

# APOPKA LAND SHOPPING CENTER

701-825 ORANGE BLOSSOM TRAIL, APOPKA, FL 32703

**AVAILABLE**

**3,256 SF | 3,200 SF | 2,500 SF | 1,200 SF | 5,756 SF**



## PROPERTY OVERVIEW

Size : 172,947 Square Feet | Land Area: 20.25 acres | Year Built: 1986

## HIGHLIGHTS

Centrally located property. The City of Apopka (12 miles northwest of Orlando) has experienced tremendous growth in the past several years

## DEMOGRAPHICS

Population (2010) : 1 mile - 7,858 | 3 mile - 58,417 | 5 mile - 134,637

Daytime Population : 1 mile - 3,725 | 3 mile - 18,829 | 5 mile - 38,584

Average Household Income (2009) : 1 mile - \$52,918 | 3 mile - \$69,816 | 5 mile - \$71,667

## TRAFFIC COUNTS

S Orange Blossom Trail & Sheeler Ave - 29,482 ADT | E Semoran Blvd & Sheeler Ave - 25,981 ADT

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www.thurretail.com

2/21/2011

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Rt 436 (E Semoran Blvd.)

25,981 ADT



25,981 ADT

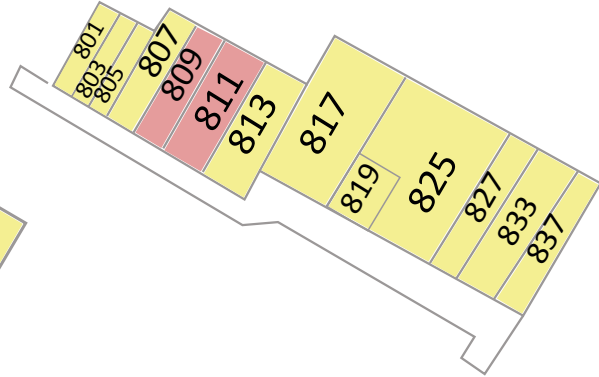
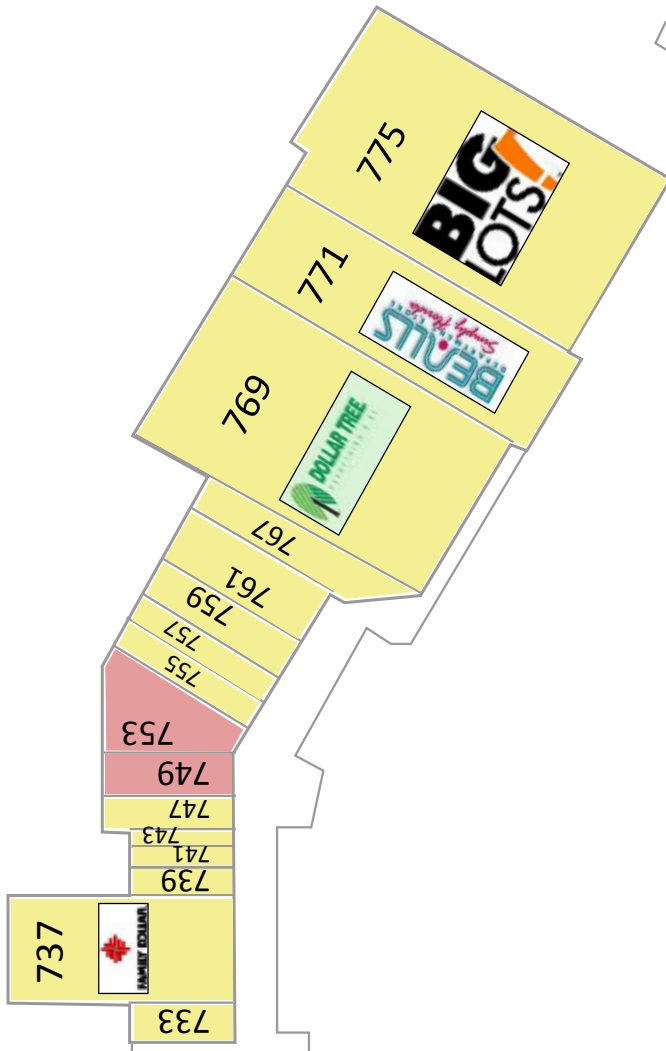
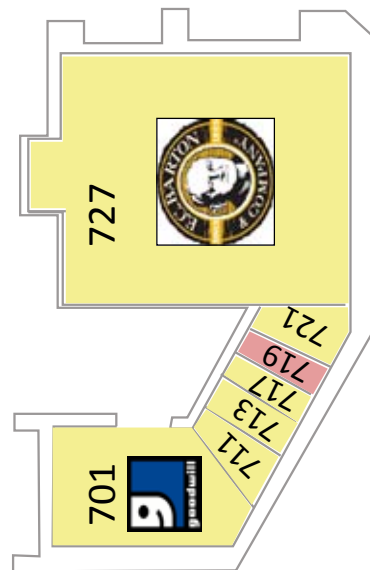
Sheeler Avenue

