

Shoppes of West Oaks

Orlando, Florida

Outparcel for Sale in Grocery Anchored Center



Property Highlights

- Located at the southwest quadrant of W. Colonial Drive (State Road 50) and Good Homes Road directly across from a Publix Center between the West Oaks Mall and Lowe' Home Improvement Center.
- New anchored shopping center just east of the West Oaks Regional Mall near many other large national retailers including Lowe', Best Buy, Toys R Us, etc.
- Limited retail development sites in area restricting future plazas/retail competition

Opportunities

- Out Parcel for Sale
- Pad Ready
- Unit 1 at 1.37 acres
- Retention is off-site
- Planned for bank building of up to approximately 4,050 sf with 5 drive-thru lanes
- Center anchored by Aldi Grocery Store
- McDonald' is on Unit 2
- Seller paid over \$850,000 to put in traffic signal at entrance to bank

	3 Miles	5 Miles
Population	83,591	201,476
Average Age	35.1	35.1
Avg. HH Income	\$65,859	\$62,197
Traffic Counts		
FDO T 2005	39,500 Vehicles Per Day	

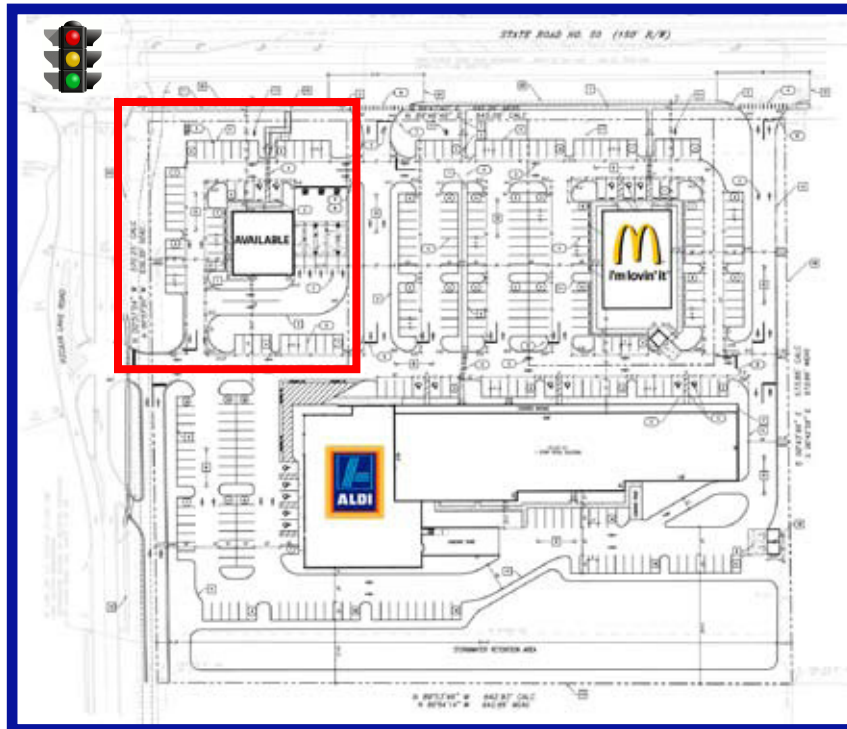
2345 Sand Lake Road, Suite 100
Orlando, Fl. 32809
407.812.8000

