

**EXCLUSIVE GROWTH AREA
LIMITED RETAIL OPPORTUNITY**

New Neighborhood Retail Center

**SR 46 & ORANGE BLVD
SEMINOLE COUNTY, FL**



DAILY TRAFFIC COUNTS

SR 46—30,000
(FDOT—2005)
Orange Blvd—9,022
(Seminole County 2004)

SURROUNDING AREA

- 0.3M from Lake Forest SC (Publix)
- 1.75M from Heathrow 46A Entrance
- 2M from Colonial Town Park
- 2M from Seminole Town Center
- 2M from Lake Sylvan Park
- 2M from Seminole Soccer Complex

Approximately 3.3 acres located at the SWC of State Road 46 & Orange Blvd.

- One of the most affluent and rapidly growing areas in Seminole County.
- Fully signalized intersection.
- Easy access to SR 46 & Orange Blvd.
- Up to 22,000 sf with ample parking.
- Last commercial development opportunity at a signalized intersection west of I-4 on State Road 46.
- Wekiva Protection Area limits commercial opportunities along this much traveled corridor.
- To the west, there will not be another commercial corner for ten miles.

Demographics

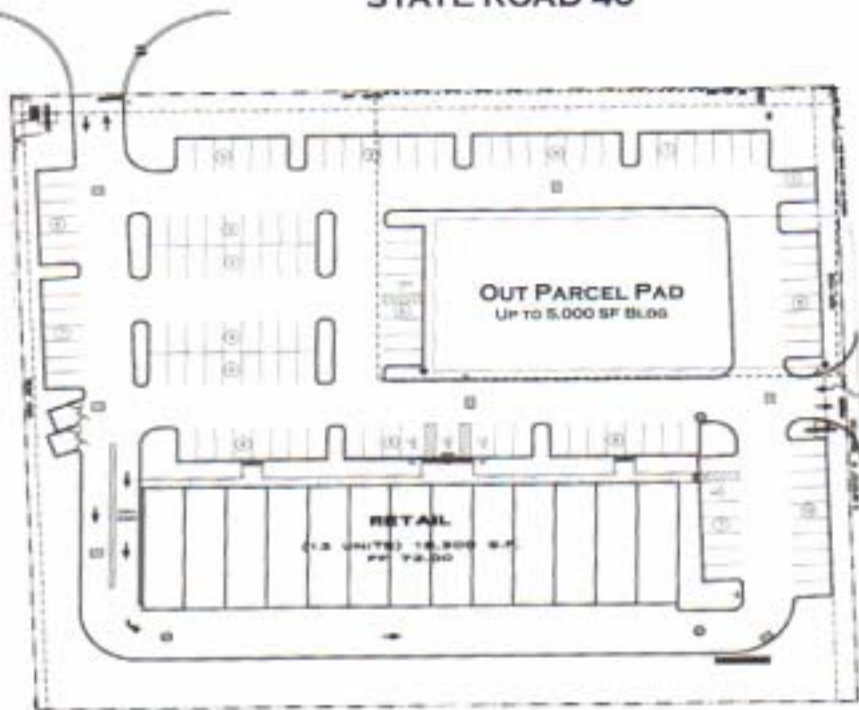
2006 Estimated	3 Miles	5 Miles
Population	17,468	59,625
Households	6,887	23,026
Average Household Size	2.54	2.59
Average Household Income	\$100,361	\$85,857
Median Age	45.6	40.7

New Retail Development

SR 46 & ORANGE BLVD.

SEMINOLE COUNTY, FL

STATE ROAD 46



ORANGE BLVD