29,482 ADT

29,482 ADT

Orange Blossom Trail

# APOPKA LAND SHOPPING CENTER



UNIT	TENANT	SF
701	Goodwill Industries	9,105
711	Wings-N- Things	1,035
713	Kalla's Caribbean Kitchen	1,155
717	Healthcare Management Enterprises	2,400
719	Vacant	1,200
721	Optical Eyeland	1,472
727	EC Barton & CO	29,000
733	Palace Drycleaners	1,500
737	Family Dollar Stores of Florida	8,640
739	Gamestop	1,140
741	AAASew-Vac	900
743	Affirmative Insurance Holdings	900
747	American General Financial Services	1,600
749	Vacant	3,256
753	Vacant	2,500
755	Gentlemen's Mens Wear	2,000
757	General Nutrition	2,000
759	Payless Shoesource	3,000
761	The Cato Corporation	4,000
767	Coast Dental Services	2,375
769	Dollar Tree	24,388

UNIT	TENANT	SF
771	Beall's Outlet	15,450
775	Big Lots	26,421
801	RC Nails	1,200
803	Royal Wireless	1,200
805	Sally Beauty	2,000
807	Blanco Professional Services	1,600
809 & 811	Vacant	3,200
813	Advance America	1,200
817 & 819	El Venado Restaurant	3,600
825	Rent-A-Center	3,600
827	Apopka Laundry	2,800
833	Higher Learning Academy	4,500
837	Cutting Edge	1,050

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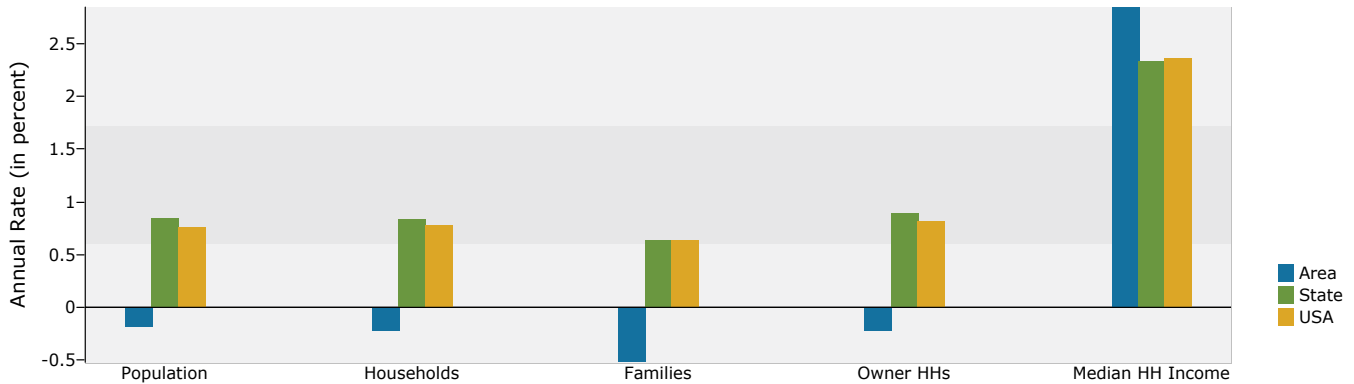


