

FOR LEASE

SIX (6) COMMERCIAL OUTPARCELS

**LEE VISTA BOULEVARD
&
ECONLOCKHATCHEE TRAIL**

ORANGE COUNTY
ORLANDO, FLORIDA

For additional information contact:

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EXECUTIVE SUMMARY

LOCATION: Intersection of Lee Vista Boulevard & Econlockhatchee Trail
Orlando, Orange County, Florida

DESCRIPTION: Six (6) outparcels For Lease, located at the signalized intersection of Lee Vista Blvd & Econlockhatchee Trail. Join Amazing Explorers Academy, WaWa, McDonald’s and Speedway at this amazing location.

OUTPARCELS:

	SIZE	Lease Price
LOT 1	1.52±	Amazing Explorers!
LOT 2	.98±	LEASE PENDING!
LOT 3	1.0±	Call for pricing
LOT 4	.86±	Call for pricing
LOT 5	1.0±	LEASE PENDING!
LOT 7	1.45±	McDonald’s
LOT 8	1.42±	Call for pricing
LOT 9	1.42±	Call for pricing
LOT 10	.62±	SOLD!

** Please see Aerials and Conceptual Site Plan for outparcel layout **

ZONING: PD – Commercial, City of Orlando

RETENTION: Master stormwater retention is available for all outparcels

2024 TRAFFIC COUNTS: AADT per Orange County Traffic Engineering

Lee Vista Boulevard **31,815**
(Narcoossee Road to SR 417)

Econlockhatchee Trail **11,477**
(.75 miles north of Lee Vista Blvd.)

2025 DEMOGRAPHICS:

	<u>1 Mile</u>	<u>2 Miles</u>	<u>3 Miles</u>
Population	7,945	26,053	58,423
Median HH Income	\$102,602	\$97,610	\$91,100
Average HH Income	\$116,710	\$114,095	\$111,167

COMMENTS: Outstanding locations for drug stores, banks, strip centers, restaurants, auto parts stores, mini-storage, charter schools or offices.

CrownTree Lakes Apartments



**300
Apartment
Units**

**LEASE
PENDING!**

LOT 3 LOT 4

**LEASE
PENDING!**

Wawa



Lee Vista Blvd

LOT 8 LOT 9



SOLD!

