

# **FOR SALE OR LEASE**

**TEN (10) COMMERCIAL OUTPARCELS**

**LEE VISTA BOULEVARD  
&  
ECONLOCKHATCHEE TRAIL**

ORANGE COUNTY  
ORLANDO, FLORIDA

**For additional information contact:**

**Steve DeWitt**

**(407) 380-8633**

**sdewitt@shorecrestretail.com**

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change in price or other conditions, withdrawal without notice and to any special listing condition imposed by our principal.

## EXECUTIVE SUMMARY

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

**DESCRIPTION:** Ten (10) outparcels located at the signalized intersection of Lee Vista Blvd & Econlockhatchee Trail. The sites are located at all four corners of the intersection.

**OUTPARCELS:**

|              | SIZE  | Sales Price  | Lease Price          |
|--------------|-------|--------------|----------------------|
| OUTPARCEL 1  | 1.52± | JUST SOLD!   | DAYCARE COMING SOON! |
| OUTPARCEL 2  | .98±  | \$550,000    | \$50,000 (NNN)       |
| OUTPARCEL 3  | 1.15± | Not For Sale | \$90,000 YEAR (NNN)  |
| OUTPARCEL 4  | .94±  | \$725,000    | \$60,000 (NNN)       |
| OUTPARCEL 5  | .77±  | \$595,000    | \$52,500 (NNN)       |
| OUTPARCEL 7  | 1.45± | Not For Sale | \$120,000 YEAR (NNN) |
| OUTPARCEL 8  | 1.03± | \$785,000    | \$65,000 YEAR (NNN)  |
| OUTPARCEL 9  | 1.2±  | Not For Sale | \$110,000 YEAR (NNN) |
| OUTPARCEL 10 | .62±  | \$350,000    | \$30,000 YEAR (NNN)  |
| OUTPARCEL 11 | .61±  | \$350,000    | \$30,000 YEAR (NNN)  |

*\* 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

**2016 TRAFFIC COUNTS:** AADT per Orange County Traffic Engineering

**Lee Vista Boulevard** **24,452**  
(Narcoossee Road to SR 417)

**Econlockhatchee Trail** **15,886**  
(.75 miles north of Lee Vista Blvd.)

**2017 ESTIMATED DEMOGRAPHICS:**

|                   | <u>1 Mile</u> | <u>2 Miles</u> | <u>3 Miles</u> |
|-------------------|---------------|----------------|----------------|
| Population        | 6,509         | 24,847         | 51,167         |
| Median HH Income  | \$62,031      | \$62,292       | \$61,086       |
| Average HH Income | \$72,798      | \$70,887       | \$68,678       |

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

**CrownTree Lakes Apartments**

**300 Apartment Units**

DAYCARE COMING SOON!

Outparcel 2 (.98±)

Outparcel 3 (1.15±)

Outparcel 4 (.94±)

Outparcel 5 (.77±)

Wawa

Outparcel 7 (1.45±)

Outparcel 8 (1.03±)

Outparcel 9 (1.2±)

Outparcel 11 (.61±)

HESS

Outparcel 10 (.62±)

