

OUTPARCEL

FOR SALE

NE/Q of DEAN ROAD

&

CYPRESS SPRINGS PARKWAY

ORANGE COUNTY

ORLANDO, FLORIDA

For additional information contact:

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EXECUTIVE SUMMARY

LOCATION: NE/Q of Dean Road & Cypress Springs Parkway
Orlando, Orange County, Florida

DESCRIPTION: Commercial lot on Dean Road located at the entrance to the Cypress Springs subdivision. This outstanding office/retail location is surrounded by quality homes and sits just north of Cypress Springs Elementary School and a new Creative World Day Care.

OUTPARCEL SIZE: Lot 1: SOLD
Lot 2: 1.84± Acres; (5.79± Gross Acres)
Lot 3: SOLD – CREATIVE WORLD DAYCARE

PRICE: Lot 1: SOLD
Lot 2: \$750,000
Lot 3: SOLD

RETENTION: Off-Site

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

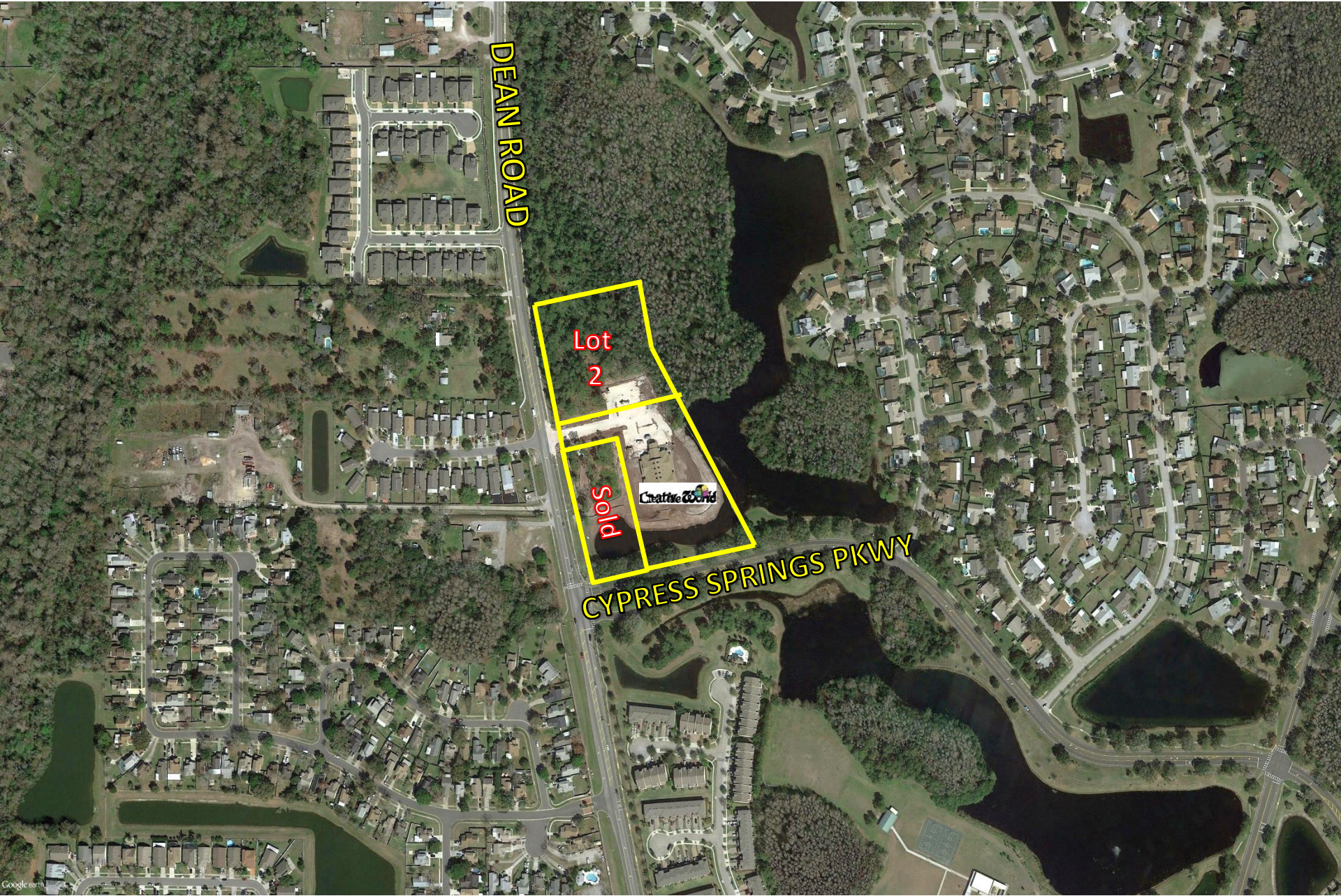
Dean Road **18,598**
(.16 Miles S of Berry Dease Road)