**Lee Vista Square
Townhomes**

Econlockhatchee Trail





Available
Outparcels

Lee Vista Blvd

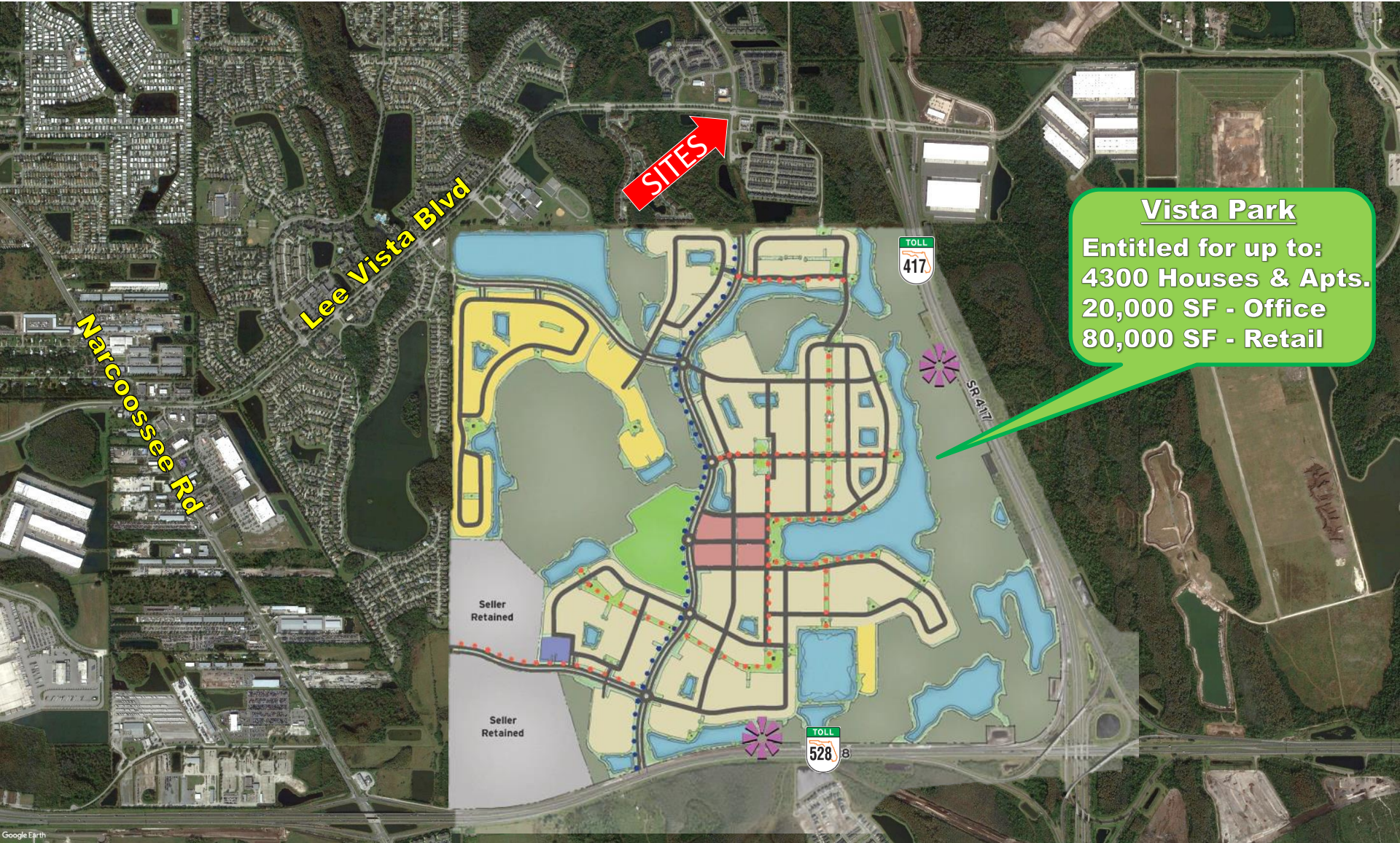
Beltway
Commerce
Center

Odyssey
Middle
School

A callout box with a black border containing four logos: Wawa (top left), Speedway (top right), Explorers (bottom left), and McDonald's (bottom right).

Planned
4,300 Units





SITES

Narcoossee Rd

Lee Vista Blvd

TOLL
417

SR 417

Seller Retained

Seller Retained

TOLL
528

Vista Park
Entitled for up to:
4300 Houses & Apts.
20,000 SF - Office
80,000 SF - Retail

National builder takes over Vista Park development in Southeast Orlando



Pulte Homes submitted this master plan for the future Vista Park mixed-use district. Pulte would be buying all of the single family homesites, a gated residential section (yellow) and the 21-acre town center (red.) The future S. Econlackhatchee Trail extension bisects the community, and eventually would cross over the Beachline Expressway (S.R. 528) into Torrey Preserve. (Canin Associates)

Atlanta-based **Pulte Homes** is under contract to buy all of the residential sections and the town center in Southeast Orlando's long awaited Vista Park planned development.

Brunetti Organization, the owner, and Pulte jointly filed a framework master plan for the 1,572-acre development just off Lee Vista Boulevard at the Beachline Expressway. Pulte also filed a Specific Parcel Master Plan for the first of what will be its five development phases.

Vista Park is entitled for up to 4,300 houses and apartments, 20,000 square feet of office space and 80,000 square feet of retail space. Pulte's deal includes a total of 3,486 dwelling units, including a gated section for a potential active adult section.