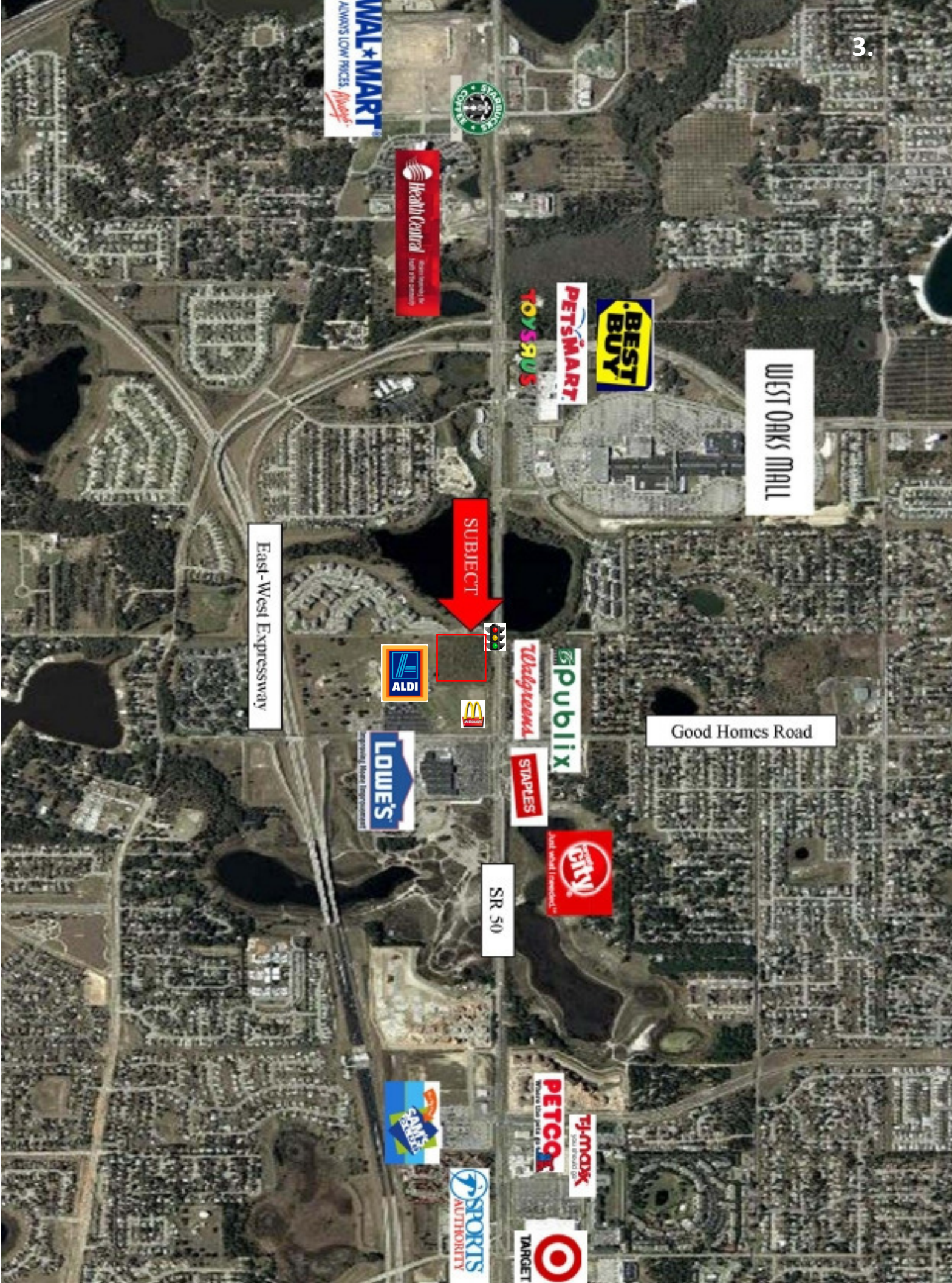
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REAL PROPERTY SPECIALISTS, INC
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Shoppes of West Oaks

Orlando, Florida





WEST OAKS MALL

Good Homes Road

SR 50

East-West Expressway

SUBJECT

WAL*MART
ALWAYS LOW PRICES
Always

STARBUCKS
COFFEE

Health Central
Your health is our business

BEST BUY

PETSMART

TOYS R US

ALDI

Publix

McDonald's

STAPLES

City

LOWE'S
The Home Improvement Store

PETCO
Working for pet's best

TJ MAXX
The Fashion Store

TARGET

SPORTS AUTHORITY

SEARS
ROEBUCK & CO.

900 WEST COLONIAL DRIVE, A LAND ONLY CONDOMINIUM
SECTION 27, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.

4.



