

FOR SALE

2134 KENTUCKY AVENUE

**SW/C FORMOSA AVENUE AND
KENTUCKY AVENUE**

ORANGE COUNTY

WINTER PARK, FLORIDA

For additional information contact:

Steve DeWitt or Tanya Solomon

(407) 380-8633

sdewitt@shorecrestretail.com / tsolomon@shorecrestretail.com

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EXECUTIVE SUMMARY

LOCATION: 2134 Kentucky Avenue
 (SW/C of Kentucky Avenue and Formosa Avenue, located in the SW/Q of Fairbanks Avenue and Formosa Avenue)
 Winter Park, Orange County, Florida

DESCRIPTION: .85± Acres - Total

Site consists of 5 lots. Four (4) lots are zoned commercial and one is zoned residential. The lot on the corner of Formosa Avenue and Kentucky Avenue has an approximate 3,400 SF building that is move in ready and/or overall location can be combined for an excellent redevelopment opportunity in the heart of Winter Park. There are also 2 small residential homes located on two of the westerly lots.

BUILDING: 3,400± SF

PRICE: Call for pricing.

PARCEL ID#:	SIZE	ZONING
11-22-29-6180-02-010	.18± Acres	C-3, City of WP
11-22-29-6180-02-060	.19± Acres	C-3, City of WP
11-22-29-6180-02-070	.32± Acres	C-3, City of WP
11-22-29-6180-02-090	.16± Acres	R-2, Orange Cty.

2017 TRAFFIC COUNTS: AADT per Orange County Traffic Engineering

Fairbanks Avenue **32,915**
 (I-4 to Orlando Avenue)

2019 DEMOGRAPHICS:	<u>1 Mile</u>	<u>2 Miles</u>	<u>3 Miles</u>
Population	8,369	34,360	76,132
Median HH Income	\$59,745	\$68,411	\$78,191
Average HH Income	\$71,969	\$90,535	\$105,610
Employees	12,864	63,191	110,215

COMMENTS: Outstanding location for Office, Retail, Day Care, Medical/Dental or Charter School.