Curry Ford Road **47,870**
(0.28 Miles W. of Dean Road)

**2018 ESTIMATED
DEMOGRAPHICS:**

	<u>1 Mile</u>	<u>2 Miles</u>	<u>3 Miles</u>
Population	7,959	32,711	79,952
Median HH Income	\$77,265	\$74,026	\$61,806
Average HH Income	\$86,011	\$86,172	\$74,330
Total Daytime Work Pop.	1,007	4,145	12,591

** Detailed demographics attached*



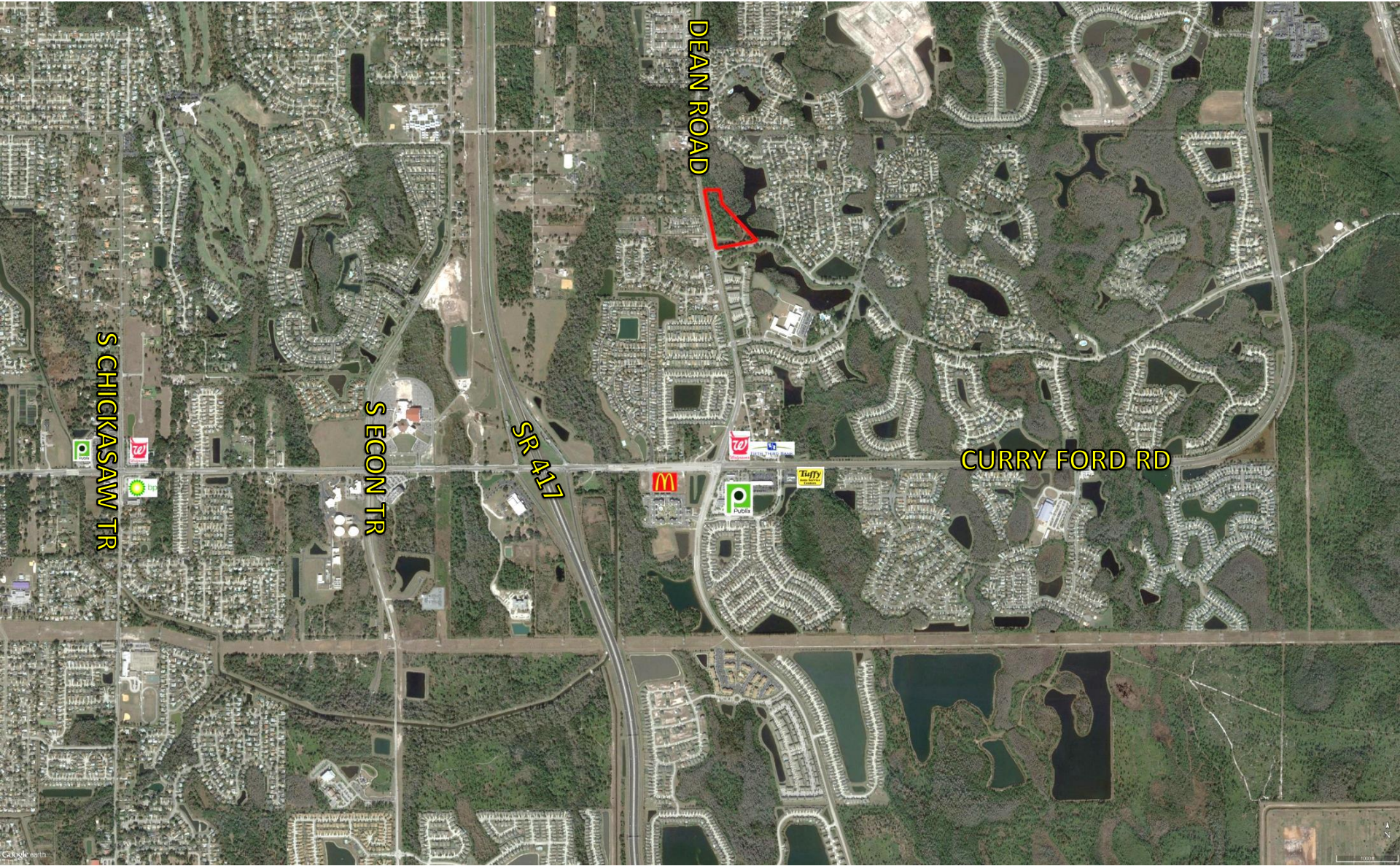
DEAN ROAD

Lot 2

Sold

Cattle World

CYPRESS SPRINGS PKWY



DEAN ROAD

CURRY FORD RD

SR 417

S ECON TR

S CHICKASAW TR





SITE DATA

PROPOSED USE	12,185 SF DAYCARE 26,863 SF RETAIL
SITE AREA	588,326 SF 13.32 AC
*IMPERVIOUS PAVEMENT/SWINK TOTAL BUILDING	98,587 SF 15 % ± 22% 38,168 SF 7 %
PERVIOUS	451,571 SF 78 %
*MAXIMUM IMPERVIOUS AREA SHALL BE 78%	
FLOOR AREA RATIO (FAR)	MAX. ALLOWED 3.0 PROPOSED 0.87
ZONING	PLANNED DEVELOPMENT (PD)
BUILDING HEIGHT	MAX. 58 FT
BUILDING SETBACKS	REQUIRED PROVIDED
NORTH	15 FT MIN. 26.08 FT
SOUTH (CYPRESS SPRINGS PKWY.)	25 FT MIN. 179.18 FT
EAST (RETENTION POND)	28 FT MIN. 88.34 FT
WEST (DEAN RD.)	25 FT MIN. 92.49 FT
LANDSCAPE BUFFER	
NORTH	7 FT MIN. 12.74 FT
SOUTH (CYPRESS SPRINGS PKWY.)	7 FT MIN. 161.98 FT
EAST (RETENTION POND)	7 FT MIN. 61.23 FT
WEST (DEAN RD.)	7 FT MIN. 10 FT

PARKING REQUIRED