**Lee Vista Blvd**

**Lee Vista Square Townhomes**

**Econlockhatchee Trail**



CrownTree Lakes  
Apartments

300 Apt  
Units

Available  
Outparcels

Beltway  
Commerce  
Center

Lee Vista Blvd

Odyssey  
Middle  
School

Tivoli  
Garden  
Townhomes

Lee Vista  
Square  
Townhomes

SR 417 - Toll Rd





Goldenrod Rd

SR 436

Lee Vista

Orlando International Airport

Econlockhatchee Tr

Available Outparcels



Lee Vista Blvd

CVS

7-Eleven

Home Depot

STAPLES

KOHL'S

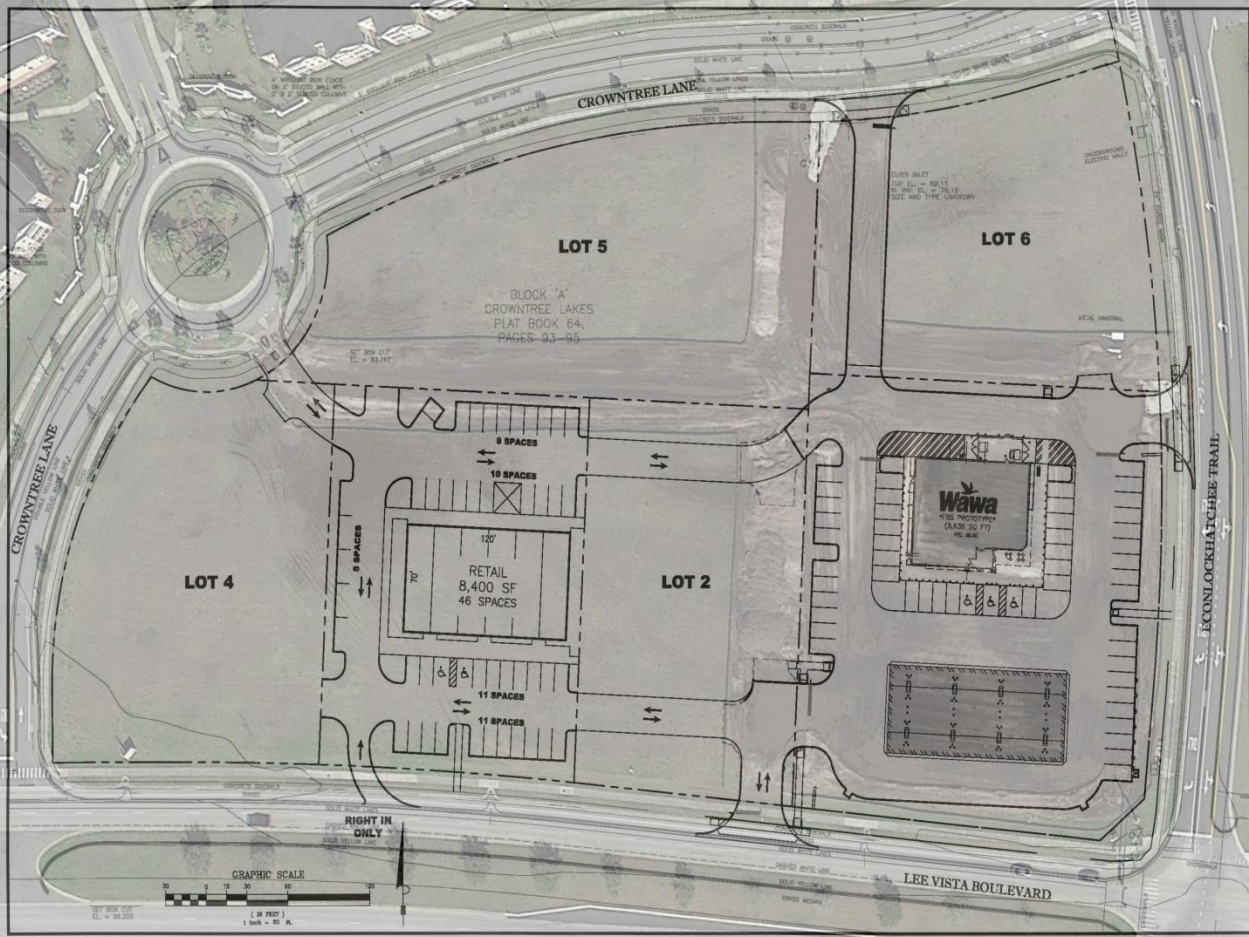
SR 417 - Toll Rd

Narcoossee Rd

SR 528 - Toll Rd



1 mi



**KCG**  
 KIMBERLY C. GIBSON, P.E.  
 PROJECT ENGINEER

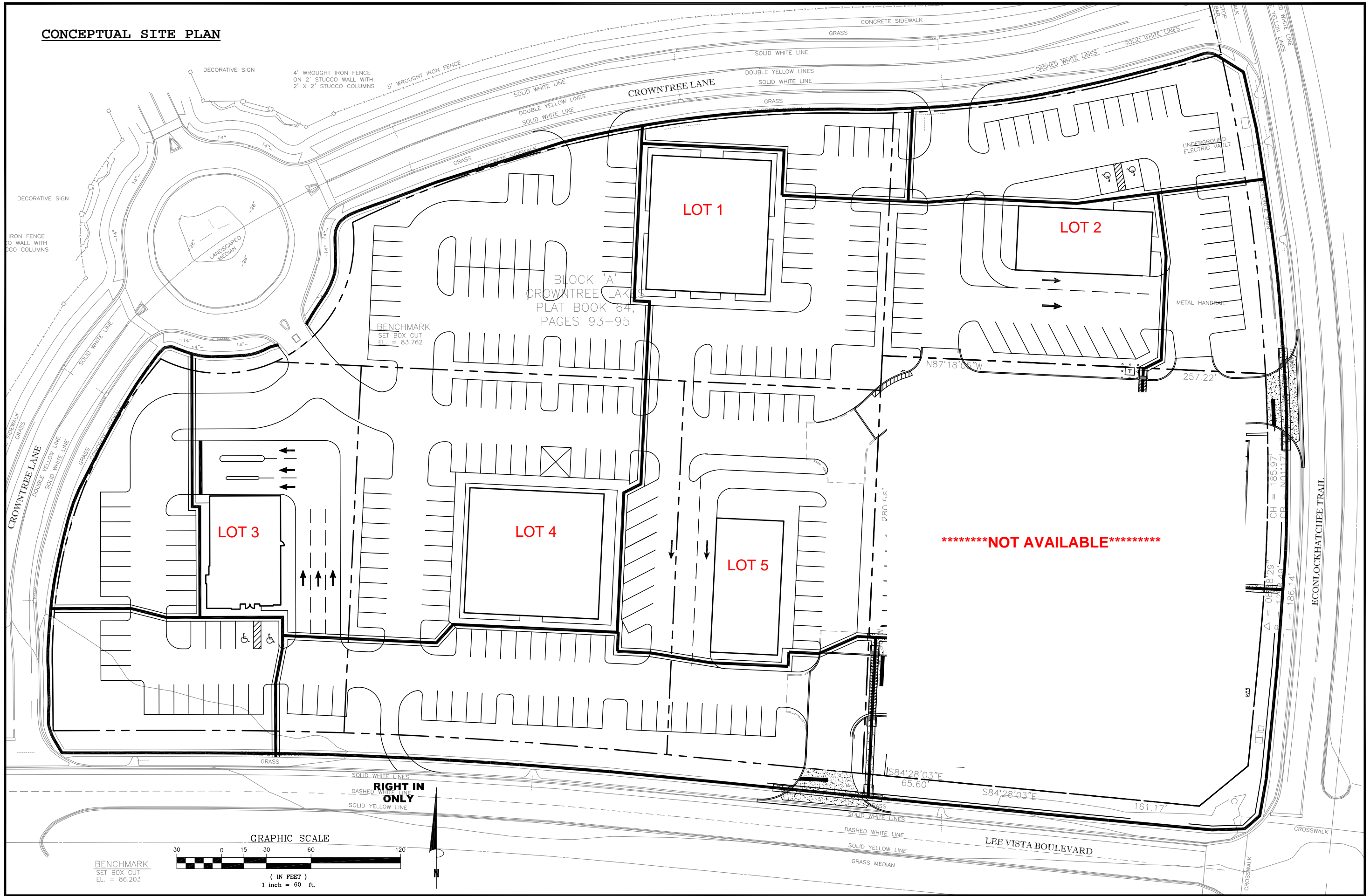
PREPARED FOR:  
**CROWNTREE LAKES TRACT 7A, LLC**

PROJECT:  
**CROWNTREE LAKES TRACT 7 PD**

CONCEPTUAL PLAN

DATE: 08/20/2024

**CONCEPTUAL SITE PLAN**



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

DRAWN: JAB  
 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



ATTORNEYS  
AT LAW

## RELATED INFORMATION

### Practices

Zoning

### Industries

Zoning

### Profiles

Miranda F. Fitzgerald

## DEVELOPER SEEKS ZONING FOR 10,000 HOMES NEAR LAKE NONA

September 4, 2015

*Orlando Sentinel*

By: Paul Brinkmann

Developer John Brunetti has filed proposals with the city of Orlando for zoning to build up to 10,000 homes and apartments near Lake Nona.

City officials had previously announced that Brunetti's companies were moving ahead with development plans, but didn't give specifics on the number of homes anticipated. The proposed zoning applications are now spelling out those details.

