

FOR SALE

THREE (3) COMMERCIAL OUTPARCELS

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

ORANGE COUNTY
ORLANDO, FLORIDA

For additional information contact:

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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.

OUTPARCELS:

	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

2019 TRAFFIC COUNTS: AADT per Orange County Traffic Engineering

Dixie Belle Drive **12,990**
(.28 Miles South of Lake Margaret Drive)

Lake Margaret Drive **13,371**
(.53 Miles West of Semoran Blvd.)

**2021 ESTIMATED
DEMOGRAPHICS:**

	<u>1 Mile</u>	<u>2 Miles</u>	<u>3 Miles</u>
Population	19,799	70,351	125,953
Median HH Income	\$48,299	\$51,587	\$55,721
Average HH Income	\$60,821	\$62,464	\$67,734
Employees	4,390	15,166	30,474

PARCEL ID#: Lot 1 – 09-23-30-2085-00-010 - 2020 Taxes – \$4,943.90
Lot 2 – 09-23-30-2085-00-020 - 2020 Taxes – \$3,543.81
Lot 3 – 09-23-30-2085-00-030 - 2020 Taxes – \$8,686.31

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

LAKE MARGARET DR.

NORTH



SEMORAN BLVD.

DIXIE BELLE DR.

346±
LOT 3

140±
LOT 2

197±
LOT 1
221±

LOWE'S

TIRE KINGDOM

7 ELEVEN

Walmart

SUNTRUST

Payless

Petland

Publix

McDonald's



NORTH

SEMORAN BLVD.

DIXIE BELLE DR.

LAKE MARGARET DR.