DAYCARE: (1 SPACE / 10 STUDENTS) + (1 SPACE / 18 STUDENTS DROP-OFF / PICK-UP) X 206 = 42 SPACES
 RETAIL: (5.5 SPACE / 1,000 SF) X 26,863 SF = 143 SPACES
 TOTAL PARKING REQUIRED = 185 SPACES

PARKING PROVIDED

REGULAR	179
HANDICAP	6
TOTAL	185 SPACES

PHASING

THIS PROJECT IS PROPOSED TO BE CONSTRUCTED IN THREE (3) PHASES

CONTACTS

- OWNER**
 LANDSTAR DEVELOPMENT CORPORATION
 558 BILTMORE WAY, SUITE 1110
 CORAL GABLES, FL 33134
 PHONE: (305) 461-2448
 FAX: (305) 461-3198
 CONTACT: ROSA SCHECHTER
- CIVIL ENGINEER**
 INTERPLAN LLC
 1305 SOUTH MARKET PARKWAY
 ORLANDO, FL 32819
 PHONE: (407) 645-5088
 FAX: (407) 629-9124
 CONTACT: STUART ANDERSON P.E.
- ELECTRICAL ENGINEER**
 INTERPLAN LLC
 933 LEE RD., 1ST FLOOR
 ORLANDO, FL 32818
 PHONE: (407) 645-5088
 FAX: (407) 629-9124
 CONTACT: FRANK TRAHAN
- LANDSCAPE ARCHITECT**
 INTERPLAN LLC
 933 LEE RD., 1ST FLOOR
 ORLANDO, FL 32818
 PHONE: (407) 645-5088
 CONTACT: RICK T. ABT L.A.
- ARCHITECT**
 INTERPLAN LLC
 1305 SOUTH MARKET PARKWAY
 MARKETTA, GA 30897
 CONTACT: JOHN BURK
 PHONE: 770-874-5555
- SURVEYOR**
 HENRICH-LIKE & SWAGERTY, LLC
 258 RONALD REEGAN BLVD.
 SUITE 114
 LONGWOOD, FL 32758
 PHONE: (407) 647-7346
- APPLICANT**
 PRIMROSE SCHOOLS FRANCHISING CO.
 3508 CEDARCREST ROAD
 ACWORTH, GA 30101
 CONTACT: GRAY GREINER
 PHONE: 770-509-4108

