

# WESTGATE SQUARE

2625-2785 NORTH HIAWASSEE ROAD, ORLANDO FL 32818

**AVAILABLE : 26,691 SF | 1,750 SF | 1,200 SF**

**Daycare space - coming available in 90 days : 4,800 SF**

**Available Soon : 10,000 SF**

**Available : Outparcel**



PROPERTY OVERVIEW

Size : 136,190 Square Feet

Land Area: 18.02 acres

Year Built : Two Phases - 1983 & 1986

HIGHLIGHTS

Metro Orlando is one of the top 10 locations in the country for business

City of Orlando serves as an International Business Center, with a bustling downtown

Population : 1 mile - 17,436 | 3 mile - 115,317 | 5 mile - 235,280

Daytime Population : 1 mile - 1,826 | 3 mile - 22,386 | 5 mile - 86,998

Average Household Income : 1 mile - \$54,541 | 3 mile - \$57,119 | 5 mile - \$60,804

Traffic Counts : North Hiawassee Road & Silver Star Rd - 32,330 ADT

North Hiawassee Road & Portage Ave - 39, 441 ADT

**FOR MORE INFORMATION, PLEASE CONTACT : 561.395.2441**

**SHARY THUR**  
sthur@thurassociates.com  
cell : 202.359.3469



**JONATHAN CASHION**  
jcashion@thurassociates.com  
cell: 561.302.7071

Corporate Office : 8260 Greensboro Dr. Suite 270, McLean VA 22102 703.847.0865  
Florida Office : 433 Plaza Real, Suite 275, Mizner Park, Boca Raton, FL 33432 561.395.2441

[www.thurassociates.com](http://www.thurassociates.com)