Lowe's

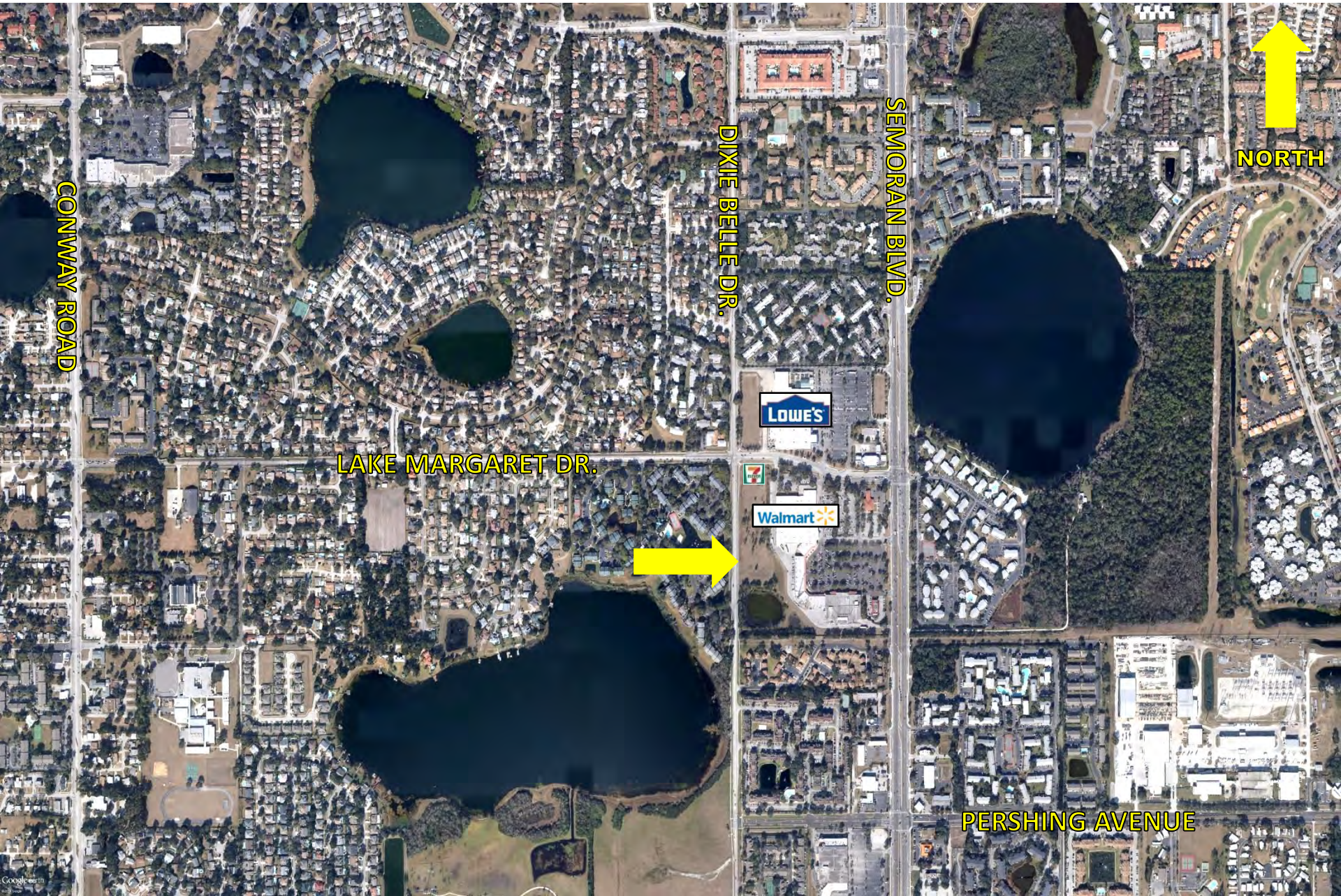
TIRE KINGDOM

Walmart

SUNTRUST

Publix

McDonald's



NORTH

CONWAY ROAD

DIXIE BELLE DR.

SEMORAN BLVD.

LAKE MARGARET DR.

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.

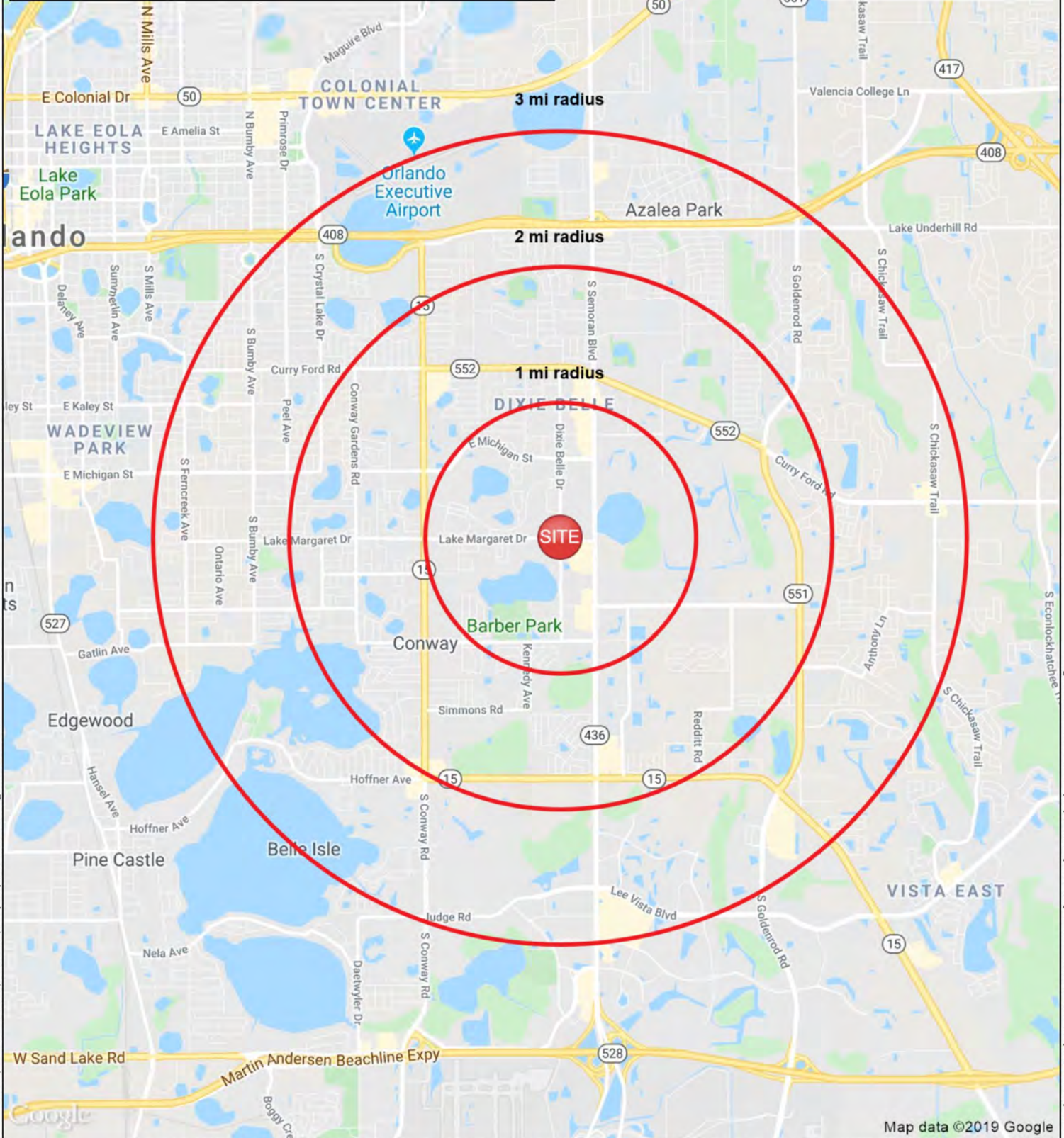
SEMORAN BLVD.