The framework plan designates 21 acres for a town center, 4 acres for a police/fire station and 64 acres for neighborhood and community parks.



Pulte has broken the project into five phases, starting in the northeast quadrant with Phase 1 (purple) with access from the Econlockhatchee Trail extension. (Canin Associates)

Hialeah-based Brunetti will retain 150 acres on the southwest corner of the property. Those are designated for multifamily, retail and office uses.

Last year the Orlando City Council [approved a developers agreement](#) with Brunetti that includes \$31 million city funding to expand road networks, including the S. Econlockhatchee Trail extension from the north down to S.R. 528. A future overpass would link the community to Torrey Preserve, another mixed-use district owned by Brunetti. In May the company [submitted a framework master plan](#) for that property, also known as Brunetti South, that would entitle it for 1,000 residential units, 208,600 square feet of office uses, 300 hotel rooms and nearly 1.4 million square feet of commercial space in the district.

Pulte would start construction in Vista Park on the northeast quadrant, accessing it by the Econ Trail. A second access point would be from the west, through the neighboring Vista Lakes community, by an extension of Passaic Parkway. Phase one is divided into three subphases and has a total of 565 homes. The development program calls for 158 townhomes, 139 rear-alley bungalow units on 34x107 foot lots. The rest are divided between 50- and 60-foot lots that are 125 feet deep.

Phase 1 of Vista Park contains three amenity sites, including this one with a pool and cabana, outdoor kitchen and playground. (Canin Associates)

The phase one plan also identifies three amenity sites, including a pool and clubhouse with cabanas, play equipment and an outdoor kitchen in Phase 1A and a playground with event lawn in Phase 1B. The third amenity is a linear park, or a meadow, with a shade pavilion and 5-foot sidewalk along the entire length of the site and linking to the district-wide trail network.

The master plan sign package includes two 45-foot towers, described as icons, that would be visible from S.R. 528 and S.R. 417.

Canin Associates is the planning and landscaping consultant, while **Donald W. McIntosh Associates** is the civil engineer for Phase 1.

Meanwhile, Brunetti's contractors are continuing the voluntary cleanup of the Vista Park site. Buffalo Restoration issued a notice last week that it would be conducting controlled detonations under the approved "blow in place" guidelines established by the Florida Department of Environmental Protection. A survey of the property revealed a total of 3,333 pieces of unexploded ordnance on the site.

Earlier this year Brunetti [sold 243 acres](#) with prime frontage along State Road 417 to Dalfen Industrial for \$15.5 million. Dalfen broke ground earlier this summer on the renamed Vista Commerce Park, which is entitled for over 3 million square feet of industrial space.

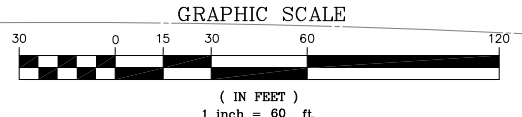
Officials with Pulte declined to be interviewed. The publicly-traded company reported a 3% increase to \$3.5 billion in sales revenue YOY in its most recent earnings report, prompting President and CEO Ryan Marshall predict to strong finish to 2020 despite the Coronavirus pandemic. In June alone, new home orders rose by 50% over the same month in 2019.

The company has already begun closing land transactions that had been delayed at the onset of the economic shutdown — that was evidenced locally by [Pulte's \\$22.5 million in land closings](#) this month in Central Florida. The builder is also increasing its ratio of spec homes to meet growing demands.

The company has an active presence in the Southeast Orlando market, most recently with the [launches of Pinewood Reserve and Isles of Lake Nona](#). Just south of the county line, the company opened its Del Webb at Sunbridge active adult community in Osceola County in the spring.

Have a tip about Central Florida development? Contact me at kinsler@GrowthSpotter.com or (407) 420-6261, or tweet me at [@byLauraKinsler](#). Follow GrowthSpotter on [Facebook](#), [Twitter](#) and [LinkedIn](#).