NO.	ANGLE	CENTRAL	RADIUS	LENGTH	BEARING	CHORD	CHORD
C3	53.4907°		14.85'	13.95'	S25.20'40"E	13.44'	
C2	51.18'10"		5.00'	4.48'	S26.36'09"E	4.33'	
C1	30.26'09"		90.14'	47.88'	S16.10'08"E	47.32'	

LINE CHART	
L1	S36°00'23"E 5.32'
L2	S00°57'45"E 6.36'
L3	N89°53'46"W 22.91'
L4	N89°46'49"E 20.00'
L5	S00°57'04"E 101.84'

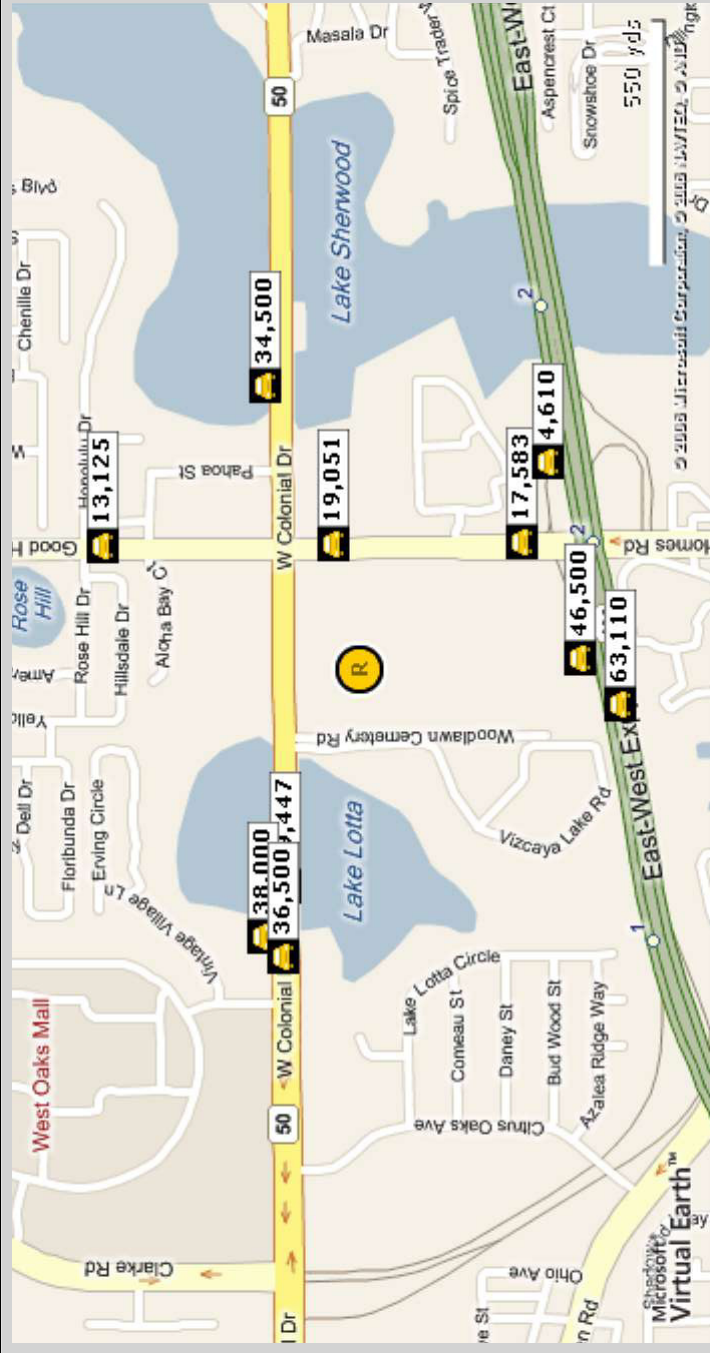
ACCURIGHT SURVEYS
of Orlando Inc., LB 4475
2012 E. Robinson St.
Orlando, Florida 32803
(407) 894-6314