# Demographic and Income Profile

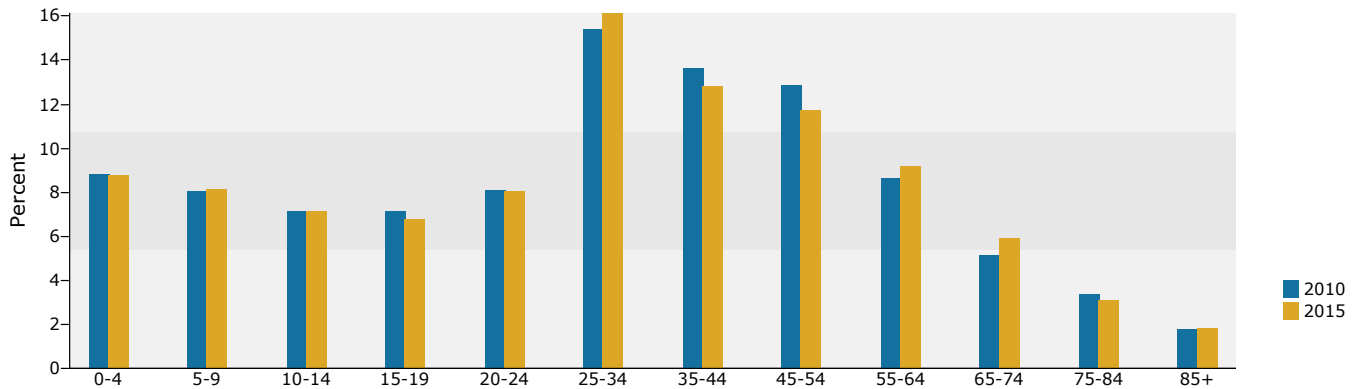
Apopka  
 733 S Orange Blossom Tr, Apopka, FL 32703-3708,  
 Ring: 1 mile radius

Prepared by Shary Thur  
 Latitude: 28.669464  
 Longitude: -81.49139

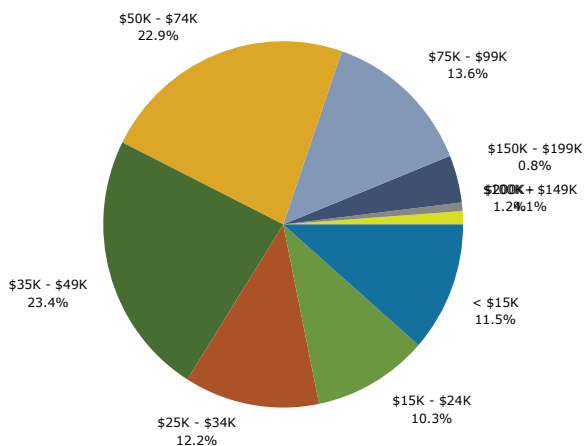
Trends 2010-2015



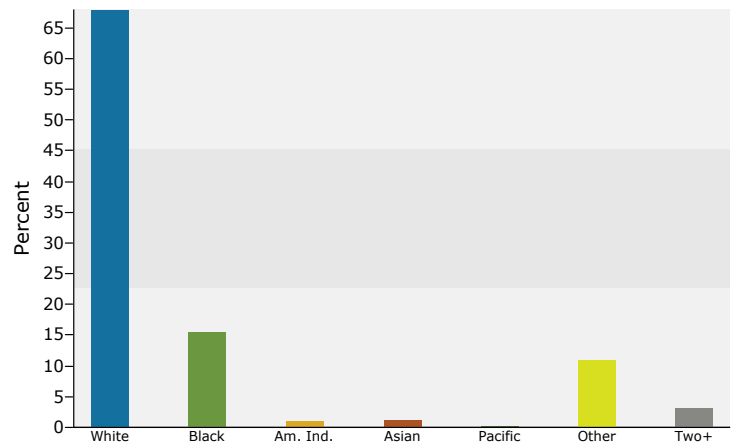
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 31.2%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.