CONCEPTUAL SITE PLAN



BENCHMARK
SET BOX CUT
EL = 86.203

RIGHT IN ONLY

KCG
KELLY, COLLINS & GENTRY, INC.
1700 NORTH ORANGE AVENUE, SUITE 400
ORLANDO, FLORIDA 32804
(407) 898-1658 FAX (407) 898-1488

NO.	DATE	REVISION
6		
5		
4		
3		
2		
1		

PREPARED FOR:
CROWN LAKES TRACT 7A, LLC

PROJECT:
CROWN TREE LAKES TRACT 7 PD

CONCEPTUAL SIDEWALK CONNECTION PLAN

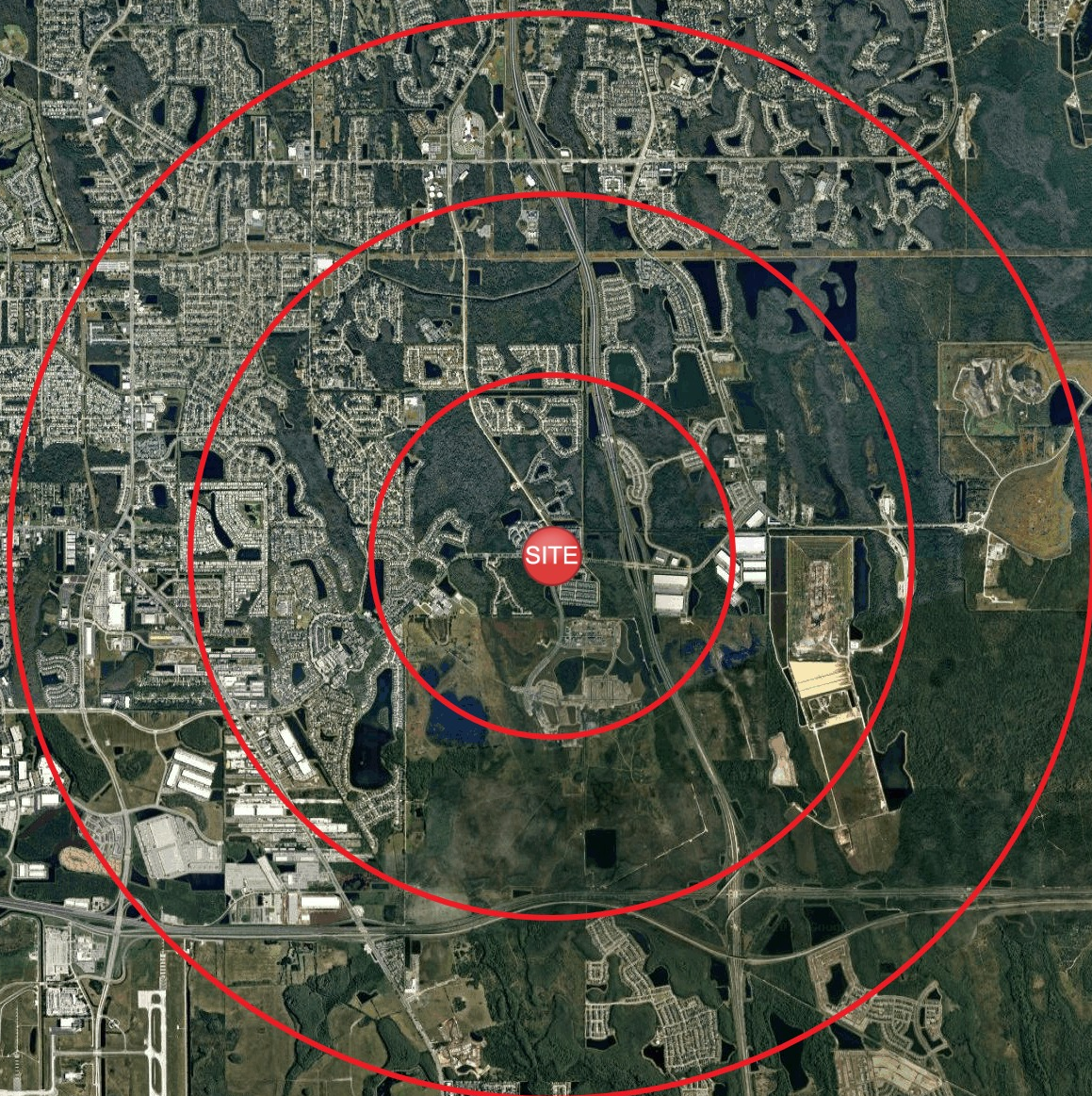
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DESIGN: JAB
CHECKED: scf
JOB NO.: 879.000
DATE: 03/15/12
SHEET C-1