GOLDENROD RD.



Lake Margaret Dr & Dixie Belle Dr

December 2019



FULL PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 28.5062/-81.3144

RF1

Lake Margaret Dr & Dixie Belle Dr

		1 mi radius	2 mi radius	3 mi radius
POPULATION	2021 Estimated Population	19,799	70,351	125,953
	2026 Projected Population	19,175	68,669	124,430
	2010 Census Population	18,314	66,492	119,676
	2000 Census Population	19,069	68,340	116,356
	Projected Annual Growth 2021 to 2026	-0.6%	-0.5%	-0.2%
	Historical Annual Growth 2000 to 2021	0.2%	0.1%	0.4%
HOUSEHOLDS	2021 Estimated Households	9,257	30,015	52,510
	2026 Projected Households	9,238	30,217	53,505
	2010 Census Households	8,338	27,554	48,376
	2000 Census Households	8,600	28,348	47,140
	Projected Annual Growth 2021 to 2026	-	0.1%	0.4%
	Historical Annual Growth 2000 to 2021	0.4%	0.3%	0.5%
AGE	2021 Est. Population Under 10 Years	10.9%	11.4%	11.3%
	2021 Est. Population 10 to 19 Years	10.1%	10.9%	11.2%
	2021 Est. Population 20 to 29 Years	17.6%	15.1%	14.8%
	2021 Est. Population 30 to 44 Years	23.7%	22.3%	22.7%
	2021 Est. Population 45 to 59 Years	19.5%	19.6%	19.5%
	2021 Est. Population 60 to 74 Years	13.4%	14.7%	14.5%
	2021 Est. Population 75 Years or Over	4.7%	6.1%	6.1%
	2021 Est. Median Age	36.0	37.5	37.5
MARITAL STATUS & GENDER	2021 Est. Male Population	48.5%	48.5%	49.1%
	2021 Est. Female Population	51.5%	51.5%	50.9%
	2021 Est. Never Married	41.6%	39.3%	37.9%
	2021 Est. Now Married	32.4%	33.3%	35.7%
	2021 Est. Separated or Divorced	21.8%	22.4%	21.5%
	2021 Est. Widowed	4.3%	5.0%	5.0%
INCOME	2021 Est. HH Income \$200,000 or More	2.6%	3.0%	3.9%
	2021 Est. HH Income \$150,000 to \$199,999	3.1%	2.8%	3.5%
	2021 Est. HH Income \$100,000 to \$149,999	9.1%	10.0%	11.4%
	2021 Est. HH Income \$75,000 to \$99,999	8.6%	10.8%	12.2%
	2021 Est. HH Income \$50,000 to \$74,999	25.5%	23.9%	23.2%
	2021 Est. HH Income \$35,000 to \$49,999	18.3%	17.2%	15.9%
	2021 Est. HH Income \$25,000 to \$34,999	14.4%	12.6%	11.2%
	2021 Est. HH Income \$15,000 to \$24,999	8.2%	9.1%	9.1%
	2021 Est. HH Income Under \$15,000	10.4%	10.8%	9.6%
	2021 Est. Average Household Income	\$60,821	\$62,464	\$67,734
	2021 Est. Median Household Income	\$48,299	\$51,587	\$55,721
	2021 Est. Per Capita Income	\$28,438	\$26,658	\$28,272
	2021 Est. Total Businesses	652	2,297	4,678
2021 Est. Total Employees	4,390	15,166	30,474	