# Demographic and Income Profile

Apopka  
 733 S Orange Blossom Tr, Apopka, FL 32703-3708,  
 Ring: 1 mile radius

Prepared by Shary Thur  
 Latitude: 28.669464  
 Longitude: -81.49139

Summary	2000	2010	2015
Population	7,643	7,858	7,787
Households	2,657	2,705	2,675
Families	1,889	1,857	1,809
Average Household Size	2.82	2.84	2.85
Owner Occupied Housing Units	1,756	1,713	1,694
Renter Occupied Housing Units	901	992	981
Median Age	31.7	31.7	31.4
Trends: 2010 - 2015 Annual Rate	Area	State	National
Population	-0.18%	0.84%	0.76%
Households	-0.22%	0.83%	0.78%
Families	-0.52%	0.64%	0.64%
Owner HHS	-0.22%	0.89%	0.82%
Median Household Income	2.85%	2.34%	2.36%

Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	429	16.2%	310	11.5%	266	9.9%
\$15,000 - \$24,999	376	14.2%	279	10.3%	228	8.5%
\$25,000 - \$34,999	443	16.7%	330	12.2%	270	10.1%
\$35,000 - \$49,999	603	22.8%	632	23.4%	500	18.7%
\$50,000 - \$74,999	514	19.4%	620	22.9%	804	30.1%
\$75,000 - \$99,999	176	6.6%	368	13.6%	392	14.7%
\$100,000 - \$149,999	67	2.5%	112	4.1%	150	5.6%
\$150,000 - \$199,999	12	0.5%	21	0.8%	28	1.0%
\$200,000+	27	1.0%	32	1.2%	37	1.4%

Median Household Income	\$36,474	\$44,908	\$51,678
Average Household Income	\$43,921	\$52,918	\$57,912
Per Capita Income	\$15,793	\$18,507	\$20,225

Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	655	8.6%	692	8.8%	680	8.7%
5 - 9	618	8.1%	631	8.0%	635	8.2%
10 - 14	560	7.3%	561	7.1%	584	7.5%
15 - 19	534	7.0%	561	7.1%	527	6.8%
20 - 24	566	7.4%	636	8.1%	627	8.1%
25 - 34	1,291	16.9%	1,210	15.4%	1,256	16.1%
35 - 44	1,209	15.8%	1,071	13.6%	998	12.8%
45 - 54	849	11.1%	1,009	12.8%	916	11.8%
55 - 64	567	7.4%	679	8.6%	715	9.2%
65 - 74	418	5.5%	405	5.2%	463	5.9%
75 - 84	259	3.4%	265	3.4%	242	3.1%
85+	114	1.5%	140	1.8%	142	1.8%

Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	5,776	75.6%	5,337	67.9%	5,199	66.8%
Black Alone	977	12.8%	1,225	15.6%	1,210	15.5%
American Indian Alone	53	0.7%	76	1.0%	75	1.0%
Asian Alone	66	0.9%	92	1.2%	99	1.3%
Pacific Islander Alone	7	0.1%	13	0.2%	14	0.2%
Some Other Race Alone	585	7.7%	865	11.0%	928	11.9%
Two or More Races	179	2.3%	250	3.2%	261	3.4%
Hispanic Origin (Any Race)	1,642	21.5%	2,454	31.2%	2,677	34.4%

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

November 19, 2010



# Demographic and Income Profile

Apopka  
 733 S Orange Blossom Tr, Apopka, FL 32703-3708,  
 Ring: 3 miles radius

Prepared by Shary Thur  
 Latitude: 28.669464  
 Longitude: -81.49139

Summary	2000	2010	2015
Population	54,865	58,417	58,710
Households	19,066	20,205	20,303
Families	14,658	15,155	15,043
Average Household Size	2.86	2.87	2.87
Owner Occupied Housing Units	14,929	15,062	15,115
Renter Occupied Housing Units	4,136	5,143	5,188
Median Age	34.4	36.0	35.9

Trends: 2010 - 2015 Annual Rate	Area	State	National
Population	0.10%	0.84%	0.76%
Households	0.10%	0.83%	0.78%
Families	-0.15%	0.64%	0.64%
Owner HHS	0.07%	0.89%	0.82%
Median Household Income	2.00%	2.34%	2.36%

Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	2,221	11.7%	1,697	8.4%	1,464	7.2%
\$15,000 - \$24,999	2,025	10.6%	1,455	7.2%	1,187	5.8%
\$25,000 - \$34,999	2,637	13.8%	1,967	9.7%	1,587	7.8%
\$35,000 - \$49,999	3,684	19.3%	3,496	17.3%	2,707	13.3%
\$50,000 - \$74,999	3,962	20.8%	4,455	22.0%	5,343	26.3%
\$75,000 - \$99,999	2,009	10.5%	3,352	16.6%	3,416	16.8%
\$100,000 - \$149,999	1,634	8.6%	2,660	13.2%	3,336	16.4%
\$150,000 - \$199,999	454	2.4%	566	2.8%	657	3.2%
\$200,000+	424	2.2%	557	2.8%	605	3.0%