M:\11CADD\LEEDS\WAWA\LEE VISTA & ECON TRAIL\EXHIBITS\2012-03-16 LEE VISTA & ECON CONCEPTUAL LOT LAYOUT.DWG. 4/3/2012 2:53:01 PM

Lee Vista Blvd. & Econlockhatchee Trail

Orlando, FL 32829

September 2024



Full Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 28.4784/-81.2471

Orlando, FL 32829			
Lee Vista Blvd. & S Econlockhatchee Trail	1 mi radius	2 mi radius	3 mi radius
Population			
2025 Estimated Population	7,945	26,053	58,423
2030 Projected Population	7,773	25,502	56,188
2020 Census Population	6,846	24,746	58,115
2010 Census Population	5,241	21,346	45,397
Projected Annual Growth 2025 to 2030	-0.4%	-0.4%	-0.8%
Historical Annual Growth 2010 to 2025	3.4%	1.5%	1.9%
Households			
2025 Estimated Households	2,945	9,526	21,139
2030 Projected Households	2,918	9,437	20,604
2020 Census Households	2,330	8,664	20,014
2010 Census Households	1,767	7,425	15,728
Projected Annual Growth 2025 to 2030	-0.2%	-0.2%	-0.5%
Historical Annual Growth 2010 to 2025	4.4%	1.9%	2.3%
Age			
2025 Est. Population Under 10 Years	11.5%	11.1%	11.0%
2025 Est. Population 10 to 19 Years	11.3%	10.7%	11.3%
2025 Est. Population 20 to 29 Years	15.9%	13.5%	13.4%
2025 Est. Population 30 to 44 Years	27.0%	24.3%	24.4%
2025 Est. Population 45 to 59 Years	19.5%	19.8%	20.3%
2025 Est. Population 60 to 74 Years	10.8%	14.1%	13.6%
2025 Est. Population 75 Years or Over	4.1%	6.5%	5.9%
2025 Est. Median Age	35.1	38.9	38.5
Marital Status & Gender			
2025 Est. Male Population	48.3%	48.1%	48.2%
2025 Est. Female Population	51.7%	51.9%	51.8%
2025 Est. Never Married	30.8%	32.8%	36.0%
2025 Est. Now Married	54.1%	50.3%	43.8%
2025 Est. Separated or Divorced	12.5%	13.3%	15.7%
2025 Est. Widowed	2.6%	3.6%	4.5%
Income			
2025 Est. HH Income \$200,000 or More	8.6%	8.5%	10.3%
2025 Est. HH Income \$150,000 to \$199,999	12.2%	13.5%	10.7%
2025 Est. HH Income \$100,000 to \$149,999	27.0%	23.2%	20.8%
2025 Est. HH Income \$75,000 to \$99,999	22.6%	17.8%	15.5%
2025 Est. HH Income \$50,000 to \$74,999	9.4%	13.8%	17.4%
2025 Est. HH Income \$35,000 to \$49,999	14.0%	12.7%	12.0%
2025 Est. HH Income \$25,000 to \$34,999	5.4%	4.6%	5.3%
2025 Est. HH Income \$15,000 to \$24,999	0.1%	2.5%	3.0%
2025 Est. HH Income Under \$15,000	0.7%	3.5%	5.0%
2025 Est. Average Household Income	\$116,710	\$114,095	\$111,167
2025 Est. Median Household Income	\$102,602	\$97,610	\$91,100
2025 Est. Per Capita Income	\$43,263	\$41,773	\$40,257
2025 Est. Total Businesses	225	1,137	2,837
2025 Est. Total Employees	1,151	5,170	12,117