FAIRBANKS AVENUE

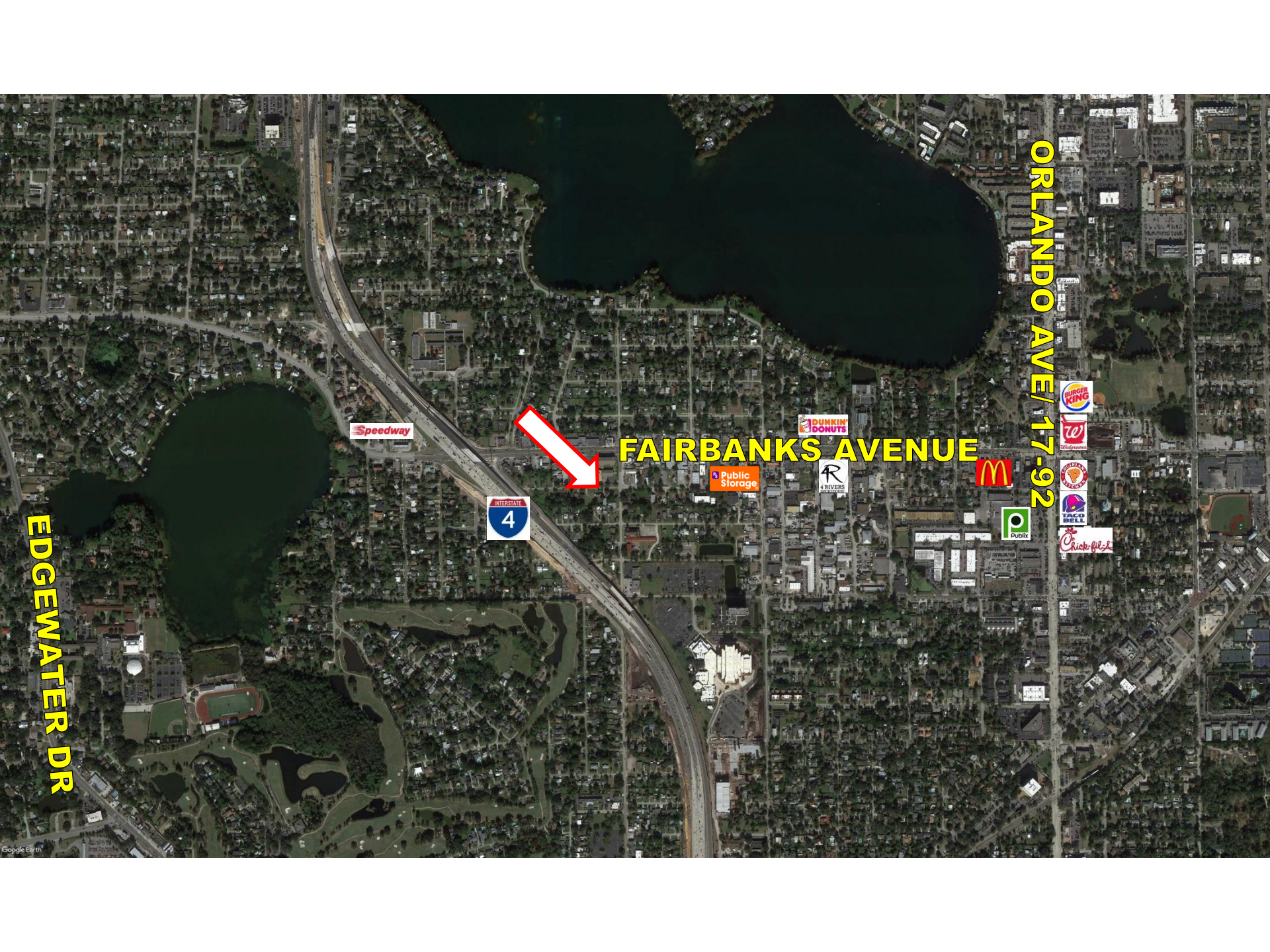
GATEWAY
CHURCH

SITE

FORMOSA AVENUE



Kids Urgent Care
FLORIDA HOSPITAL for CHILDREN



ORLANDO AVE/17-92

FAIRBANKS AVENUE



Speedway

DUNKIN' DONUTS

Public Storage

R UNIVERSITY

McDonald's

Publix

BURGER KING