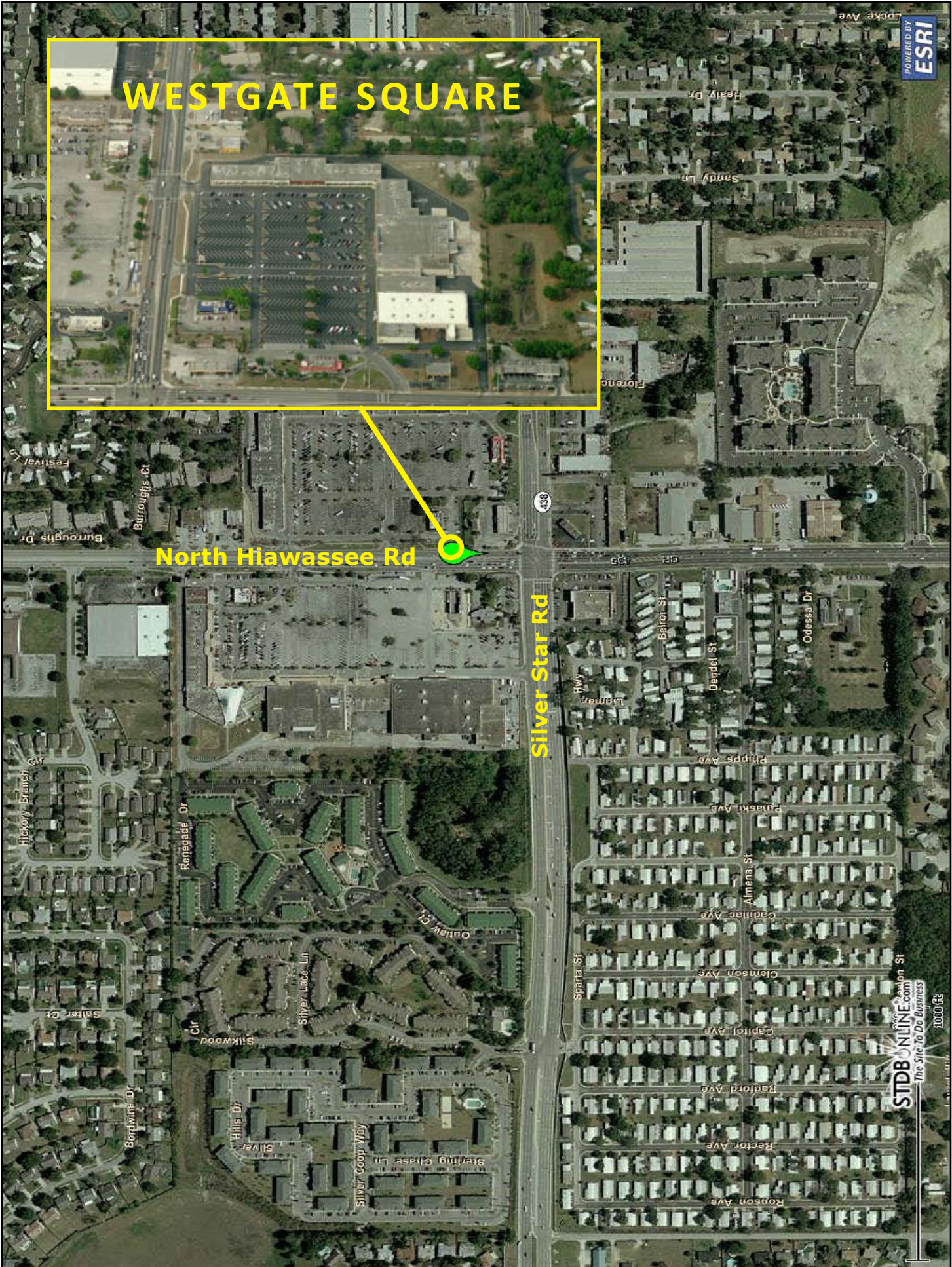
4/6/11

# WESTGATE SQUARE

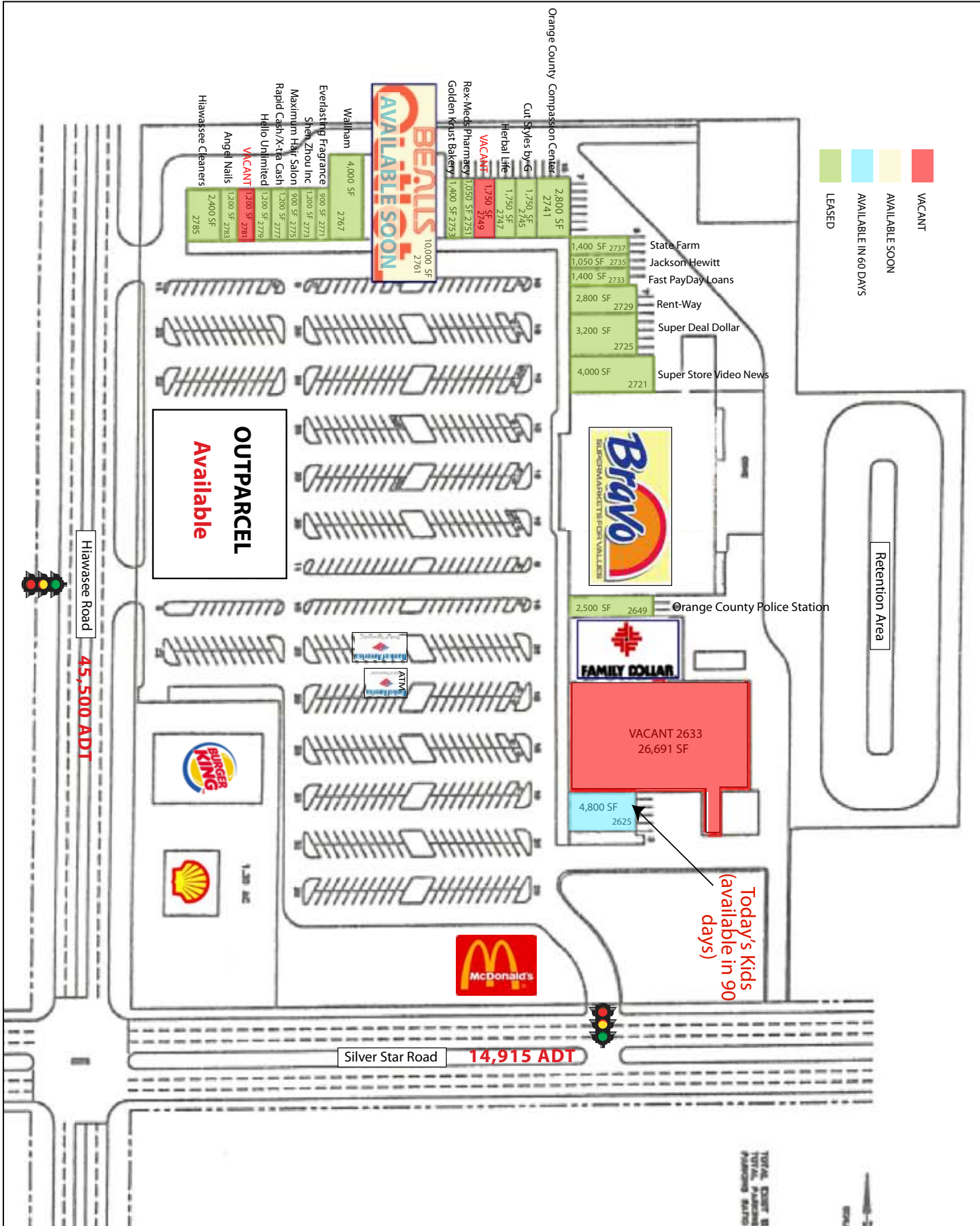
North Hiawasse Rd

Silver Star Rd

438



# WESTGATE SQUARE



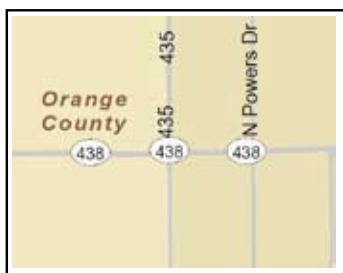
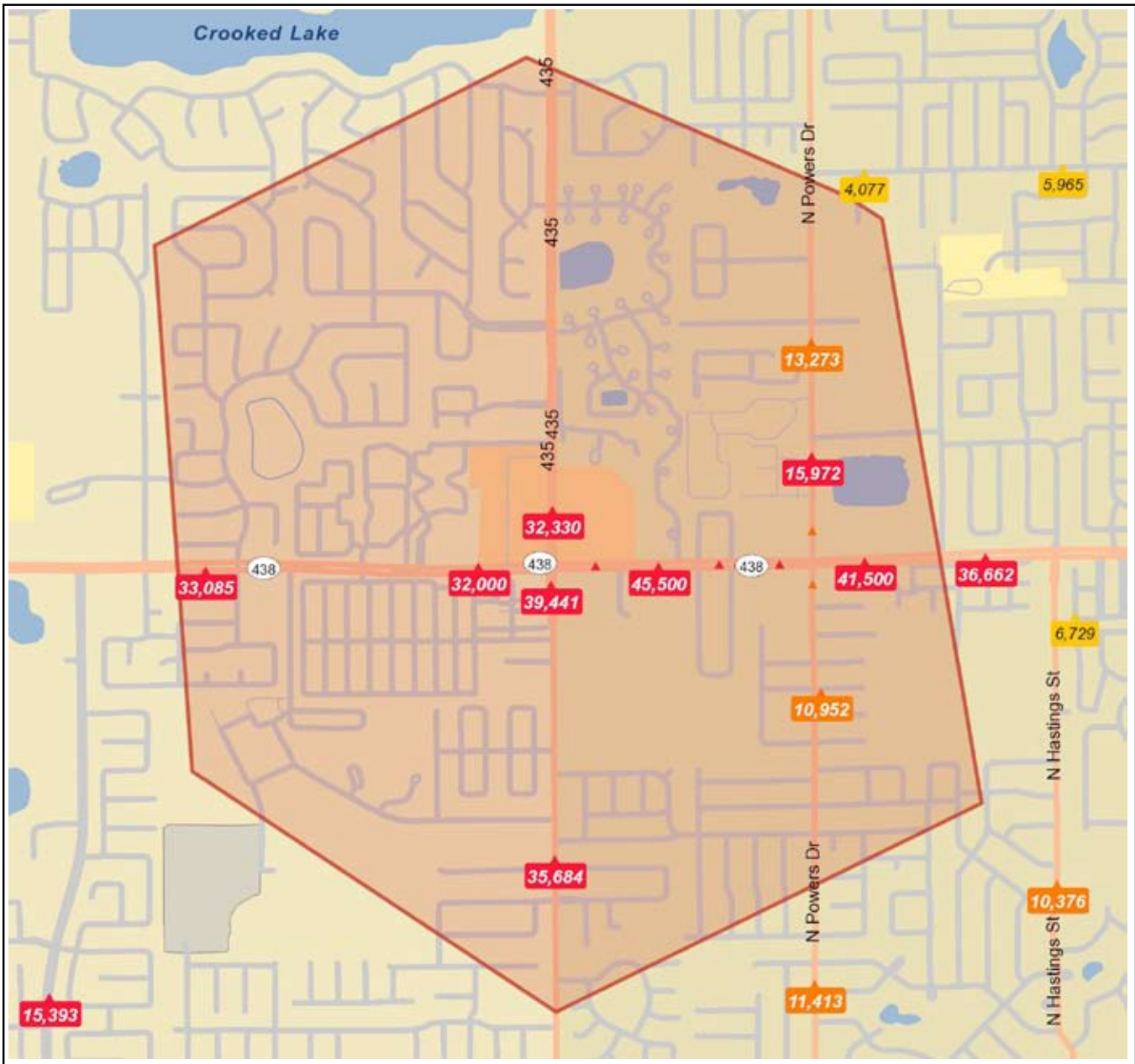
# TENANT LIST - WESTGATE

Unit	Tenant	Category	SF
SBD	Bank of America	Bank	1,550
2625	Today's Kids - coming available in 90 days	Daycare	4,800
2633	Vacant		26,691
2641	Family Dollar Store	Discount Store	10,069
2649	The Orange County Police Station	Police Station	2,500
2701	Bravo Supermarkets for Savings	Grocery	43,578
2721	Super Store Video News	Video/Newsstand	4,000
2725	Super Deal Dollar	Discount Store	3,200
2729	Rent-Way	Rental	2,800
2733	Fast PayDay Loans	Cash Advance	1,400
2735	Jackson Hewitt	Tax	1,050
2737	State Farm Insurance	Insurance	1,400
2741	Orange County Compassion Center	Thrift Store	2,800
2745	Cut Styles by G	Hair Salon	1,750
2747	Herbal Life	Health & Nutrition	1,750
2749	Vacant - former Hair For Less		1,750
2751	Rx-Meds Pharmacy	Pharmacy	1,050
2753	Golden Krust Bakery	Bakery	1,400
2761	Available Soon - Beall's Outlet	Department Store	10,000
2767	Wallham	Laundromat	4,000
2771	Everlasting Fragrance	Cosmetics	900
2773	Shen Zhou Inc.	Chinese Restaurant	1,200
2775	Maximum Hair Salon	Hair Salon	900
2777	Rapid Cash/X-tra Cash	Cash Advance	1,200
2779	Hello Unlimited	Internet Cafe	1,200
2781	Vacant - former Gamestop		1,200
2783	Angel Nails	Nail Salon	1,200
2785	Hiawasse Cleaners	Dry Cleaners	2,400
3000	Burger King	Fastfood	