Brunetti's land is about 4,000 acres in two separate tracts on Orlando's southeastern limits. The property is east of Orlando International Airport, near the intersection of State Road 528 and 417. The properties are known as the Starwood property and the Vista Park property.

The Vista Park property is already part of the city, but the Starwood property would need to be annexed.

Development has already been envisioned for both properties in the past. Thousands of homes and apartments were planned for the Vista Park property in 2004. But those plans were postponed, partly due to discoveries of buried explosives from a World War II-era bombing range, the Pinecastle Jeep Range. Brunetti and the city have plans for a thorough cleanup of the area using magnetic imaging and other technology.

Here's the breakdown according to the new plans:

- Vista Park: 3,300 homes, 1,000 apartments
- Starwood: 4,400 homes, 2,000 apartments, 140,000 square feet of office space, 150,000 square feet of retail, and 150,000 square feet of industrial use.

Brunetti, known as the owner of Hialeah Park race track, and his attorneys have said he owns the property through limited liability companies. The owner of the Vista Park property is Mockingbird Orlando LLC, which includes Robert Yeager of Orlando-based Sullivan Properties as a member, according to state records. The Starwood Property includes ownership by Carlsbad Orlando LLC, Hugh M. Palmer, and Florida Gas Transmission Company LLC, according to the request for annexation.

Both requests are being handled by attorney Miranda Fitzgerald of Lowndes, Drosdick, Doster, Kantor & Reed.



The zoning and annexation requests are scheduled to be considered by the Municipal Planning Board at 8:30 a.m. on Oct. 20 at City Hall.

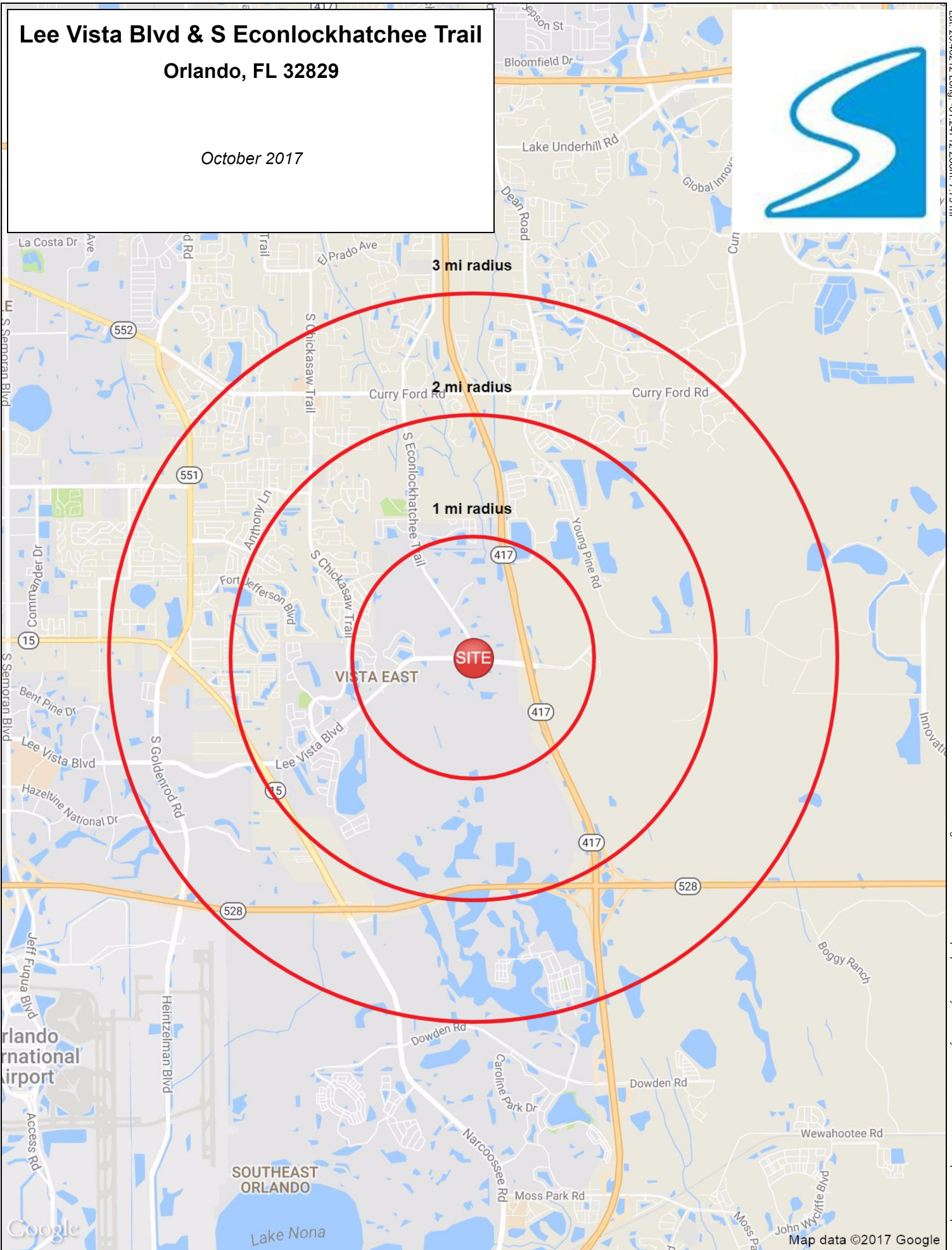
The developer's request for annexing the Starwood property says it "will help the City achieve its objective of being able to accommodate its projected resident population of 332,982 by the year 2030 in a manner that allows for efficient, orderly economic growth in the newest urbanizing area."