OPEN SPACE TABLE

CATEGORY A (100% CREDIT)	=	145,689 SF
CATEGORY B (MAX. 50% OF TOTAL)	=	74,698 SF
CATEGORY C (MAX. 75% OF TOTAL)	=	231,192 SF
TOTAL OPEN SPACE	=	451,571 SF

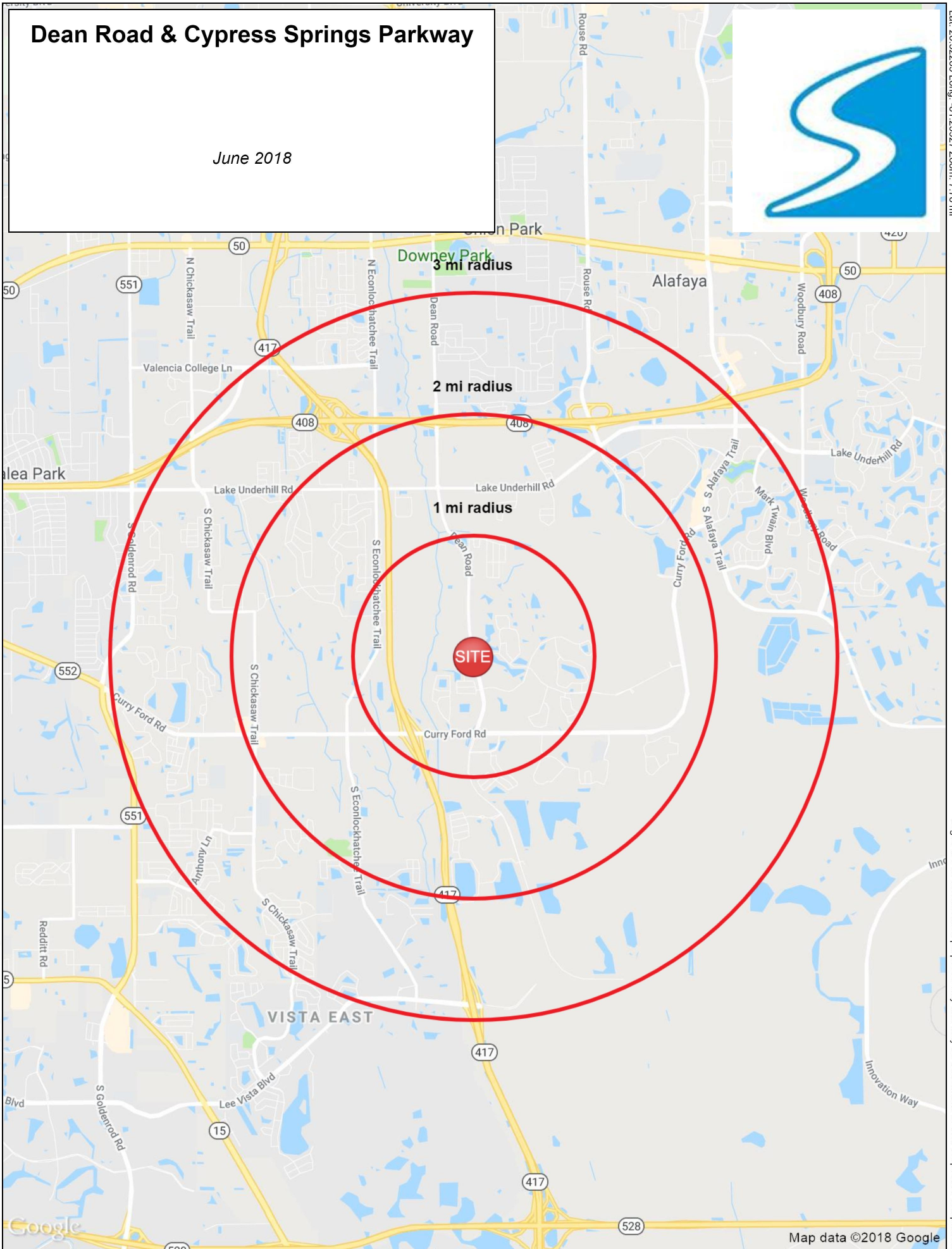
USE REQUIREMENTS

- PROPOSED USE:** PD WITH C1—USES RETAIL AND DAYCARE
- WATER DEMAND:** RETAIL: 1 ERU/UNIT = 17
 DAYCARE: 286 STUDENTS X 0.825/1 STUDENT = 5.15
 22.15 ERU X 350 GPD = 7,752.5 GPD
- SEWER DEMAND:** RETAIL: 1 ERU/UNIT = 17
 DAYCARE: 286 STUDENTS X 0.825/1 STUDENT = 5.15
 22.15 ERU X 300 GPD = 6,645 GPD
- 44 SMPRNA FINE SAND
- ZONE(S) *XMA***
 MAP NUMBER 209SC0290 E
 DATED: DECEMBER 8, 2000
- STORM WATER MANAGEMENT TO BE PROVIDED BY CONNECTION TO MASTER SYSTEM
- OPEN SPACE AND LANDSCAPE WILL BE PROVIDED AS SPECIFIED IN ORANGE COUNTY CODE SECTION 38-1233 AND 38-1234 IMPERVIOUS AREA REQUIREMENTS.

APPROVED SITE PLAN

Dean Road & Cypress Springs Parkway

June 2018



Lat: 28.522865 Long: -81.23927 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: 28.5192/-81.2393

RF1

Dean Road & Cypress Springs Parkway

1 mi radius 2 mi radius 3 mi radius

	1 mi radius	2 mi radius	3 mi radius	
POPULATION	2018 Estimated Population	7,959	32,711	79,952
	2023 Projected Population	8,775	36,141	88,419
	2010 Census Population	6,572	27,655	71,151
	2000 Census Population	3,243	14,778	53,819
	Projected Annual Growth 2018 to 2023	2.1%	2.1%	2.1%
	Historical Annual Growth 2000 to 2018	8.1%	6.7%	2.7%
HOUSEHOLDS	2018 Estimated Households	2,671	11,160	27,387
	2023 Projected Households	2,857	11,969	29,419
	2010 Census Households	2,211	9,476	24,455
	2000 Census Households	963	4,596	17,663