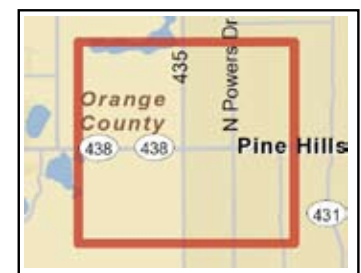
**Total GLA: 137,738**

## Westgate Square Intersection

Site Type: Custom Polygon



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: © 2010 MPSI Systems Inc. d.b.a. DataMetrix®

2625 N Hiwassee Rd, Orlando...

Latitude: 28.578502

Longitude: -81.475841

Site Type: Ring

Radius: 1 Miles

Summary	2000	2009	2014
Population	15,335	17,436	18,384
Households	5,156	5,851	6,163
Families	3,881	4,291	4,456
Average Household Size	2.95	2.95	2.96
Owner Occupied HUs	3,768	4,105	4,368
Renter Occupied HUs	1,388	1,746	1,795
Median Age	31.7	32.0	32.5

Trends: 2009-2014 Annual Rate	Area	State	National
Population	1.06%	1.48%	0.91%
Households	1.04%	1.52%	0.94%
Families	0.76%	1.27%	0.74%
Owner HHs	1.25%	1.80%	1.19%
Median Household Income	1.35%	0.82%	0.80%

Households by Income	2000		2009		2014	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	790	15.3%	698	11.9%	708	11.5%
\$15,000 - \$24,999	691	13.3%	536	9.2%	534	8.7%
\$25,000 - \$34,999	771	14.9%	765	13.1%	717	11.6%
\$35,000 - \$49,999	996	19.2%	1,100	18.8%	1,047	17.0%
\$50,000 - \$74,999	1,202	23.2%	1,416	24.2%	1,782	28.9%
\$75,000 - \$99,999	439	8.5%	822	14.1%	800	13.0%
\$100,000 - \$149,999	233	4.5%	414	7.1%	461	7.5%
\$150,000 - \$199,000	35	0.7%	57	1.0%	65	1.1%
\$200,000+	21	0.4%	42	0.7%	47	0.8%
Median Household Income	\$39,127		\$47,558		\$50,860	
Average Household Income	\$45,456		\$54,541		\$56,120	
Per Capita Income	\$15,059		\$17,961		\$18,475	

Population by Age	2000		2009		2014	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,199	7.8%	1,419	8.1%	1,507	8.2%
5 - 9	1,317	8.6%	1,350	7.7%	1,465	8.0%
10 - 14	1,378	9.0%	1,301	7.5%	1,427	7.8%
15 - 19	1,285	8.4%	1,339	7.7%	1,268	6.9%
20 - 24	1,027	6.7%	1,292	7.4%	1,285	7.0%
25 - 34	2,251	14.7%	2,785	16.0%	3,025	16.5%
35 - 44	2,504	16.3%	2,357	13.5%	2,470	13.4%
45 - 54	1,853	12.1%	2,367	13.6%	2,257	12.3%
55 - 64	1,174	7.7%	1,652	9.5%	1,890	10.3%
65 - 74	819	5.3%	914	5.2%	1,091	5.9%
75 - 84	424	2.8%	504	2.9%	524	2.9%
85+	106	0.7%	157	0.9%	175	1.0%

Race and Ethnicity	2000		2009		2014	
	Number	Percent	Number	Percent	Number	Percent
White Alone	5,240	34.2%	4,649	26.7%	4,459	24.3%
Black Alone	7,872	51.3%	9,952	57.1%	10,741	58.4%
American Indian Alone	43	0.3%	46	0.3%	46	0.3%
Asian Alone	538	3.5%	695	4.0%	779	4.2%
Pacific Islander Alone	8	0.1%	10	0.1%	11	0.1%
Some Other Race Alone	808	5.3%	1,140	6.5%	1,349	7.3%
Two or More Races	825	5.4%	944	5.4%	998	5.4%
Hispanic Origin (Any Race)	2,210	14.4%	3,179	18.2%	3,776	20.5%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.