Full Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 28.4784/-81.2471

Orlando, FL 32829	1 mi radius	2 mi radius	3 mi radius
Lee Vista Blvd. & S Econlockhatchee Trail			
Race			
2025 Est. White	35.9%	39.2%	39.1%
2025 Est. Black	16.9%	15.5%	14.4%
2025 Est. Asian or Pacific Islander	9.6%	8.5%	7.3%
2025 Est. American Indian or Alaska Native	0.4%	0.5%	0.5%
2025 Est. Other Races	37.3%	36.3%	38.7%
Hispanic			
2025 Est. Hispanic Population	3,597	11,788	28,875
2025 Est. Hispanic Population	45.3%	45.2%	49.4%
2030 Proj. Hispanic Population	42.0%	42.2%	45.7%
2020 Hispanic Population	66.1%	59.2%	69.8%
Education (Adults 25 & Older)			
2025 Est. Adult Population (25 Years or Over)	5,598	18,729	41,675
2025 Est. Elementary (Grade Level 0 to 8)	1.9%	3.7%	4.2%
2025 Est. Some High School (Grade Level 9 to 11)	1.7%	4.1%	4.5%
2025 Est. High School Graduate	15.1%	21.9%	23.0%
2025 Est. Some College	20.2%	18.9%	18.4%
2025 Est. Associate Degree Only	15.3%	13.3%	12.3%
2025 Est. Bachelor Degree Only	35.9%	26.3%	25.3%
2025 Est. Graduate Degree	9.9%	11.7%	12.3%
Housing			
2025 Est. Total Housing Units	3,132	10,058	22,285
2025 Est. Owner-Occupied	49.5%	64.0%	62.0%
2025 Est. Renter-Occupied	44.6%	30.7%	32.8%
2025 Est. Vacant Housing	6.0%	5.3%	5.1%
Homes Built by Year			
2025 Homes Built 2010 or later	16.2%	12.3%	19.2%
2025 Homes Built 2000 to 2009	57.2%	47.1%	34.1%
2025 Homes Built 1990 to 1999	4.1%	14.8%	15.4%
2025 Homes Built 1980 to 1989	8.8%	11.3%	12.7%
2025 Homes Built 1970 to 1979	2.9%	4.2%	7.5%
2025 Homes Built 1960 to 1969	3.8%	2.9%	3.6%
2025 Homes Built 1950 to 1959	0.5%	1.4%	1.5%
2025 Homes Built Before 1949	0.6%	0.7%	0.8%
Home Values			
2025 Home Value \$1,000,000 or More	1.5%	1.6%	1.9%
2025 Home Value \$500,000 to \$999,999	20.7%	15.4%	16.2%
2025 Home Value \$400,000 to \$499,999	20.8%	21.8%	18.0%
2025 Home Value \$300,000 to \$399,999	29.9%	28.3%	30.5%
2025 Home Value \$200,000 to \$299,999	18.4%	19.1%	19.6%
2025 Home Value \$150,000 to \$199,999	6.2%	4.6%	4.1%
2025 Home Value \$100,000 to \$149,999	0.7%	1.8%	2.0%
2025 Home Value \$50,000 to \$99,999	0.6%	3.4%	2.5%
2025 Home Value \$25,000 to \$49,999	0.5%	2.5%	2.7%
2025 Home Value Under \$25,000	0.9%	1.4%	2.4%
2025 Median Home Value	\$372,975	\$355,975	\$352,005
2025 Median Rent	\$1,768	\$1,760	\$1,741