Wendy's

Subway

TACO BELL

Chick-fil-A

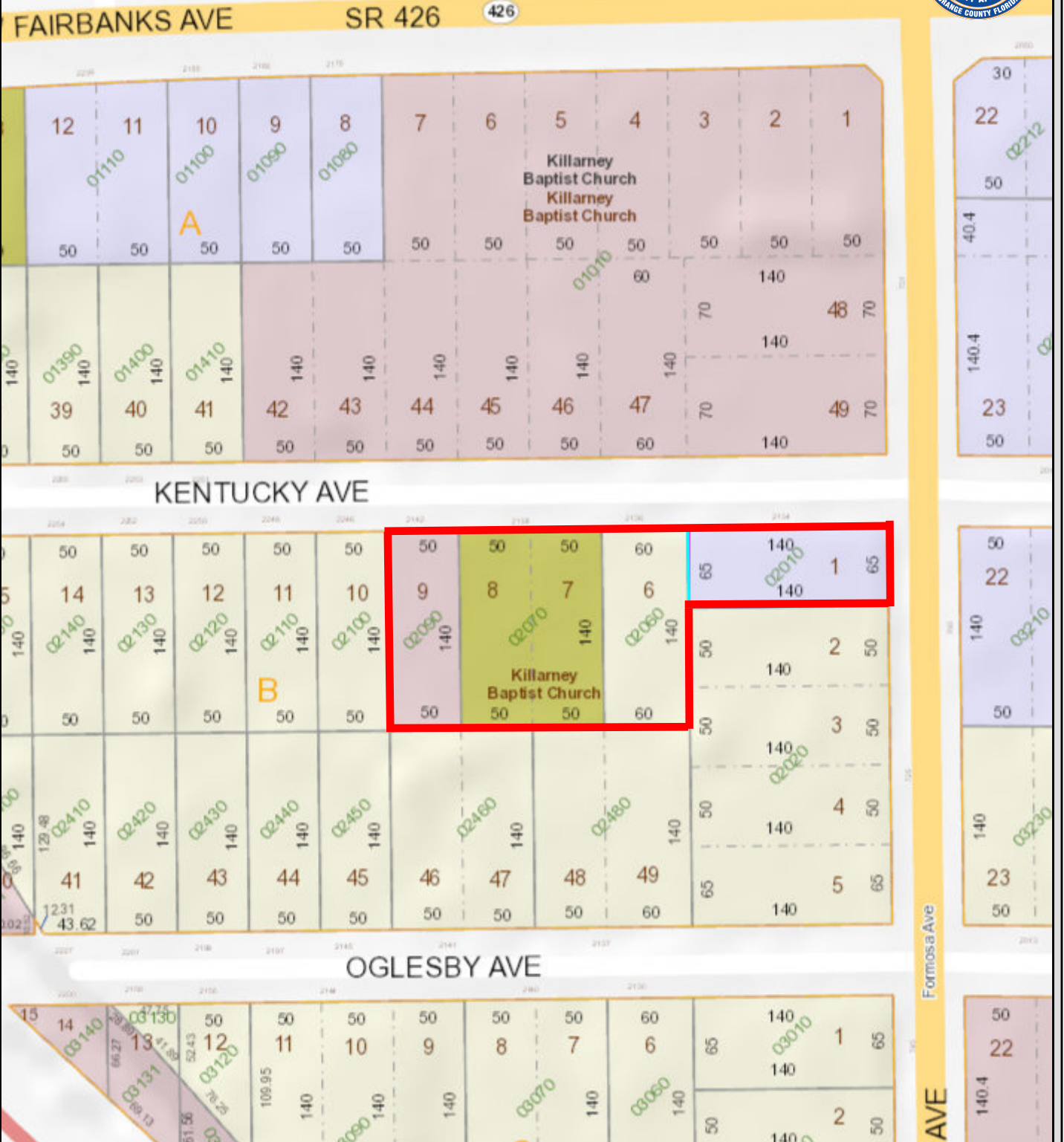
EDGEWATER DR

OCA Web Map

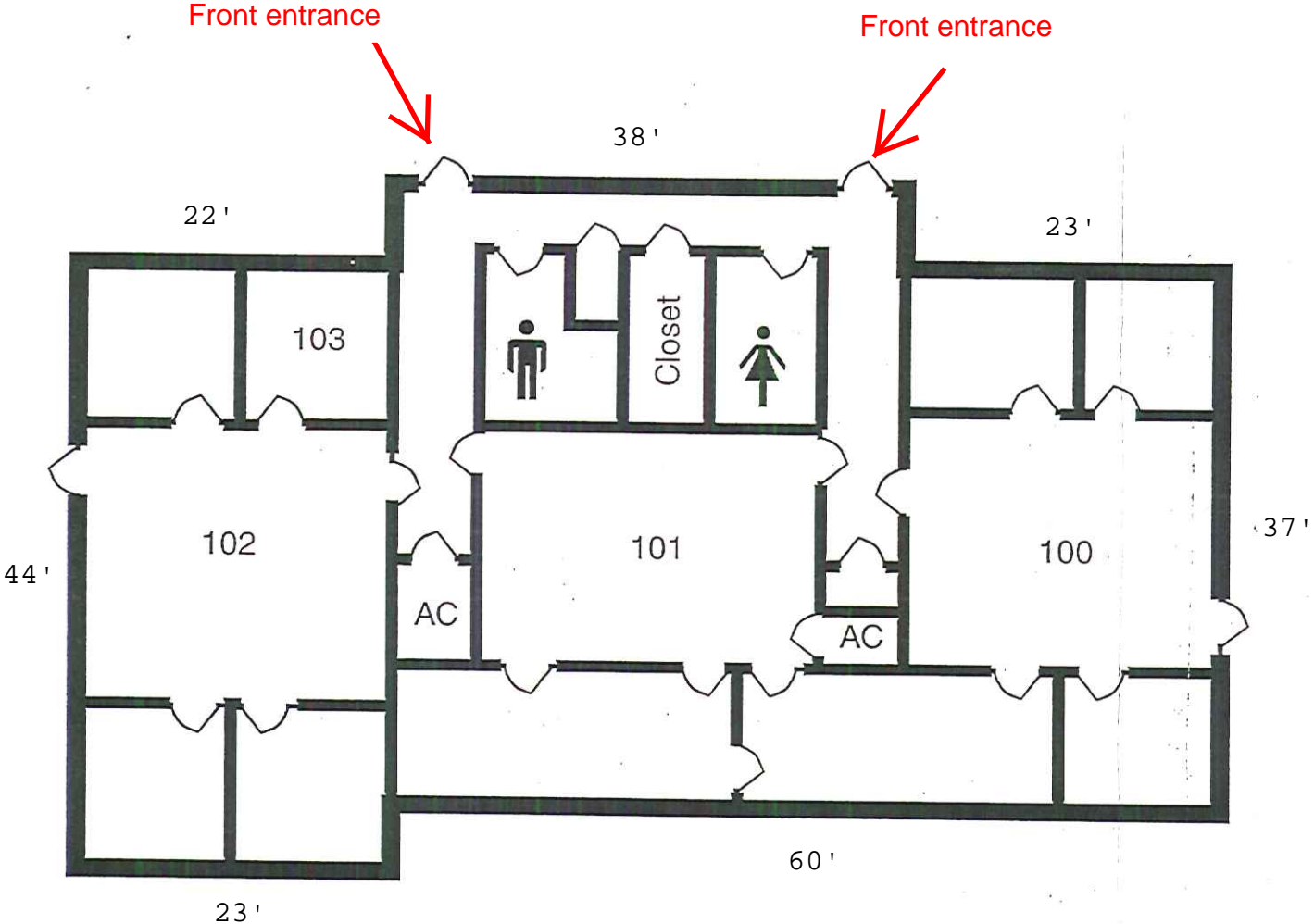
	Major Roads		Proposed Road		Residential		Commercial/Industrial/Vacant Land		Parks	6	Lot Number
	Florida Turnpike		Public Roads		Agriculture		Agricultural Curtilage		Lakes and Rivers	06060	Parcel Number
	Interstate 4		Gated Roads		Commercial/Institutional		Hydro		Building	3106	Parcel Address
	Toll Road		Road Under Construction		Governmental/Institutional/Misc		Waste Land	E	Block Number	111.9	Parcel Dimension