2625 N Hiwassee Rd, Orlando...

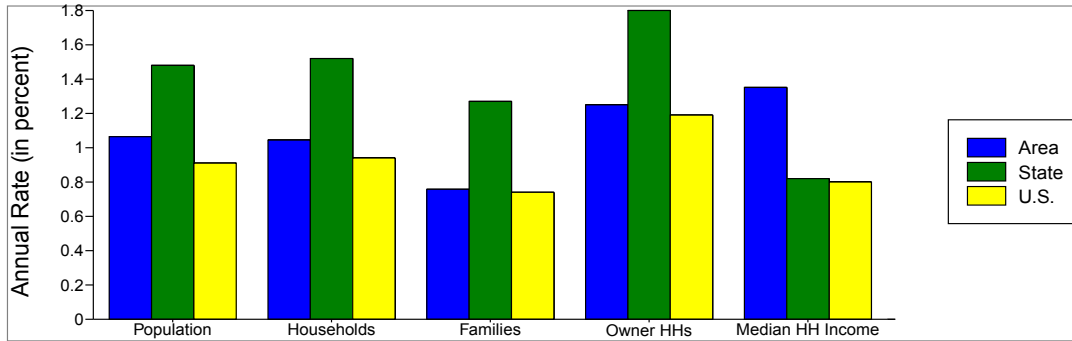
Latitude: 28.578502

Longitude: -81.475841

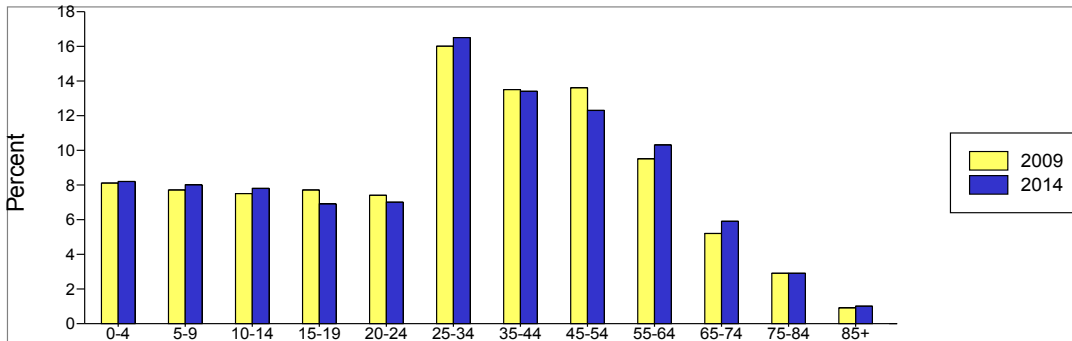
Site Type: Ring

Radius: 1 Miles

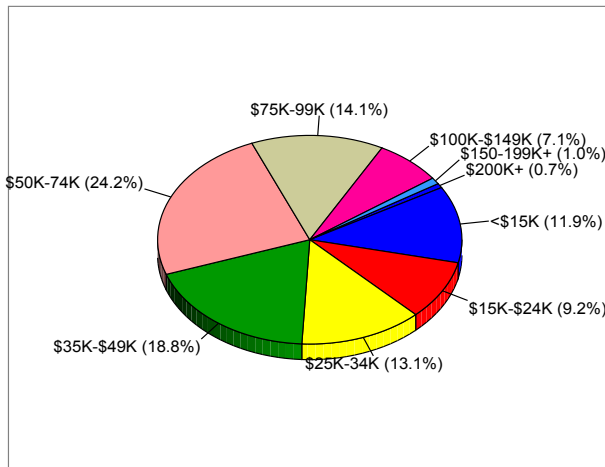
Trends 2009-2014



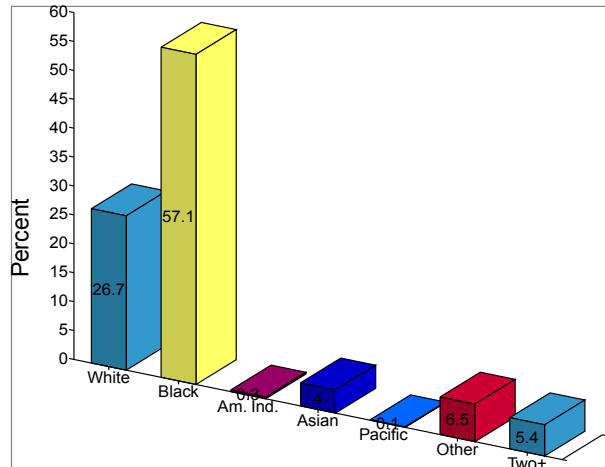
Population by Age



2009 Household Income



2009 Population by Race



2009 Percent Hispanic Origin: 18.2%

2625 N Hiawasse Rd, Orlando...

Latitude: 28.578502

Longitude: -81.475841

Site Type: Ring

Radius: 3 Miles

Summary	2000	2009	2014
Population	101,274	115,317	122,301
Households	33,751	38,362	40,737
Families	25,249	27,901	29,174
Average Household Size	2.97	2.98	2.98
Owner Occupied HUs	22,703	24,953	26,863
Renter Occupied HUs	11,048	13,409	13,874
Median Age	31.3	31.6	31.9

Trends: 2009-2014 Annual Rate	Area	State	National
Population	1.18%	1.48%	0.91%
Households	1.21%	1.52%	0.94%
Families	0.9%	1.27%	0.74%
Owner HHS	1.49%	1.80%	1.19%
Median Household Income	1.22%	0.82%	0.80%

Households by Income	2000		2009		2014	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	4,849	14.3%	4,195	10.9%	4,308	10.6%
\$15,000 - \$24,999	5,025	14.8%	4,106	10.7%	4,154	10.2%
\$25,000 - \$34,999	4,983	14.7%	4,702	12.3%	4,377	10.7%
\$35,000 - \$49,999	6,863	20.3%	6,485	16.9%	6,148	15.1%
\$50,000 - \$74,999	7,116	21.0%	9,510	24.8%	11,725	28.8%
\$75,000 - \$99,999	2,899	8.6%	5,144	13.4%	5,312	13.0%
\$100,000 - \$149,999	1,633	4.8%	3,297	8.6%	3,675	9.0%
\$150,000 - \$199,000	244	0.7%	546	1.4%	617	1.5%
\$200,000+	244	0.7%	377	1.0%	421	1.0%
Median Household Income	\$39,308		\$49,244		\$52,318	
Average Household Income	\$46,204		\$57,119		\$58,967	
Per Capita Income	\$15,736		\$19,169		\$19,812	