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Orlando, FL 32829			
Lee Vista Blvd. & S Econlockhatchee Trail	1 mi radius	2 mi radius	3 mi radius
Labor Force			
2025 Est. Labor Population Age 16 Years or Over	6,454	21,420	47,872
2025 Est. Civilian Employed	77.0%	69.8%	69.6%
2025 Est. Civilian Unemployed	2.0%	1.8%	2.0%
2025 Est. in Armed Forces	-	-	0.1%
2025 Est. not in Labor Force	20.9%	28.4%	28.3%
2025 Labor Force Males	47.7%	47.7%	47.7%
2025 Labor Force Females	52.3%	52.3%	52.3%
Occupation			
2025 Occupation: Population Age 16 Years or Over	4,972	14,960	33,301
2025 Mgmt, Business, & Financial Operations	20.7%	19.5%	19.5%
2025 Professional, Related	23.5%	24.3%	23.1%
2025 Service	14.9%	14.1%	15.0%
2025 Sales, Office	24.2%	20.9%	19.3%
2025 Farming, Fishing, Forestry	-	-	0.1%
2025 Construction, Extraction, Maintenance	7.5%	7.7%	6.8%
2025 Production, Transport, Material Moving	9.2%	13.4%	16.1%
2025 White Collar Workers	68.4%	64.8%	62.0%
2025 Blue Collar Workers	31.6%	35.2%	38.0%
Transportation to Work			
2025 Drive to Work Alone	66.4%	70.1%	71.0%
2025 Drive to Work in Carpool	7.7%	9.5%	9.6%
2025 Travel to Work by Public Transportation	1.4%	0.9%	1.2%
2025 Drive to Work on Motorcycle	-	0.2%	0.2%
2025 Walk or Bicycle to Work	0.5%	1.0%	0.9%
2025 Other Means	1.7%	1.2%	1.0%
2025 Work at Home	22.1%	17.1%	16.0%
Travel Time			
2025 Travel to Work in 14 Minutes or Less	17.2%	12.5%	10.2%
2025 Travel to Work in 15 to 29 Minutes	34.0%	40.2%	41.6%
2025 Travel to Work in 30 to 59 Minutes	39.2%	41.7%	42.6%
2025 Travel to Work in 60 Minutes or More	9.6%	5.6%	5.5%
2025 Average Travel Time to Work	27.4	26.8	27.2
Consumer Expenditure			
2025 Est. Total Household Expenditure	\$330.5 M	\$1.04 B	\$2.29 B
2025 Est. Apparel	\$6.26 M	\$19.79 M	\$43.51 M
2025 Est. Contributions, Tax and Retirement	\$89.12 M	\$278.47 M	\$607.35 M
2025 Est. Education	\$7.71 M	\$24.22 M	\$52.82 M
2025 Est. Entertainment	\$19.34 M	\$61.24 M	\$134.69 M
2025 Est. Food, Beverages, Tobacco	\$40.65 M	\$129.82 M	\$288 M
2025 Est. Health Care	\$18.47 M	\$62.06 M	\$136.84 M
2025 Est. Household Furnishings and Equipment	\$9.01 M	\$28.42 M	\$62.33 M
2025 Est. Household Operations, Shelter, Utilities	\$78.16 M	\$241.34 M	\$535.73 M
2025 Est. Miscellaneous Expenses	\$5.8 M	\$18.31 M	\$40.07 M
2025 Est. Personal Care	\$4.34 M	\$13.88 M	\$30.85 M
2025 Est. Transportation	\$51.63 M	\$166.54 M	\$362.51 M

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