	Projected Annual Growth 2018 to 2023	1.4%	1.4%	1.5%
	Historical Annual Growth 2000 to 2018	9.9%	7.9%	3.1%
AGE	2018 Est. Population Under 10 Years	12.0%	12.2%	12.0%
	2018 Est. Population 10 to 19 Years	13.1%	12.6%	12.8%
	2018 Est. Population 20 to 29 Years	16.5%	15.5%	15.6%
	2018 Est. Population 30 to 44 Years	24.4%	23.7%	22.8%
	2018 Est. Population 45 to 59 Years	20.4%	20.3%	20.1%
	2018 Est. Population 60 to 74 Years	10.7%	12.0%	12.7%
	2018 Est. Population 75 Years or Over	2.9%	3.6%	4.1%
	2018 Est. Median Age	34.0	35.1	35.3
MARITAL STATUS & GENDER	2018 Est. Male Population	48.9%	48.9%	49.3%
	2018 Est. Female Population	51.1%	51.1%	50.7%
	2018 Est. Never Married	33.3%	32.0%	35.5%
	2018 Est. Now Married	46.9%	48.3%	42.2%
	2018 Est. Separated or Divorced	17.6%	16.3%	18.1%
	2018 Est. Widowed	2.1%	3.5%	4.3%
INCOME	2018 Est. HH Income \$200,000 or More	2.7%	3.4%	2.9%
	2018 Est. HH Income \$150,000 to \$199,999	8.0%	8.1%	5.6%
	2018 Est. HH Income \$100,000 to \$149,999	21.8%	19.6%	15.1%
	2018 Est. HH Income \$75,000 to \$99,999	19.3%	17.3%	14.4%
	2018 Est. HH Income \$50,000 to \$74,999	17.9%	18.1%	19.9%
	2018 Est. HH Income \$35,000 to \$49,999	13.0%	13.3%	15.3%
	2018 Est. HH Income \$25,000 to \$34,999	6.0%	7.3%	8.9%
	2018 Est. HH Income \$15,000 to \$24,999	6.4%	6.6%	8.1%
	2018 Est. HH Income Under \$15,000	4.9%	6.3%	9.8%
	2018 Est. Average Household Income	\$86,011	\$86,172	\$74,330
	2018 Est. Median Household Income	\$77,265	\$74,026	\$61,806
	2018 Est. Per Capita Income	\$28,872	\$29,435	\$25,561
	2018 Est. Total Businesses	114	486	1,397
2018 Est. Total Employees	1,007	4,145	12,591	