Population by Age	2000		2009		2014	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	8,237	8.1%	9,601	8.3%	10,243	8.4%
5 - 9	9,126	9.0%	9,112	7.9%	9,870	8.1%
10 - 14	9,137	9.0%	8,710	7.6%	9,369	7.7%
15 - 19	8,075	8.0%	9,046	7.8%	8,403	6.9%
20 - 24	6,648	6.6%	8,885	7.7%	9,200	7.5%
25 - 34	15,570	15.4%	17,836	15.5%	20,388	16.7%
35 - 44	17,337	17.1%	16,040	13.9%	16,076	13.1%
45 - 54	12,251	12.1%	15,998	13.9%	15,369	12.6%
55 - 64	6,991	6.9%	10,648	9.2%	12,336	10.1%
65 - 74	4,634	4.6%	5,332	4.6%	6,689	5.5%
75 - 84	2,495	2.5%	3,011	2.6%	3,154	2.6%
85+	773	0.8%	1,100	1.0%	1,208	1.0%

Race and Ethnicity	2000		2009		2014	
	Number	Percent	Number	Percent	Number	Percent
White Alone	44,706	44.1%	42,124	36.5%	41,104	33.6%
Black Alone	42,594	42.1%	54,362	47.1%	59,356	48.5%
American Indian Alone	340	0.3%	383	0.3%	403	0.3%
Asian Alone	3,476	3.4%	4,744	4.1%	5,507	4.5%
Pacific Islander Alone	78	0.1%	102	0.1%	117	0.1%
Some Other Race Alone	5,402	5.3%	7,997	6.9%	9,707	7.9%
Two or More Races	4,679	4.6%	5,605	4.9%	6,106	5.0%
Hispanic Origin (Any Race)	13,456	13.3%	20,297	17.6%	24,801	20.3%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.

