2%	0.1%
	2018 Est. not in Labor Force	29.9%	35.8%	34.6%
	2018 Labor Force Males	48.1%	47.7%	48.5%
	2018 Labor Force Females	51.9%	52.3%	51.5%
<b>OCCUPATION</b>	2010 Occupation: Population Age 16 Years or Over	11,617	36,895	68,261
	2010 Mgmt, Business, & Financial Operations	12.6%	12.0%	12.7%
	2010 Professional, Related	16.0%	16.4%	17.6%
	2010 Service	21.9%	23.6%	22.8%
	2010 Sales, Office	29.2%	26.2%	25.8%
	2010 Farming, Fishing, Forestry	0.1%	0.2%	0.1%
	2010 Construction, Extraction, Maintenance	8.1%	9.7%	9.9%
	2010 Production, Transport, Material Moving	12.0%	11.9%	11.1%
	2010 White Collar Workers	57.8%	54.6%	56.1%
	2010 Blue Collar Workers	42.2%	45.4%	43.9%
	<b>TRANSPORTATION TO WORK</b>	2010 Drive to Work Alone	79.5%	78.6%
2010 Drive to Work in Carpool		9.6%	10.6%	9.6%
2010 Travel to Work by Public Transportation		6.0%	4.5%	3.6%
2010 Drive to Work on Motorcycle		0.1%	0.4%	0.3%
2010 Walk or Bicycle to Work		1.2%	1.3%	1.2%
2010 Other Means		0.9%	1.5%	1.4%
2010 Work at Home		2.9%	3.1%	3.9%
<b>TRAVEL TIME</b>		2010 Travel to Work in 14 Minutes or Less	11.5%	11.9%
	2010 Travel to Work in 15 to 29 Minutes	47.7%	42.7%	44.3%
	2010 Travel to Work in 30 to 59 Minutes	42.6%	36.7%	36.8%
	2010 Travel to Work in 60 Minutes or More	7.0%	6.5%	6.3%
	2010 Average Travel Time to Work	26.4	25.7	25.6
<b>CONSUMER EXPENDITURE</b>	2018 Est. Total Household Expenditure	\$466 M	\$1.45 B	\$2.69 B
	2018 Est. Apparel	\$16.2 M	\$50.3 M	\$93.6 M
	2018 Est. Contributions, Gifts	\$29.1 M	\$90.9 M	\$172 M
	2018 Est. Education, Reading	\$16.7 M	\$52.0 M	\$98.0 M
	2018 Est. Entertainment	\$25.7 M	\$80.2 M	\$149 M
	2018 Est. Food, Beverages, Tobacco	\$73.2 M	\$228 M	\$421 M
	2018 Est. Furnishings, Equipment	\$15.4 M	\$47.8 M	\$89.7 M
	2018 Est. Health Care, Insurance	\$42.2 M	\$131 M	\$242 M
	2018 Est. Household Operations, Shelter, Utilities	\$145 M	\$451 M	\$835 M
	2018 Est. Miscellaneous Expenses	\$7.08 M	\$21.9 M	\$40.5 M
	2018 Est. Personal Care	\$6.08 M	\$18.9 M	\$35.1 M
	2018 Est. Transportation	\$89.4 M	\$278 M	\$516 M

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