The Vista Park request says the developer anticipates that the county landfill site will be capped and closed and that its surrounding 28.5 acres "would be an appropriate location for a regional active park, if acceptable to the City, once FDEP confirms that the site is in compliance with the applicable capping and closure regulations."

# Lee Vista Blvd & S Econlockhatchee Trail

Orlando, FL 32829

October 2017



# FULL PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 28.4784/-81.2471

RF1

## Lee Vista Blvd & S Econlockhatchee Trail

Orlando, FL 32829

1 mi radius    2 mi radius    3 mi radius

|                                    | 1 mi radius                                | 2 mi radius | 3 mi radius |          |
|------------------------------------|--|-------------|-------------|----------|
| <b>POPULATION</b>                  | 2017 Estimated Population                  | 6,509       | 24,847      | 51,167   |
|                                    | 2022 Projected Population                  | 7,287       | 27,868      | 57,401   |
|                                    | 2010 Census Population                     | 4,978       | 21,692      | 45,292   |
|                                    | 2000 Census Population                     | 2,117       | 10,662      | 26,750   |
|                                    | Projected Annual Growth 2017 to 2022       | 2.4%        | 2.4%        | 2.4%     |
|                                    | Historical Annual Growth 2000 to 2017      | 12.2%       | 7.8%        | 5.4%     |
| <b>HOUSEHOLDS</b>                  | 2017 Estimated Households                  | 2,230       | 8,761       | 18,051   |
|                                    | 2022 Projected Households                  | 2,394       | 9,448       | 19,476   |
|                                    | 2010 Census Households                     | 1,678       | 7,561       | 15,744   |
|                                    | 2000 Census Households                     | 749         | 3,660       | 9,130    |
|                                    | Projected Annual Growth 2017 to 2022       | 1.5%        | 1.6%        | 1.6%     |
|                                    | Historical Annual Growth 2000 to 2017      | 11.6%       | 8.2%        | 5.7%     |
| <b>AGE</b>                         | 2017 Est. Population Under 10 Years        | 13.5%       | 12.7%       | 12.4%    |
|                                    | 2017 Est. Population 10 to 19 Years        | 13.5%       | 12.8%       | 12.8%    |
|                                    | 2017 Est. Population 20 to 29 Years        | 15.4%       | 14.1%       | 14.4%    |
|                                    | 2017 Est. Population 30 to 44 Years        | 24.9%       | 24.3%       | 23.8%    |
|                                    | 2017 Est. Population 45 to 59 Years        | 18.3%       | 18.8%       | 19.5%    |
|                                    | 2017 Est. Population 60 to 74 Years        | 11.2%       | 13.2%       | 13.0%    |
|                                    | 2017 Est. Population 75 Years or Over      | 3.1%        | 4.1%        | 4.1%     |
|                                    | 2017 Est. Median Age                       | 33.3        | 35.3        | 35.6     |
| <b>MARITAL STATUS &amp; GENDER</b> | 2017 Est. Male Population                  | 48.7%       | 48.2%       | 48.6%    |
|                                    | 2017 Est. Female Population                | 51.3%       | 51.8%       | 51.4%    |
|                                    | 2017 Est. Never Married                    | 33.0%       | 32.8%       | 33.8%    |
|                                    | 2017 Est. Now Married                      | 43.1%       | 44.8%       | 43.4%    |
|                                    | 2017 Est. Separated or Divorced            | 18.9%       | 16.6%       | 17.4%    |
|                                    | 2017 Est. Widowed                          | 5.0%        | 5.8%        | 5.4%     |
| <b>INCOME</b>                      | 2017 Est. HH Income \$200,000 or More      | 4.9%        | 3.5%        | 3.3%     |
|                                    | 2017 Est. HH Income \$150,000 to \$199,999 | 3.2%        | 3.9%        | 4.3%     |
|                                    | 2017 Est. HH Income \$100,000 to \$149,999 | 16.0%       | 15.2%       | 14.3%    |
|                                    | 2017 Est. HH Income \$75,000 to \$99,999   | 15.4%       | 14.7%       | 14.3%    |
|                                    | 2017 Est. HH Income \$50,000 to \$74,999   | 24.0%       | 26.0%       | 23.2%    |
|                                    | 2017 Est. HH Income \$35,000 to \$49,999   | 13.4%       | 13.9%       | 14.6%    |
|                                    | 2017 Est. HH Income \$25,000 to \$34,999   | 7.3%        | 8.0%        | 8.3%     |
|                                    | 2017 Est. HH Income \$15,000 to \$24,999   | 7.2%        | 7.6%        | 9.2%     |
|                                    | 2017 Est. HH Income Under \$15,000         | 8.7%        | 7.2%        | 8.6%     |
|                                    | 2017 Est. Average Household Income         | \$72,798    | \$70,887    | \$68,678 |
|                                    | 2017 Est. Median Household Income          | \$62,031    | \$62,292    | \$61,086 |
|                                    | 2017 Est. Per Capita Income                | \$24,937    | \$24,996    | \$24,230 |
| 2017 Est. Total Businesses         | 30   | 372         | 830         |          |
| 2017 Est. Total Employees          | 300  | 2,985       | 8,155       |          |

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2000-2010 Census, 2017 Estimates with 2022 Projections