2625 N Hiwassee Rd, Orlando...

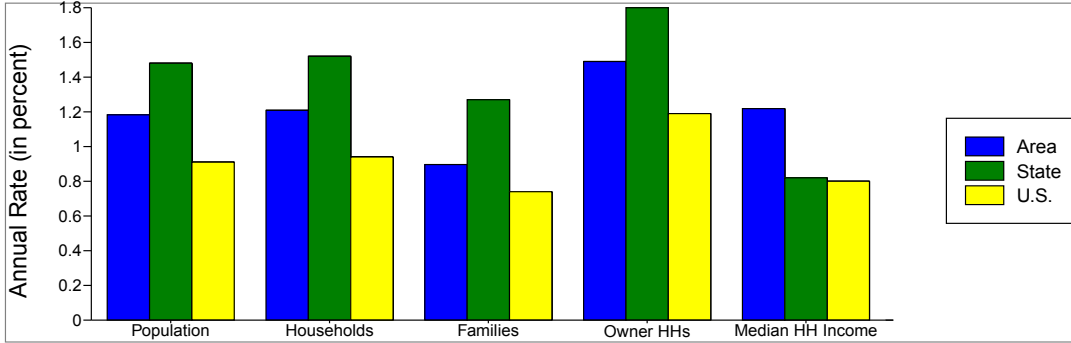
Latitude: 28.578502

Longitude: -81.475841

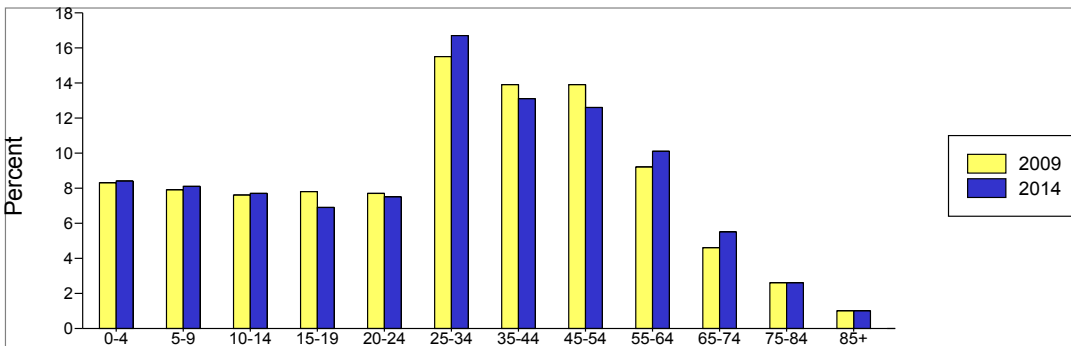
Radius: 3 Miles

Site Type: Ring

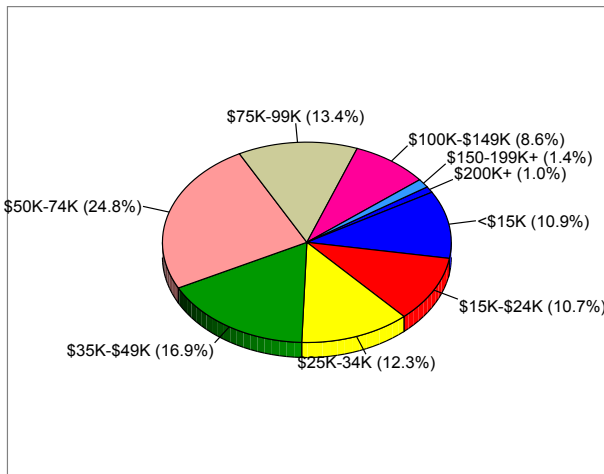
Trends 2009-2014



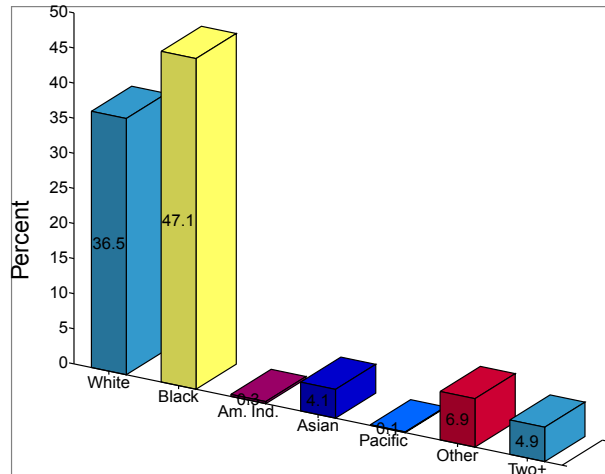
Population by Age



2009 Household Income



2009 Population by Race



2009 Percent Hispanic Origin: 17.6%

2625 N Hiawasse Rd, Orlando...

Latitude: 28.578502

Longitude: -81.475841

Site Type: Ring

Radius: 5 Miles

Summary	2000	2009	2014
Population	207,081	235,280	249,885
Households	73,237	84,730	90,645
Families	51,243	56,139	58,435
Average Household Size	2.80	2.75	2.73
Owner Occupied HUs	44,926	49,935	53,487
Renter Occupied HUs	28,311	34,794	37,158
Median Age	31.7	32.1	32.1

Trends: 2009-2014 Annual Rate	Area	State	National
Population	1.21%	1.48%	0.91%
Households	1.36%	1.52%	0.94%
Families	0.8%	1.27%	0.74%
Owner HHS	1.38%	1.80%	1.19%
Median Household Income	1.15%	0.82%	0.80%

Households by Income	2000		2009		2014	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	10,462	14.3%	9,078	10.7%	9,342	10.3%
\$15,000 - \$24,999	10,385	14.2%	8,453	10.0%	8,569	9.5%
\$25,000 - \$34,999	10,706	14.6%	10,223	12.1%	9,623	10.6%
\$35,000 - \$49,999	14,263	19.5%	14,391	17.0%	13,858	15.3%
\$50,000 - \$74,999	15,030	20.5%	20,708	24.4%	26,103	28.8%
\$75,000 - \$99,999	6,631	9.0%	10,848	12.8%	10,930	12.1%
\$100,000 - \$149,999	4,051	5.5%	7,551	8.9%	8,339	9.2%
\$150,000 - \$199,000	971	1.3%	1,903	2.2%	2,138	2.4%
\$200,000+	813	1.1%	1,575	1.9%	1,742	1.9%
Median Household Income	\$40,045		\$50,202		\$53,165	
Average Household Income	\$48,876		\$60,804		\$62,649	
Per Capita Income	\$17,592		\$22,061		\$22,899	

Population by Age	2000		2009		2014	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	16,257	7.9%	18,774	8.0%	20,028	8.0%
5 - 9	17,590	8.5%	17,488	7.4%	18,850	7.5%
10 - 14	17,309	8.4%	16,573	7.0%	17,555	7.0%
15 - 19	15,267	7.4%	17,386	7.4%	16,044	6.4%
20 - 24	14,257	6.9%	19,464	8.3%	20,371	8.2%
25 - 34	34,491	16.7%	37,647	16.0%	44,048	17.6%
35 - 44	35,447	17.1%	33,567	14.3%	32,743	13.1%
45 - 54	25,241	12.2%	32,593	13.9%	31,569	12.6%
55 - 64	14,405	7.0%	21,918	9.3%	25,371	10.2%
65 - 74	9,761	4.7%	11,050	4.7%	14,047	5.6%
75 - 84	5,359	2.6%	6,399	2.7%	6,620	2.6%
85+	1,699	0.8%	2,422	1.0%	2,641	1.1%

Race and Ethnicity	2000		2009		2014	
	Number	Percent	Number	Percent	Number	Percent
White Alone	106,632	51.5%	105,976	45.0%	105,425	42.2%
Black Alone	75,214	36.3%	93,625	39.8%	102,126	40.9%
American Indian Alone	692	0.3%	808	0.3%	863	0.3%
Asian Alone	6,361	3.1%	9,325	4.0%	11,160	4.5%
Pacific Islander Alone	150	0.1%	210	0.1%	245	0.1%
Some Other Race Alone	9,965	4.8%	15,248	6.5%	18,790	7.5%
Two or More Races	8,067	3.9%	10,089	4.3%	11,275	4.5%
Hispanic Origin (Any Race)	26,075	12.6%	41,142	17.5%	51,341	20.5%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.