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Lake Margaret Dr & Dixie Belle Dr

	1 mi radius	2 mi radius	3 mi radius	
RACE	2021 Est. White	66.2%	68.3%	69.1%
	2021 Est. Black	13.6%	11.9%	11.5%
	2021 Est. Asian or Pacific Islander	3.7%	3.1%	3.6%
	2021 Est. American Indian or Alaska Native	0.5%	0.6%	0.5%
	2021 Est. Other Races	16.0%	16.1%	15.3%
HISPANIC	2021 Est. Hispanic Population	9,779	36,535	63,148
	2021 Est. Hispanic Population	49.4%	51.9%	50.1%
	2026 Proj. Hispanic Population	48.5%	50.8%	49.1%
	2010 Hispanic Population	41.5%	44.2%	42.9%
EDUCATION (Adults 25 or Older)	2021 Est. Adult Population (25 Years or Over)	14,180	50,121	89,729
	2021 Est. Elementary (Grade Level 0 to 8)	3.7%	5.1%	5.1%
	2021 Est. Some High School (Grade Level 9 to 11)	6.1%	7.5%	7.3%
	2021 Est. High School Graduate	28.6%	31.1%	30.5%
	2021 Est. Some College	18.9%	18.4%	17.5%
	2021 Est. Associate Degree Only	13.3%	12.4%	11.7%
	2021 Est. Bachelor Degree Only	21.7%	18.4%	20.0%
	2021 Est. Graduate Degree	7.6%	7.1%	8.0%
HOUSING	2021 Est. Total Housing Units	10,277	32,490	56,307
	2021 Est. Owner-Occupied	37.2%	46.0%	50.1%
	2021 Est. Renter-Occupied	52.9%	46.4%	43.1%
	2021 Est. Vacant Housing	9.9%	7.6%	6.7%
HOMES BUILT BY YEAR	2021 Homes Built 2010 or later	2.2%	3.0%	4.0%
	2021 Homes Built 2000 to 2009	7.4%	6.7%	8.5%
	2021 Homes Built 1990 to 1999	20.4%	16.1%	16.2%
	2021 Homes Built 1980 to 1989	34.1%	27.8%	24.1%
	2021 Homes Built 1970 to 1979	18.4%	21.4%	19.0%
	2021 Homes Built 1960 to 1969	3.8%	8.4%	9.2%
	2021 Homes Built 1950 to 1959	2.3%	7.2%	10.1%
	2021 Homes Built Before 1949	1.4%	1.8%	2.2%
HOME VALUES	2021 Home Value \$1,000,000 or More	1.0%	1.4%	1.7%
	2021 Home Value \$500,000 to \$999,999	4.0%	4.2%	4.6%
	2021 Home Value \$400,000 to \$499,999	3.6%	3.0%	4.2%
	2021 Home Value \$300,000 to \$399,999	13.6%	14.4%	15.5%
	2021 Home Value \$200,000 to \$299,999	33.8%	33.1%	32.6%
	2021 Home Value \$150,000 to \$199,999	13.4%	15.3%	16.6%
	2021 Home Value \$100,000 to \$149,999	13.6%	11.5%	10.7%
	2021 Home Value \$50,000 to \$99,999	12.1%	8.7%	6.8%
	2021 Home Value \$25,000 to \$49,999	3.1%	3.2%	2.6%
	2021 Home Value Under \$25,000	1.7%	5.3%	4.7%
	2021 Median Home Value	\$212,131	\$206,692	\$219,676
	2021 Median Rent	\$1,048	\$1,032	\$1,075