Courtesy Rick Singh, CFA, Orange County Property Appraiser



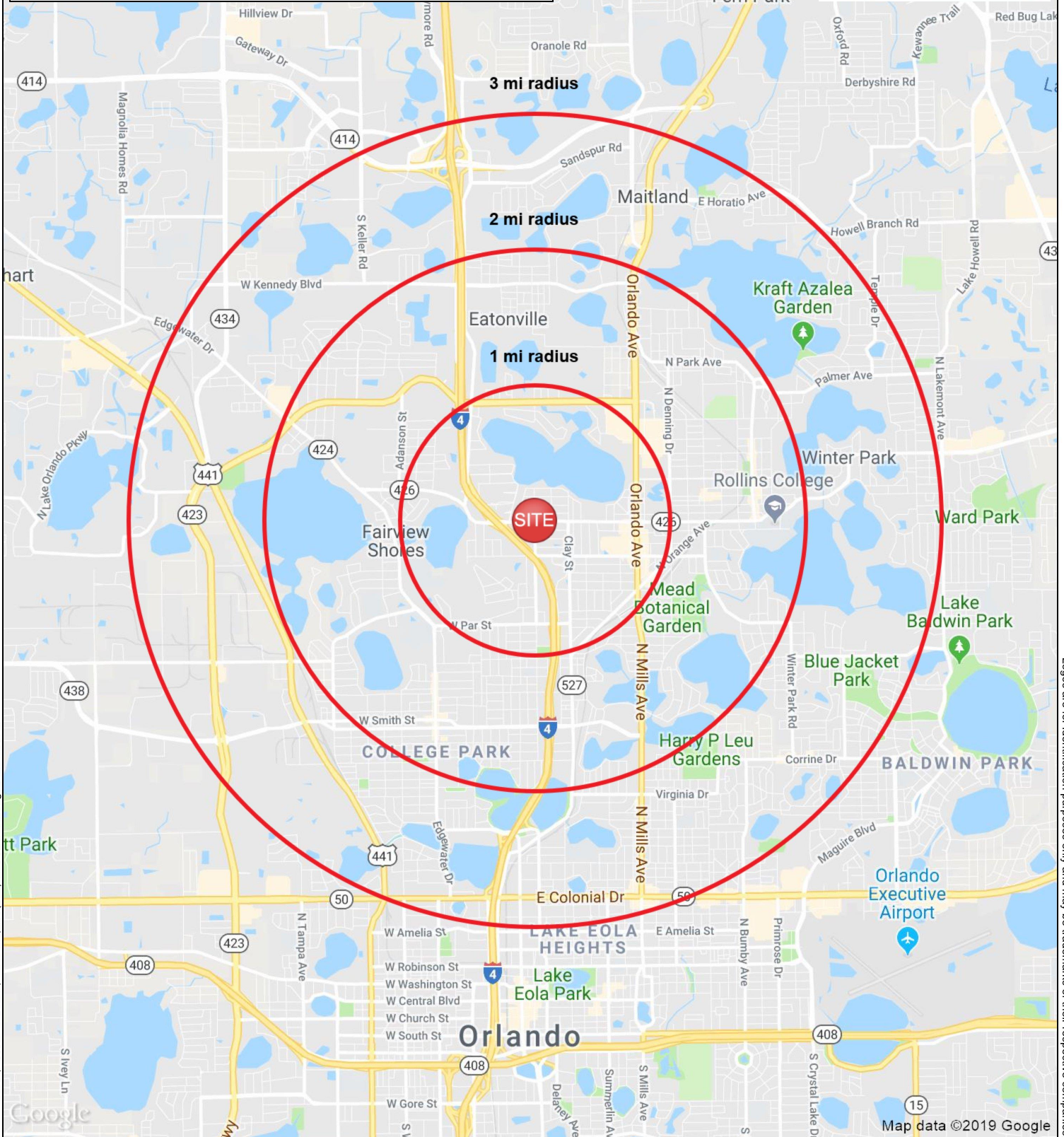
KENTUCKY AVENUE



NOTE - DIMENSIONS ARE APPROXIMATE**

Formosa Ave & W Fairbanks Ave

May 2019



FULL PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 28.5932/-81.3774

RF1

Formosa Ave & W Fairbanks Ave

		1 mi radius	2 mi radius	3 mi radius
POPULATION	2019 Estimated Population	8,369	38,360	76,132
	2024 Projected Population	9,273	42,422	83,657
	2010 Census Population	7,339	33,849	67,029
	2000 Census Population	7,916	36,682	67,501
	Projected Annual Growth 2019 to 2024	2.2%	2.1%	2.0%
	Historical Annual Growth 2000 to 2019	0.3%	0.2%	0.7%
HOUSEHOLDS	2019 Estimated Households	4,412	18,109	35,671
	2024 Projected Households	4,818	19,794	38,715
	2010 Census Households	3,728	15,362	30,261
	2000 Census Households	3,956	16,199	29,693
	Projected Annual Growth 2019 to 2024	1.8%	1.9%	1.7%
	Historical Annual Growth 2000 to 2019	0.6%	0.6%	1.1%
AGE	2019 Est. Population Under 10 Years	8.5%	9.4%	9.9%
	2019 Est. Population 10 to 19 Years	7.3%	9.3%	9.5%
	2019 Est. Population 20 to 29 Years	16.4%	15.8%	15.2%
	2019 Est. Population 30 to 44 Years	22.6%	21.3%	21.5%
	2019 Est. Population 45 to 59 Years	21.2%	20.5%	20.8%
	2019 Est. Population 60 to 74 Years	15.1%	15.8%	15.3%
	2019 Est. Population 75 Years or Over	8.9%	7.9%	7.8%
	2019 Est. Median Age	41.1	40.0	40.0
MARITAL STATUS & GENDER	2019 Est. Male Population	48.7%	48.8%	48.7%
	2019 Est. Female Population	51.3%	51.2%	51.3%
	2019 Est. Never Married	36.4%	37.9%	36.9%
	2019 Est. Now Married	35.5%	36.6%	39.2%
	2019 Est. Separated or Divorced	20.4%	19.3%	17.7%
	2019 Est. Widowed	7.6%	6.3%	6.2%
INCOME	2019 Est. HH Income \$200,000 or More	5.3%	8.8%	11.6%
	2019 Est. HH Income \$150,000 to \$199,999	6.7%	7.1%	7.5%
	2019 Est. HH Income \$100,000 to \$149,999	11.6%	13.7%	14.2%
	2019 Est. HH Income \$75,000 to \$99,999	13.0%	11.2%	12.2%
	2019 Est. HH Income \$50,000 to \$74,999	20.0%	19.1%	17.5%
	2019 Est. HH Income \$35,000 to \$49,999	10.7%	11.0%	10.8%
	2019 Est. HH Income \$25,000 to \$34,999	9.6%	8.8%	8.2%
	2019 Est. HH Income \$15,000 to \$24,999	11.7%	9.7%	8.5%
	2019 Est. HH Income Under \$15,000	11.3%	10.5%	9.5%
	2019 Est. Average Household Income	\$71,969	\$90,535	\$105,610
	2019 Est. Median Household Income	\$59,745	\$68,411	\$78,191
	2019 Est. Per Capita Income	\$38,023	\$42,930	\$49,642
	2019 Est. Total Businesses	1,752	6,015	11,186
2019 Est. Total Employees	12,864	63,191	110,215	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