2625 N Hiawasse Rd, Orlando...

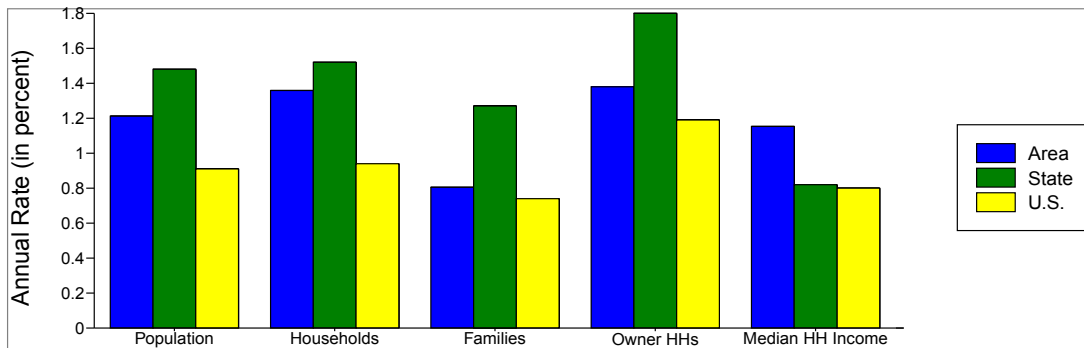
Latitude: 28.578502

Longitude: -81.475841

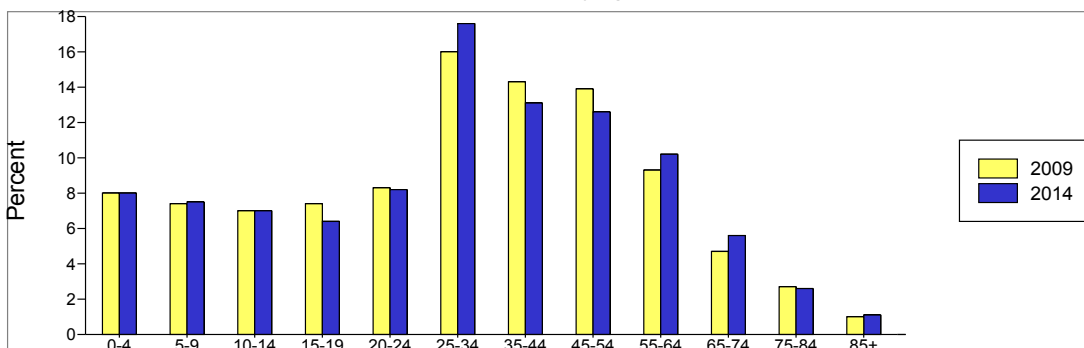
Radius: 5 Miles

Site Type: Ring

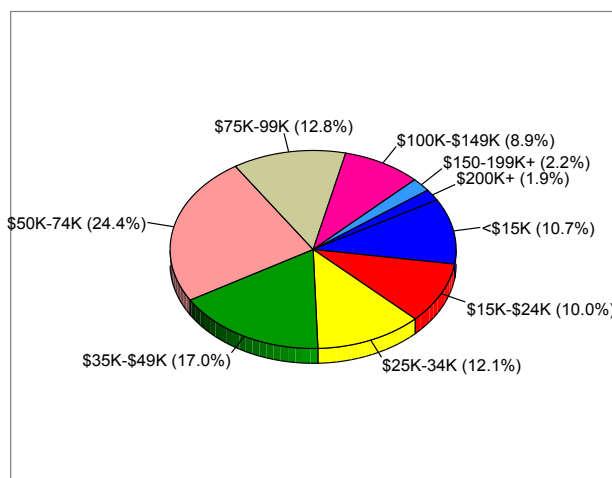
Trends 2009-2014



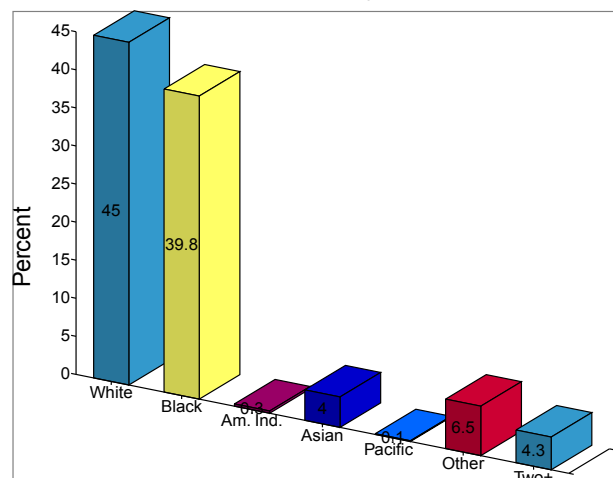
Population by Age



2009 Household Income



2009 Population by Race



2009 Percent Hispanic Origin: 17.5%