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LABOR FORCE	2021 Est. Labor Population Age 16 Years or Over	16,491	57,810	103,413
	2021 Est. Civilian Employed	59.9%	56.9%	57.0%
	2021 Est. Civilian Unemployed	4.4%	4.1%	4.0%
	2021 Est. in Armed Forces	-	0.2%	0.1%
	2021 Est. not in Labor Force	35.6%	38.8%	38.8%
	2021 Labor Force Males	47.6%	47.6%	48.4%
	2021 Labor Force Females	52.4%	52.4%	51.6%
OCCUPATION	2021 Occupation: Population Age 16 Years or Over	9,884	32,875	58,933
	2021 Mgmt, Business, & Financial Operations	12.8%	12.5%	13.7%
	2021 Professional, Related	17.6%	16.9%	17.6%
	2021 Service	18.6%	21.4%	20.8%
	2021 Sales, Office	27.9%	25.6%	24.8%
	2021 Farming, Fishing, Forestry	0.1%	0.3%	0.3%
	2021 Construction, Extraction, Maintenance	7.5%	9.2%	9.4%
	2021 Production, Transport, Material Moving	15.4%	14.1%	13.4%
	2021 White Collar Workers	58.3%	55.0%	56.2%
	2021 Blue Collar Workers	41.7%	45.0%	43.8%
TRANSPORTATION TO WORK	2021 Drive to Work Alone	80.1%	78.4%	78.6%
	2021 Drive to Work in Carpool	10.7%	11.2%	11.1%
	2021 Travel to Work by Public Transportation	2.6%	3.2%	2.7%
	2021 Drive to Work on Motorcycle	-	-	-
	2021 Walk or Bicycle to Work	0.9%	1.6%	1.5%
	2021 Other Means	1.0%	1.3%	1.0%
	2021 Work at Home	4.5%	4.1%	5.0%
	2021 Travel to Work in 14 Minutes or Less	14.4%	10.9%	11.8%
TRAVEL TIME	2021 Travel to Work in 15 to 29 Minutes	45.8%	43.8%	42.9%
	2021 Travel to Work in 30 to 59 Minutes	39.2%	38.8%	39.7%
	2021 Travel to Work in 60 Minutes or More	9.2%	7.8%	7.1%
	2021 Average Travel Time to Work	25.9	26.6	26.6
	2021 Est. Total Household Expenditure	\$461.82 M	\$1.52 B	\$2.81 B
CONSUMER EXPENDITURE	2021 Est. Apparel	\$16.03 M	\$52.91 M	\$98.06 M
	2021 Est. Contributions, Gifts	\$24.96 M	\$82.7 M	\$154.7 M
	2021 Est. Education, Reading	\$13.49 M	\$44.74 M	\$84.11 M
	2021 Est. Entertainment	\$25.24 M	\$83.71 M	\$155.79 M
	2021 Est. Food, Beverages, Tobacco	\$72.16 M	\$237.39 M	\$436.95 M
	2021 Est. Furnishings, Equipment	\$15.75 M	\$52.16 M	\$97.01 M
	2021 Est. Health Care, Insurance	\$42.77 M	\$141.26 M	\$260.25 M
	2021 Est. Household Operations, Shelter, Utilities	\$152.34 M	\$500.07 M	\$920.55 M
	2021 Est. Miscellaneous Expenses	\$8.7 M	\$28.62 M	\$52.91 M
	2021 Est. Personal Care	\$6.18 M	\$20.37 M	\$37.66 M
	2021 Est. Transportation	\$84.2 M	\$277.95 M	\$514.28 M

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