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RF1

Dean Road & Cypress Springs Parkway		1 mi radius	2 mi radius	3 mi radius
RACE	2018 Est. White	68.1%	69.1%	68.6%
	2018 Est. Black	10.5%	10.9%	11.2%
	2018 Est. Asian or Pacific Islander	9.4%	8.5%	6.8%
	2018 Est. American Indian or Alaska Native	0.3%	0.2%	0.4%
	2018 Est. Other Races	11.7%	11.2%	13.1%
HISPANIC	2018 Est. Hispanic Population	3,018	12,927	36,162
	2018 Est. Hispanic Population	37.9%	39.5%	45.2%
	2023 Proj. Hispanic Population	39.3%	41.0%	46.9%
	2010 Hispanic Population	38.8%	38.4%	43.5%
EDUCATION (Adults 25 or Older)	2018 Est. Adult Population (25 Years or Over)	5,387	22,368	54,433
	2018 Est. Elementary (Grade Level 0 to 8)	4.1%	3.4%	4.4%
	2018 Est. Some High School (Grade Level 9 to 11)	4.5%	5.1%	8.1%
	2018 Est. High School Graduate	17.7%	19.7%	24.1%
	2018 Est. Some College	18.9%	18.8%	19.1%
	2018 Est. Associate Degree Only	14.0%	13.4%	13.0%
	2018 Est. Bachelor Degree Only	28.3%	26.4%	21.2%
	2018 Est. Graduate Degree	12.4%	13.2%	10.1%
HOUSING	2018 Est. Total Housing Units	2,755	11,541	28,361
	2018 Est. Owner-Occupied	78.1%	74.7%	68.8%
	2018 Est. Renter-Occupied	18.9%	22.0%	27.8%
	2018 Est. Vacant Housing	3.1%	3.3%	3.4%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	1.8%	2.0%	2.0%
	2010 Homes Built 2000 to 2004	53.7%	50.0%	30.1%
	2010 Homes Built 1990 to 1999	31.5%	28.3%	33.0%
	2010 Homes Built 1980 to 1989	19.2%	15.9%	21.0%
	2010 Homes Built 1970 to 1979	3.7%	9.2%	13.9%
	2010 Homes Built 1960 to 1969	1.3%	2.8%	4.0%
	2010 Homes Built 1950 to 1959	1.9%	2.4%	3.8%
	2010 Homes Built Before 1949	0.9%	0.6%	0.8%
HOME VALUES	2010 Home Value \$1,000,000 or More	0.9%	0.7%	0.7%
	2010 Home Value \$500,000 to \$999,999	3.3%	3.7%	3.7%
	2010 Home Value \$400,000 to \$499,999	3.0%	3.3%	3.5%
	2010 Home Value \$300,000 to \$399,999	15.6%	16.1%	12.5%
	2010 Home Value \$200,000 to \$299,999	42.6%	40.9%	32.3%
	2010 Home Value \$150,000 to \$199,999	30.6%	28.3%	25.7%
	2010 Home Value \$100,000 to \$149,999	17.4%	15.7%	20.0%
	2010 Home Value \$50,000 to \$99,999	7.5%	6.1%	9.5%
	2010 Home Value \$25,000 to \$49,999	1.0%	1.0%	1.3%
	2010 Home Value Under \$25,000	1.9%	1.9%	2.1%
	2010 Median Home Value	\$207,868	\$212,584	\$192,149
	2010 Median Rent	\$1,231	\$1,120	\$1,054