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Lat/Lon: 28.4784/-81.2471

RF1

## Lee Vista Blvd & S Econlockhatchee Trail

Orlando, FL 32829

1 mi radius    2 mi radius    3 mi radius

|   | 1 mi radius                                      | 2 mi radius | 3 mi radius |           |
|---|--|-------------|-------------|-----------|
| <b>RACE</b>                               | 2017 Est. White                                  | 66.0%       | 67.2%       | 68.1%     |
|   | 2017 Est. Black                                  | 11.7%       | 11.3%       | 10.7%     |
|   | 2017 Est. Asian or Pacific Islander              | 8.1%        | 8.2%        | 7.3%      |
|   | 2017 Est. American Indian or Alaska Native       | 0.5%        | 0.3%        | 0.4%      |
|   | 2017 Est. Other Races                            | 13.7%       | 12.9%       | 13.4%     |
| <b>HISPANIC</b>                           | 2017 Est. Hispanic Population                    | 3,037       | 11,352      | 24,194    |
|   | 2017 Est. Hispanic Population                    | 46.7%       | 45.7%       | 47.3%     |
|   | 2022 Proj. Hispanic Population                   | 48.5%       | 47.6%       | 49.2%     |
|   | 2010 Hispanic Population                         | 46.3%       | 44.8%       | 46.4%     |
| <b>EDUCATION<br/>(Adults 25 or Older)</b> | 2017 Est. Adult Population (25 Years or Over)    | 4,314       | 16,989      | 35,007    |
|   | 2017 Est. Elementary (Grade Level 0 to 8)        | 7.2%        | 4.8%        | 4.4%      |
|   | 2017 Est. Some High School (Grade Level 9 to 11) | 7.6%        | 7.0%        | 7.4%      |
|   | 2017 Est. High School Graduate                   | 24.2%       | 25.3%       | 25.8%     |
|   | 2017 Est. Some College                           | 15.0%       | 19.0%       | 19.4%     |
|   | 2017 Est. Associate Degree Only                  | 17.0%       | 14.5%       | 13.4%     |
|   | 2017 Est. Bachelor Degree Only                   | 16.8%       | 18.7%       | 19.8%     |
|   | 2017 Est. Graduate Degree                        | 12.1%       | 10.8%       | 9.9%      |
| <b>HOUSING</b>                            | 2017 Est. Total Housing Units                    | 2,316       | 9,141       | 18,822    |
|   | 2017 Est. Owner-Occupied                         | 60.0%       | 69.9%       | 69.9%     |
|   | 2017 Est. Renter-Occupied                        | 36.3%       | 26.0%       | 26.0%     |
|   | 2017 Est. Vacant Housing                         | 3.7%        | 4.2%        | 4.1%      |
| <b>HOMES BUILT BY YEAR</b>                | 2010 Homes Built 2005 or later                   | 1.4%        | 1.7%        | 1.3%      |
|   | 2010 Homes Built 2000 to 2004                    | 44.7%       | 42.6%       | 38.2%     |
|   | 2010 Homes Built 1990 to 1999                    | 17.8%       | 25.7%       | 25.5%     |
|   | 2010 Homes Built 1980 to 1989                    | 28.9%       | 23.7%       | 25.6%     |
|   | 2010 Homes Built 1970 to 1979                    | 5.5%        | 5.7%        | 10.2%     |
|   | 2010 Homes Built 1960 to 1969                    | 5.0%        | 3.1%        | 2.9%      |
|   | 2010 Homes Built 1950 to 1959                    | 4.4%        | 2.8%        | 2.4%      |
|   | 2010 Homes Built Before 1949                     | 0.5%        | 1.0%        | 0.9%      |
| <b>HOME VALUES</b>                        | 2010 Home Value \$1,000,000 or More              | 0.6%        | 0.6%        | 0.7%      |
|   | 2010 Home Value \$500,000 to \$999,999           | 5.5%        | 4.3%        | 4.4%      |
|   | 2010 Home Value \$400,000 to \$499,999           | 5.6%        | 4.2%        | 3.8%      |
|   | 2010 Home Value \$300,000 to \$399,999           | 11.0%       | 10.1%       | 10.5%     |
|   | 2010 Home Value \$200,000 to \$299,999           | 24.5%       | 24.3%       | 25.1%     |
|   | 2010 Home Value \$150,000 to \$199,999           | 17.9%       | 22.4%       | 23.0%     |
|   | 2010 Home Value \$100,000 to \$149,999           | 26.1%       | 23.4%       | 23.0%     |
|   | 2010 Home Value \$50,000 to \$99,999             | 14.1%       | 10.2%       | 13.1%     |
|   | 2010 Home Value \$25,000 to \$49,999             | 3.5%        | 5.6%        | 3.8%      |
|   | 2010 Home Value Under \$25,000                   | 1.2%        | 3.6%        | 3.5%      |
|   | 2010 Median Home Value                           | \$173,814   | \$170,510   | \$167,874 |
|   | 2010 Median Rent                                 | \$879       | \$996       | \$982     |