FULL PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

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Lat/Lon: 28.5932/-81.3774

RF1

Formosa Ave & W Fairbanks Ave

	1 mi radius	2 mi radius	3 mi radius	
RACE	2019 Est. White	77.1%	71.6%	72.7%
	2019 Est. Black	12.0%	18.2%	16.8%
	2019 Est. Asian or Pacific Islander	5.4%	4.5%	4.9%
	2019 Est. American Indian or Alaska Native	0.2%	0.3%	0.3%
	2019 Est. Other Races	5.2%	5.4%	5.4%
HISPANIC	2019 Est. Hispanic Population	1,318	5,695	11,787
	2019 Est. Hispanic Population	15.7%	14.8%	15.5%
	2024 Proj. Hispanic Population	15.7%	14.9%	15.5%
	2010 Hispanic Population	8.9%	8.6%	9.0%
EDUCATION (Adults 25 or Older)	2019 Est. Adult Population (25 Years or Over)	6,548	28,482	56,742
	2019 Est. Elementary (Grade Level 0 to 8)	2.0%	2.1%	2.0%
	2019 Est. Some High School (Grade Level 9 to 11)	4.7%	4.5%	4.1%
	2019 Est. High School Graduate	19.1%	19.8%	17.7%
	2019 Est. Some College	16.2%	16.0%	15.5%
	2019 Est. Associate Degree Only	15.8%	10.2%	9.4%
	2019 Est. Bachelor Degree Only	26.6%	28.7%	30.6%
	2019 Est. Graduate Degree	15.5%	18.7%	20.8%
HOUSING	2019 Est. Total Housing Units	4,658	19,256	37,463
	2019 Est. Owner-Occupied	44.0%	50.1%	51.7%
	2019 Est. Renter-Occupied	50.8%	44.0%	43.5%
	2019 Est. Vacant Housing	5.3%	6.0%	4.8%
HOMES BUILT BY YEAR	2019 Homes Built 2010 or later	8.3%	8.4%	9.2%
	2019 Homes Built 2000 to 2009	7.2%	8.4%	9.9%
	2019 Homes Built 1990 to 1999	4.7%	6.6%	8.7%
	2019 Homes Built 1980 to 1989	13.1%	10.2%	10.2%
	2019 Homes Built 1970 to 1979	12.1%	12.7%	12.8%
	2019 Homes Built 1960 to 1969	11.0%	14.0%	12.4%
	2019 Homes Built 1950 to 1959	25.7%	20.2%	19.4%
	2019 Homes Built Before 1949	12.6%	13.6%	12.6%
HOME VALUES	2019 Home Value \$1,000,000 or More	0.7%	1.7%	2.5%
	2019 Home Value \$500,000 to \$999,999	12.6%	16.7%	17.9%
	2019 Home Value \$400,000 to \$499,999	8.2%	9.1%	9.9%
	2019 Home Value \$300,000 to \$399,999	16.5%	18.6%	19.4%
	2019 Home Value \$200,000 to \$299,999	33.4%	25.8%	24.9%
	2019 Home Value \$150,000 to \$199,999	19.6%	15.2%	13.5%
	2019 Home Value \$100,000 to \$149,999	8.4%	9.0%	8.5%
	2019 Home Value \$50,000 to \$99,999	7.2%	7.5%	5.9%
	2019 Home Value \$25,000 to \$49,999	0.8%	1.4%	1.3%
	2019 Home Value Under \$25,000	2.1%	2.3%	1.8%
	2019 Median Home Value	\$248,111	\$296,793	\$327,865
	2019 Median Rent	\$987	\$1,028	\$1,065

