

Semoran Ground Lease Site

640 N Semoran Boulevard, Orlando, FL 32822



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 0.90 Usable Acre Site Available For Ground Lease
- 160' of frontage on Semoran Blvd
- Over 61,000 cars per day along Semoran Blvd
- Conveniently located between SR 50 and Lake Underhill Rd
- Easy access to SR-408 with connectivity to I-4 & SR-417
- 175' of frontage on Lake Barton with dock+ boat ramp
- Primary retail corridor surrounded by national tenants

[Click Here To View Surveys](#)

OFFERING SUMMARY

Lease Rate:	Negotiable
Lot Size:	0.9 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,209	50,776	133,377
Total Population	9,381	128,265	328,237
Average HH Income	\$88,497	\$96,962	\$105,748

Nick Barbato

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7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

www.eisre.com

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RETAILER MAP



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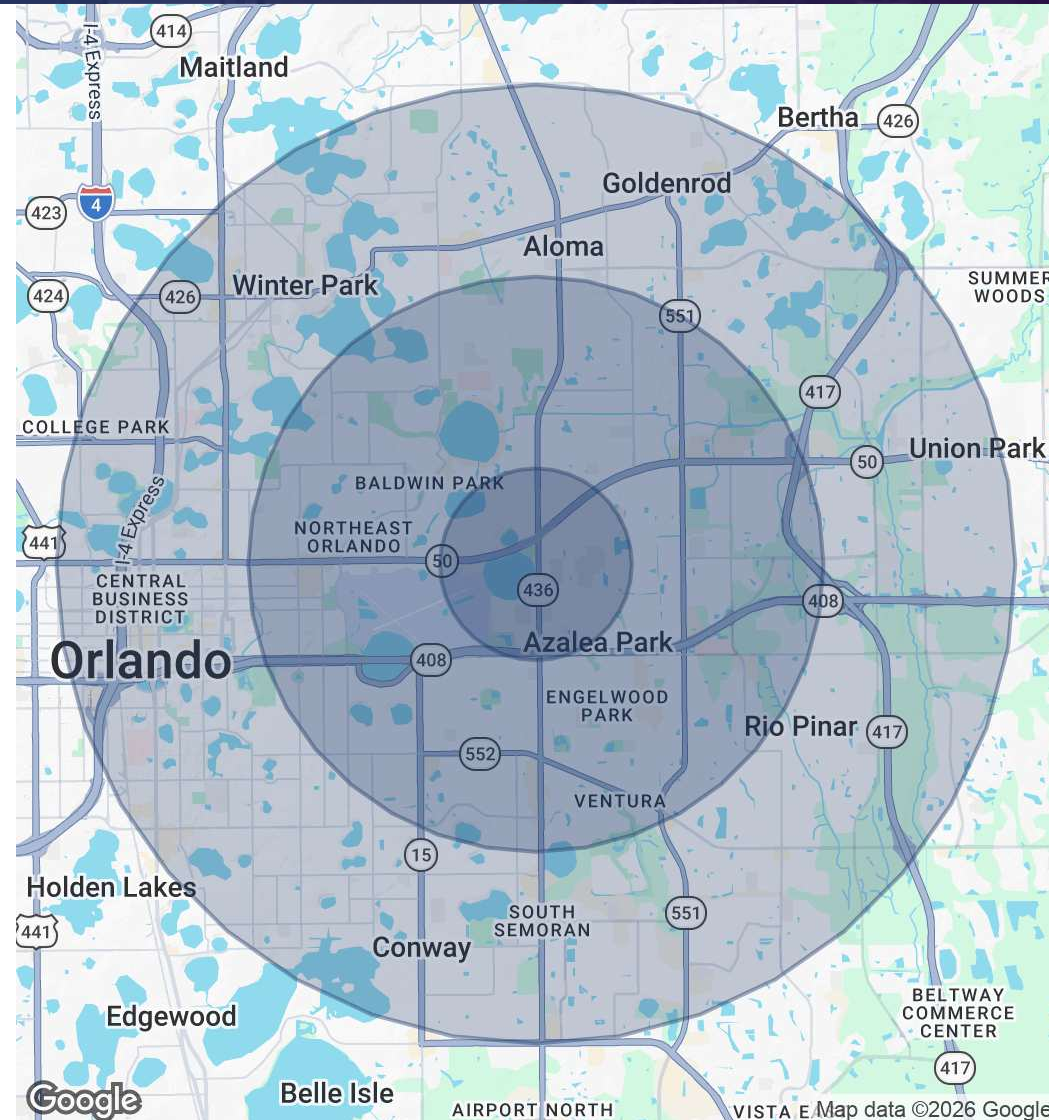
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,381	128,265	328,237
Average Age	34.6	36.8	38.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,209	50,776	133,377
# of Persons per HH	2.9	2.5	2.5
Average HH Income	\$88,497	\$96,962	\$105,748
Average House Value	\$282,063	\$376,399	\$415,711

AGE	1 MILE	3 MILES	5 MILES
0 - 4	355	6,934	16,728
5 - 9	567	6,858	15,664
10 - 14	594	6,838	15,997
15 - 17	236	4,225	10,834
18 - 20	270	3,681	11,290
21 - 24	626	8,701	20,254
25 - 34	2,156	25,522	64,529
35 - 44	1,229	18,437	46,646
45 - 54	1,044	15,241	39,509
55 - 64	1,068	14,636	38,115
65 - 74	608	9,404	27,649
75 - 84	433	5,395	14,719
85+	204	2,419	6,336



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