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RF1

## Lee Vista Blvd & S Econlockhatchee Trail

Orlando, FL 32829

1 mi radius 2 mi radius 3 mi radius

|  | 1 mi radius  | 2 mi radius                               | 3 mi radius |          |
|--|--|---|-------------|----------|
| <b>LABOR FORCE</b>                           | 2017 Est. Labor Population Age 16 Years or Over    | 5,089                                     | 19,737      | 40,817   |
|  | 2017 Est. Civilian Employed                        | 64.7%                                     | 63.9%       | 64.0%    |
|  | 2017 Est. Civilian Unemployed                      | 2.4%                                      | 2.6%        | 2.7%     |
|  | 2017 Est. in Armed Forces                          | -   | -           | 0.1%     |
|  | 2017 Est. not in Labor Force                       | 32.9%                                     | 33.5%       | 33.2%    |
|  | 2017 Labor Force Males                             | 47.9%                                     | 47.6%       | 48.0%    |
|  | 2017 Labor Force Females                           | 52.1%                                     | 52.4%       | 52.0%    |
| <b>OCCUPATION</b>                            | 2010 Occupation: Population Age 16 Years or Over   | 2,898                                     | 12,190      | 25,797   |
|  | 2010 Mgmt, Business, & Financial Operations        | 17.1%                                     | 15.4%       | 14.1%    |
|  | 2010 Professional, Related                         | 21.7%                                     | 22.9%       | 21.7%    |
|  | 2010 Service                                       | 17.3%                                     | 17.5%       | 18.6%    |
|  | 2010 Sales, Office                                 | 24.7%                                     | 25.5%       | 26.8%    |
|  | 2010 Farming, Fishing, Forestry                    | -   | 0.1%        | -        |
|  | 2010 Construction, Extraction, Maintenance         | 10.1%                                     | 9.0%        | 8.6%     |
|  | 2010 Production, Transport, Material Moving        | 9.0%                                      | 9.6%        | 10.2%    |
|  | 2010 White Collar Workers                          | 63.5%                                     | 63.8%       | 62.6%    |
|  | 2010 Blue Collar Workers                           | 36.5%                                     | 36.2%       | 37.4%    |
|  | <b>TRANSPORTATION TO WORK</b>                      | 2010 Drive to Work Alone                  | 76.6%       | 80.2%    |
| 2010 Drive to Work in Carpool                |  | 12.1%                                     | 10.6%       | 10.0%    |
| 2010 Travel to Work by Public Transportation |  | 1.0%                                      | 0.8%        | 1.7%     |
| 2010 Drive to Work on Motorcycle             |  | -   | 0.1%        | 0.2%     |
| 2010 Walk or Bicycle to Work                 |  | 0.1%                                      | 0.4%        | 0.4%     |
| 2010 Other Means                             |  | 0.8%                                      | 1.4%        | 1.4%     |
| 2010 Work at Home                            |  | 9.3%                                      | 6.3%        | 4.9%     |
| <b>TRAVEL TIME</b>                           |  | 2010 Travel to Work in 14 Minutes or Less | 15.7%       | 16.3%    |
|  | 2010 Travel to Work in 15 to 29 Minutes            | 33.5%                                     | 35.7%       | 37.2%    |
|  | 2010 Travel to Work in 30 to 59 Minutes            | 40.5%                                     | 40.7%       | 41.6%    |
|  | 2010 Travel to Work in 60 Minutes or More          | 8.4%                                      | 6.1%        | 5.6%     |
|  | 2010 Average Travel Time to Work                   | 28.9                                      | 27.5        | 27.4     |
| <b>CONSUMER EXPENDITURE</b>                  | 2017 Est. Total Household Expenditure              | \$126 M                                   | \$487 M     | \$980 M  |
|  | 2017 Est. Apparel                                  | \$4.43 M                                  | \$17.1 M    | \$34.3 M |
|  | 2017 Est. Contributions, Gifts                     | \$8.20 M                                  | \$31.5 M    | \$63.6 M |
|  | 2017 Est. Education, Reading                       | \$4.76 M                                  | \$18.0 M    | \$36.4 M |
|  | 2017 Est. Entertainment                            | \$7.11 M                                  | \$27.4 M    | \$55.0 M |
|  | 2017 Est. Food, Beverages, Tobacco                 | \$19.6 M                                  | \$75.4 M    | \$152 M  |
|  | 2017 Est. Furnishings, Equipment                   | \$4.34 M                                  | \$16.7 M    | \$33.5 M |
|  | 2017 Est. Health Care, Insurance                   | \$11.0 M                                  | \$42.6 M    | \$85.9 M |
|  | 2017 Est. Household Operations, Shelter, Utilities | \$39.0 M                                  | \$150 M     | \$303 M  |
|  | 2017 Est. Miscellaneous Expenses                   | \$1.87 M                                  | \$7.22 M    | \$14.5 M |
|  | 2017 Est. Personal Care                            | \$1.65 M                                  | \$6.35 M    | \$12.8 M |
|  | 2017 Est. Transportation                           | \$24.5 M                                  | \$94.7 M    | \$190 M  |

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