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		1 mi radius	2 mi radius	3 mi radius
LABOR FORCE	2019 Est. Labor Population Age 16 Years or Over	7,303	32,875	64,438
	2019 Est. Civilian Employed	63.9%	61.5%	63.6%
	2019 Est. Civilian Unemployed	1.1%	1.0%	1.0%
	2019 Est. in Armed Forces	-	-	-
	2019 Est. not in Labor Force	35.0%	37.5%	35.4%
	2019 Labor Force Males	48.2%	48.2%	48.3%
	2019 Labor Force Females	51.8%	51.8%	51.7%
OCCUPATION	2019 Occupation: Population Age 16 Years or Over	4,665	20,216	40,969
	2019 Mgmt, Business, & Financial Operations	18.0%	20.5%	21.8%
	2019 Professional, Related	28.0%	28.6%	29.2%
	2019 Service	14.3%	15.5%	14.5%
	2019 Sales, Office	24.7%	22.9%	22.7%
	2019 Farming, Fishing, Forestry	-	-	-
	2019 Construction, Extraction, Maintenance	7.9%	5.5%	5.2%
	2019 Production, Transport, Material Moving	7.1%	6.9%	6.5%
	2019 White Collar Workers	70.7%	72.0%	73.7%
	2019 Blue Collar Workers	29.3%	28.0%	26.3%
	TRANSPORTATION TO WORK	2019 Drive to Work Alone	75.6%	75.3%
2019 Drive to Work in Carpool		9.2%	7.6%	7.2%
2019 Travel to Work by Public Transportation		2.0%	1.9%	2.1%
2019 Drive to Work on Motorcycle		-	-	-
2019 Walk or Bicycle to Work		3.3%	4.5%	4.0%
2019 Other Means		0.8%	0.9%	1.2%
2019 Work at Home		9.0%	9.7%	9.7%
TRAVEL TIME	2019 Travel to Work in 14 Minutes or Less	30.6%	28.3%	26.0%
	2019 Travel to Work in 15 to 29 Minutes	44.4%	39.7%	41.4%
	2019 Travel to Work in 30 to 59 Minutes	24.8%	26.8%	28.6%
	2019 Travel to Work in 60 Minutes or More	5.2%	5.1%	5.3%
	2019 Average Travel Time to Work	20.5	20.7	21.5
CONSUMER EXPENDITURE	2019 Est. Total Household Expenditure	\$245.46 M	\$1.18 B	\$2.59 B
	2019 Est. Apparel	\$8.6 M	\$41.74 M	\$91.85 M
	2019 Est. Contributions, Gifts	\$13.93 M	\$69.57 M	\$156.27 M
	2019 Est. Education, Reading	\$7.79 M	\$39.47 M	\$89.46 M
	2019 Est. Entertainment	\$13.72 M	\$66.92 M	\$147.57 M
	2019 Est. Food, Beverages, Tobacco	\$37.78 M	\$180.34 M	\$391.27 M
	2019 Est. Furnishings, Equipment	\$8.54 M	\$41.53 M	\$91.43 M
	2019 Est. Health Care, Insurance	\$22.5 M	\$107.48 M	\$232.91 M
	2019 Est. Household Operations, Shelter, Utilities	\$80.33 M	\$384.25 M	\$835.66 M
	2019 Est. Miscellaneous Expenses	\$4.65 M	\$22.5 M	\$49.24 M
	2019 Est. Personal Care	\$3.3 M	\$15.87 M	\$34.65 M
2019 Est. Transportation	\$44.31 M	\$213.1 M	\$464.88 M	

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