Median Household Income	\$45,302	\$57,662	\$63,649
Average Household Income	\$58,131	\$69,816	\$75,614
Per Capita Income	\$20,387	\$24,305	\$26,326

Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,197	7.6%	4,456	7.6%	4,371	7.4%
5 - 9	4,464	8.1%	4,395	7.5%	4,411	7.5%
10 - 14	4,488	8.2%	4,283	7.3%	4,438	7.6%
15 - 19	3,984	7.3%	4,170	7.1%	3,951	6.7%
20 - 24	3,031	5.5%	3,629	6.2%	3,606	6.1%
25 - 34	7,805	14.2%	7,518	12.9%	7,928	13.5%
35 - 44	9,673	17.6%	8,182	14.0%	7,500	12.8%
45 - 54	7,473	13.6%	8,960	15.3%	8,299	14.1%
55 - 64	4,523	8.2%	6,593	11.3%	6,997	11.9%
65 - 74	3,038	5.5%	3,529	6.0%	4,469	7.6%
75 - 84	1,669	3.0%	1,955	3.3%	1,949	3.3%
85+	519	0.9%	752	1.3%	792	1.3%

Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	40,915	74.6%	40,064	68.6%	39,717	67.7%
Black Alone	8,920	16.3%	10,786	18.5%	10,772	18.3%
American Indian Alone	230	0.4%	327	0.6%	332	0.6%
Asian Alone	1,041	1.9%	1,577	2.7%	1,755	3.0%
Pacific Islander Alone	48	0.1%	86	0.1%	90	0.2%
Some Other Race Alone	2,421	4.4%	3,701	6.3%	4,033	6.9%
Two or More Races	1,289	2.3%	1,876	3.2%	2,010	3.4%
Hispanic Origin (Any Race)	8,172	14.9%	12,913	22.1%	14,467	24.6%