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RF1

Dean Road & Cypress Springs Parkway

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	6,355	26,198	64,266
	2018 Est. Civilian Employed	68.3%	65.2%	63.8%
	2018 Est. Civilian Unemployed	3.1%	2.9%	2.5%
	2018 Est. in Armed Forces	0.1%	0.1%	-
	2018 Est. not in Labor Force	28.5%	31.9%	33.7%
	2018 Labor Force Males	48.5%	48.5%	48.8%
	2018 Labor Force Females	51.5%	51.5%	51.2%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	4,402	17,004	41,118
	2010 Mgmt, Business, & Financial Operations	13.8%	15.6%	13.6%
	2010 Professional, Related	26.6%	26.3%	22.4%
	2010 Service	16.6%	15.8%	21.1%
	2010 Sales, Office	27.9%	26.4%	25.8%
	2010 Farming, Fishing, Forestry	-	-	-
	2010 Construction, Extraction, Maintenance	5.0%	6.1%	7.6%
	2010 Production, Transport, Material Moving	10.0%	9.7%	9.4%
	2010 White Collar Workers	68.3%	68.3%	61.8%
	2010 Blue Collar Workers	31.7%	31.7%	38.2%
	TRANSPORTATION TO WORK	2010 Drive to Work Alone	83.1%	83.0%
2010 Drive to Work in Carpool		9.0%	9.3%	9.3%
2010 Travel to Work by Public Transportation		0.8%	0.5%	1.0%
2010 Drive to Work on Motorcycle		0.3%	0.3%	0.3%
2010 Walk or Bicycle to Work		0.5%	0.4%	0.7%
2010 Other Means		1.7%	1.3%	1.2%
2010 Work at Home		4.6%	5.3%	4.5%
TRAVEL TIME		2010 Travel to Work in 14 Minutes or Less	16.0%	15.5%
	2010 Travel to Work in 15 to 29 Minutes	48.4%	43.6%	41.0%
	2010 Travel to Work in 30 to 59 Minutes	36.1%	38.1%	40.8%
	2010 Travel to Work in 60 Minutes or More	6.2%	5.2%	5.2%
	2010 Average Travel Time to Work	24.7	25.7	26.8
CONSUMER EXPENDITURE	2018 Est. Total Household Expenditure	\$171 M	\$713 M	\$1.57 B
	2018 Est. Apparel	\$5.97 M	\$25.0 M	\$55.0 M
	2018 Est. Contributions, Gifts	\$11.5 M	\$48.5 M	\$103 M
	2018 Est. Education, Reading	\$6.72 M	\$28.1 M	\$59.6 M
	2018 Est. Entertainment	\$9.66 M	\$40.3 M	\$88.2 M
	2018 Est. Food, Beverages, Tobacco	\$26.0 M	\$109 M	\$242 M
	2018 Est. Furnishings, Equipment	\$6.01 M	\$25.0 M	\$53.9 M
	2018 Est. Health Care, Insurance	\$14.6 M	\$61.2 M	\$137 M
	2018 Est. Household Operations, Shelter, Utilities	\$52.6 M	\$220 M	\$486 M
	2018 Est. Miscellaneous Expenses	\$2.50 M	\$10.4 M	\$23.2 M
	2018 Est. Personal Care	\$2.22 M	\$9.26 M	\$20.4 M
	2018 Est. Transportation	\$32.9 M	\$137 M	\$303 M

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