Traffic Count Report

Shoppes of West Oaks

W Colonial Dr, Ocoee, FL 34761

Building Type: -
 Secondary: -
 GLA: -
 Year Built: -
 Total Available: -
 % Leased: -
 Rent/SF/Yr: **Negotiable**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Good Homes Rd	W Colonial Dr	0.06 N	2008	19,051	ADT	.17
2 Good Homes Rd	East-West Expy Off Ramp W	0.03 S	2003	17,583	AAAT	.27
3 East West Expy	Woodlawn Cemetary Rd	0.10 W	2005	46,500	AAAT	.29
4 W Colonial Dr	Woodlawn Cemetary Rd	0.20 E	2004	39,447	ADT	.30
5 East-West Expy	Good Homes Rd	0.22 E	2007	63,110	AWDT	.34
6 East-West Expy Off Ramp W	Good Homes Rd	0.10 W	2007	4,610	AWDT	.37
7 W Colonial Dr	Woodlawn Cemetary Rd	0.26 E	2005	38,000	AAAT	.37
8 Good Homes Rd	Rose Hill Dr	0.02 N	2008	13,125	ADT	.37
9 W Colonial Dr	Vintage Village Ln	0.08 W	2008	36,500	ADT	.38
10 W Colonial Dr	Lee Ave	0.07 W	2005	34,500	AAAT	.39

Demographic Summary Report

Shoppes of West Oaks

W Colonial Dr, Ocoee, FL 34761

Building Type: **Retail**

Secondary: -

GLA:

Year Built: -

Total Available:

% Leased:

Rent/SF/Yr: **Negotiable**

Radius	1 Mile		3 Mile		5 Mile	
Population						
2014 Projection	10,903		91,054		237,162	
2009 Estimate	9,696		84,476		218,190	
2000 Census	6,673		71,649		180,606	
Growth 2009 - 2014	12.50%		7.80%		8.70%	
Growth 2000 - 2009	45.30%		17.90%		20.80%	
2009 Population by Hispanic Origin						
	2,018		15,506		38,007	
2009 Population By Race						
	9,696		84,476		218,190	
White	5,521	56.94%	46,527	55.08%	109,255	50.07%
Black or African American	2,455	25.32%	23,378	27.67%	74,868	34.31%
American Indian and Alaska Native	31	0.32%	266	0.31%	661	0.30%
Asian	516	5.32%	4,890	5.79%	10,306	4.72%
Native Hawaiian and Pacific Islander	13	0.13%	78	0.09%	213	0.10%
Other Race	691	7.13%	5,630	6.66%	13,680	6.27%
Two or More Races	469	4.84%	3,708	4.39%	9,207	4.22%
Households						
2014 Projection	4,093		31,790		84,591	
2009 Estimate	3,629		29,436		77,180	
2000 Census	2,474		24,804		62,366	
Growth 2009 - 2014	12.80%		8.00%		9.60%	
Growth 2000 - 2009	46.70%		18.70%		23.80%	
Owner Occupied	2,172	59.85%	20,253	68.80%	47,631	61.71%
Renter Occupied	1,458	40.18%	9,183	31.20%	29,549	38.29%
2009 Households by HH Income						
	3,629		29,436		77,179	
Income Less Than \$15,000	263	7.25%	2,227	7.57%	7,426	9.62%
Income: \$15,000 - \$24,999	248	6.83%	2,233	7.59%	6,992	9.06%
Income: \$25,000 - \$34,999	336	9.26%	2,464	8.37%	8,355	10.83%
Income: \$35,000 - \$49,999	590	16.26%	4,204	14.28%	11,898	15.42%
Income: \$50,000 - \$74,999	966	26.62%	7,061	23.99%	17,984	23.30%
Income: \$75,000 - \$99,999	615	16.95%	4,539	15.42%	9,764	12.65%
Income: \$100,000 - \$149,999	458	12.62%	3,818	12.97%	8,018	10.39%
Income: \$150,000 - \$249,999	130	3.58%	2,209	7.50%	5,022	6.51%
Income: \$250,000 - \$499,999	21	0.58%	557	1.89%	1,367	1.77%
Income: \$500,000 or more	2	0.06%	124	0.42%	353	0.46%
2009 Avg Household Income						
	\$67,642		\$79,571		\$73,104	
2009 Med Household Income						
	\$58,277		\$61,666		\$54,630	
2009 Per Capita Income						
	\$24,373		\$27,701		\$26,043	