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

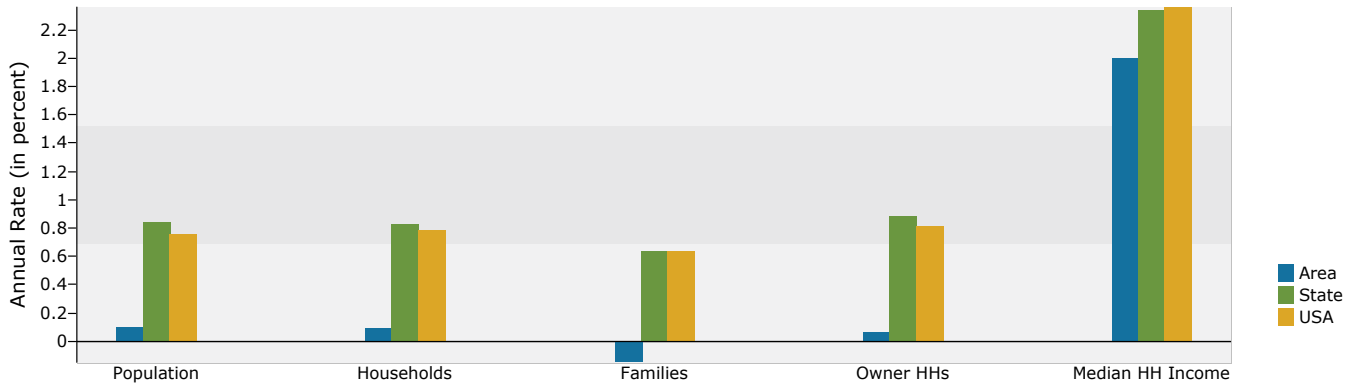
November 19, 2010

# Demographic and Income Profile

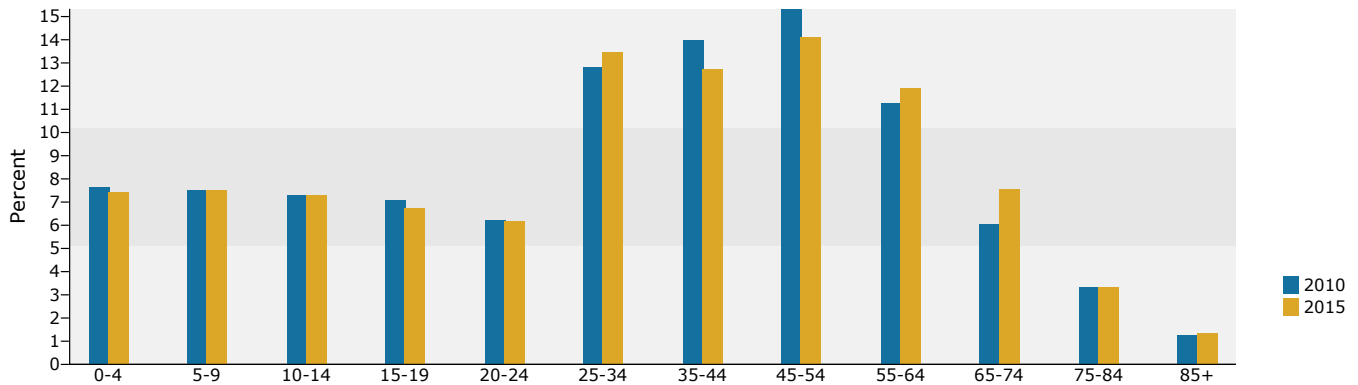
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 Ring: 3 miles radius

Prepared by Shary Thur  
 Latitude: 28.669464  
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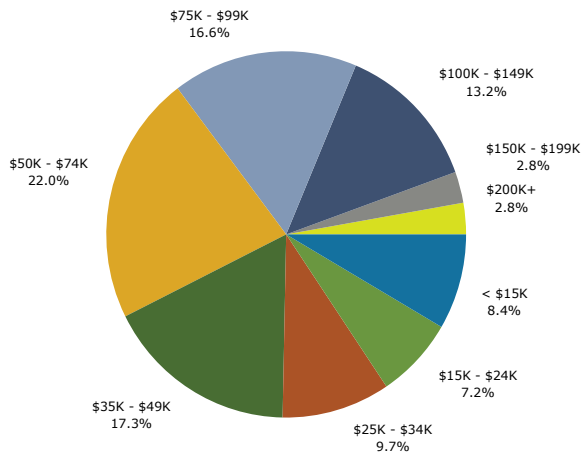
Trends 2010-2015



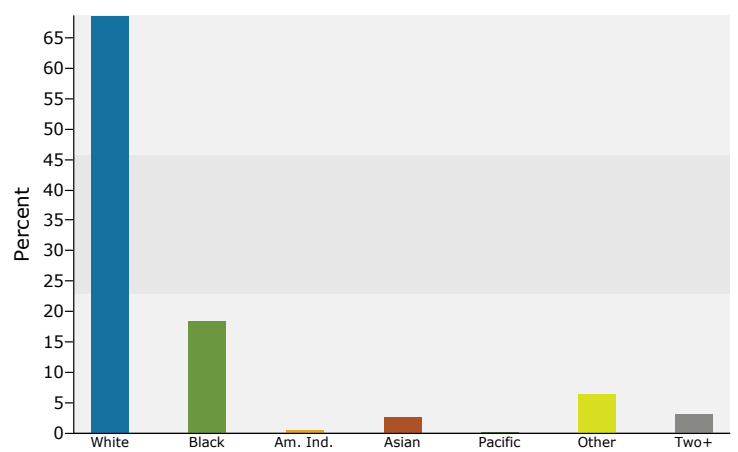
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 22.1%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.



# Demographic and Income Profile

Apopka  
 733 S Orange Blossom Tr, Apopka, FL 32703-3708,  
 Ring: 5 miles radius

Prepared by Shary Thur  
 Latitude: 28.669464  
 Longitude: -81.49139

Summary	2000	2010	2015
Population	122,942	134,637	136,967
Households	44,183	48,411	49,348
Families	32,589	34,792	34,986
Average Household Size	2.77	2.77	2.76
Owner Occupied Housing Units	32,749	34,570	35,200
Renter Occupied Housing Units	11,435	13,840	14,148
Median Age	34.6	36.3	36.2

Trends: 2010 - 2015 Annual Rate	Area	State	National
Population	0.34%	0.84%	0.76%
Households	0.38%	0.83%	0.78%
Families	0.11%	0.64%	0.64%
Owner HHS	0.36%	0.89%	0.82%
Median Household Income	1.73%	2.34%	2.36%

Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	4,325	9.8%	3,441	7.1%	2,943	6.0%
\$15,000 - \$24,999	4,626	10.4%	3,286	6.8%	2,675	5.4%
\$25,000 - \$34,999	5,771	13.0%	4,475	9.2%	3,583	7.3%
\$35,000 - \$49,999	8,780	19.8%	8,009	16.5%	6,199	12.6%
\$50,000 - \$74,999	9,820	22.2%	11,423	23.6%	13,513	27.4%
\$75,000 - \$99,999	5,063	11.4%	8,056	16.6%	8,312	16.8%
\$100,000 - \$149,999	3,983	9.0%	7,126	14.7%	9,306	18.9%
\$150,000 - \$199,999	922	2.1%	1,275	2.6%	1,403	2.8%
\$200,000+	1,003	2.3%	1,317	2.7%	1,413	2.9%

Median Household Income	\$47,207	\$60,108	\$65,482
Average Household Income	\$59,274	\$71,667	\$77,538
Per Capita Income	\$21,544	\$25,888	\$28,059

Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	8,903	7.2%	9,671	7.2%	9,664	7.1%
5 - 9	9,550	7.8%	9,437	7.0%	9,596	7.0%
10 - 14	9,815	8.0%	9,270	6.9%	9,683	7.1%
15 - 19	8,831	7.2%	9,195	6.8%	8,705	6.4%
20 - 24	7,099	5.8%	8,662	6.4%	8,434	6.2%
25 - 34	18,139	14.8%	18,779	13.9%	20,123	14.7%
35 - 44	21,774	17.7%	18,603	13.8%	17,744	13.0%
45 - 54	17,271	14.0%	20,822	15.5%	19,145	14.0%
55 - 64	10,162	8.3%	15,553	11.6%	16,668	12.2%
65 - 74	6,715	5.5%	8,329	6.2%	10,658	7.8%
75 - 84	3,656	3.0%	4,646	3.5%	4,734	3.5%
85+	1,026	0.8%	1,672	1.2%	1,815	1.3%

Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	91,968	74.8%	91,940	68.3%	92,029	67.2%
Black Alone	19,341	15.7%	25,092	18.6%	25,581	18.7%
American Indian Alone	483	0.4%	676	0.5%	695	0.5%
Asian Alone	2,909	2.4%	4,326	3.2%	4,844	3.5%
Pacific Islander Alone	85	0.1%	145	0.1%	152	0.1%
Some Other Race Alone	5,056	4.1%	7,921	5.9%	8,769	6.4%
Two or More Races	3,100	2.5%	4,536	3.4%	4,897	3.6%
Hispanic Origin (Any Race)	16,908	13.8%	27,349	20.3%	31,132	22.7%

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

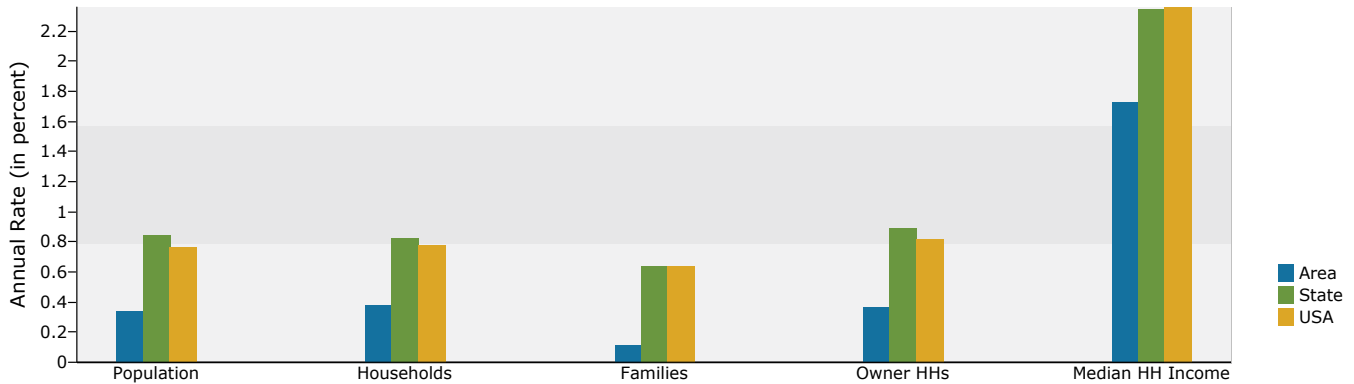
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# Demographic and Income Profile

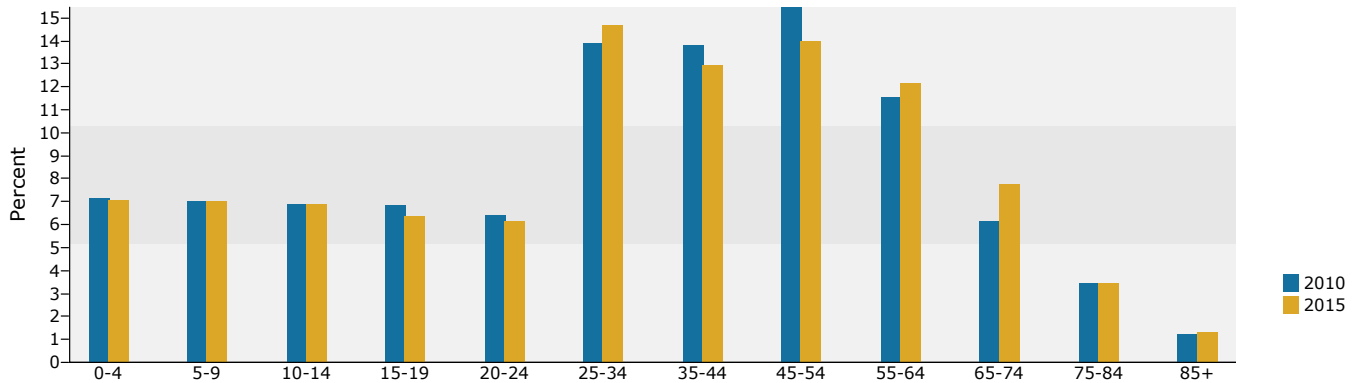
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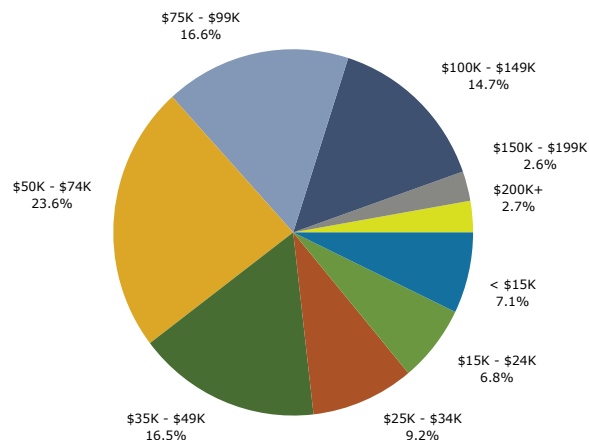
## Trends 2010-2015



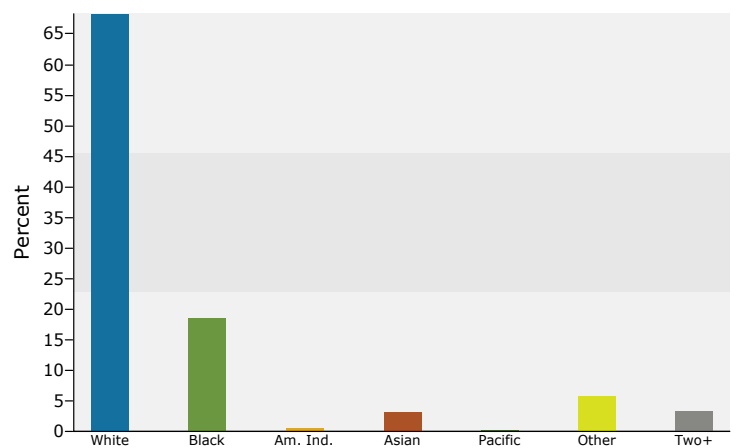
## Population by Age



## 2010 Household Income



## 2010 Population by Race



2010 Percent Hispanic Origin: 20.3%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

November 19, 2010