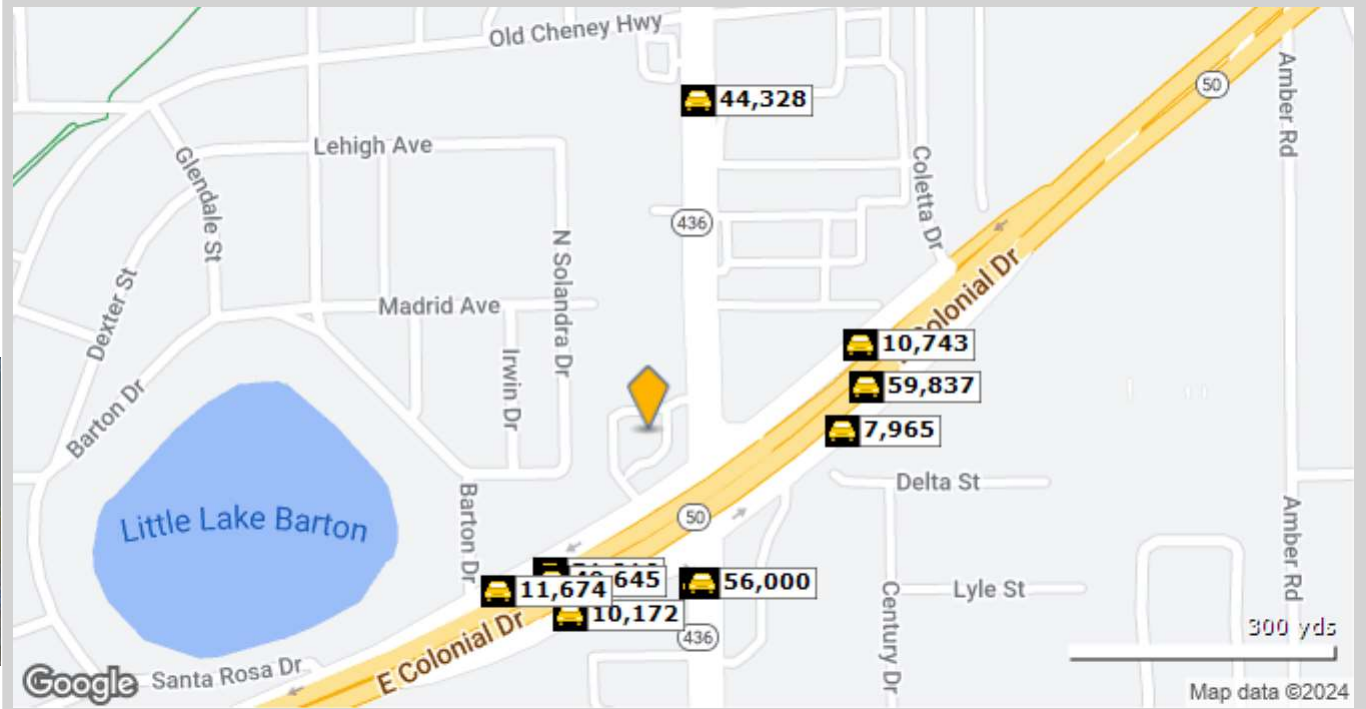


Traffic Count Report

902 N Semoran Blvd, Orlando, FL 32807

Building Type: **General Retail**
 Secondary: **Auto Dealership**
 GLA: **2,928 SF**
 Year Built: **1972**
 Total Available: **2,928 SF**
 % Leased: **100%**
 Rent/SF/Yr: **Negotiable**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	N Semoran Blvd	Santa Rosa Dr	0.05 S	2022	51,255	MPSI	.10
2	N Semoran Blvd	Santa Rosa Dr	0.05 S	2016	56,000	MPSI	.10
3	E Colonial Dr	Barton Dr	0.06 SW	2020	51,816	MPSI	.11
4	E Colonial Dr	Barton Dr	0.06 SW	2022	49,645	MPSI	.11
5	Santa Rosa Dr	N Semoran Blvd	0.09 E	2022	10,172	MPSI	.13
6	Delta St	Century Dr	0.05 SE	2022	7,965	MPSI	.13
7	Roush Ave	Irwin St	0.08 N	2022	11,674	MPSI	.14
8	East Colonial Drive	Century Dr	0.07 S	2022	59,837	MPSI	.15
9	Delta St	Century Dr	0.09 S	2022	10,743	MPSI	.15
10	N Semoran Blvd	Old Cheney Hwy	0.05 N	2022	44,328	MPSI	.22

Demographic Detail Report

902 N Semoran Blvd, Orlando, FL 32807

Building Type: **General Retail**
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 Year Built: **1972**

Total Available: **2,928 SF**
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Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	8,680	114,558	329,072
2023 Estimate	8,572	113,772	325,492
2010 Census	7,525	104,063	288,488
Growth 2023 - 2028	1.26%	0.69%	1.10%
Growth 2010 - 2023	13.91%	9.33%	12.83%
2023 Population by Age			
	8,572	113,772	325,492
Age 0 - 4	530 6.18%	6,903 6.07%	19,054 5.85%
Age 5 - 9	515 6.01%	6,632 5.83%	18,204 5.59%
Age 10 - 14	515 6.01%	6,512 5.72%	17,827 5.48%
Age 15 - 19	516 6.02%	6,460 5.68%	17,589 5.40%
Age 20 - 24	547 6.38%	7,050 6.20%	19,135 5.88%
Age 25 - 29	629 7.34%	8,435 7.41%	22,984 7.06%
Age 30 - 34	708 8.26%	9,600 8.44%	26,465 8.13%
Age 35 - 39	707 8.25%	9,509 8.36%	26,650 8.19%
Age 40 - 44	664 7.75%	8,757 7.70%	24,903 7.65%
Age 45 - 49	592 6.91%	7,712 6.78%	22,222 6.83%
Age 50 - 54	543 6.33%	7,079 6.22%	20,741 6.37%
Age 55 - 59	511 5.96%	6,731 5.92%	20,039 6.16%
Age 60 - 64	458 5.34%	6,140 5.40%	18,558 5.70%
Age 65 - 69	375 4.37%	5,167 4.54%	15,876 4.88%
Age 70 - 74	295 3.44%	4,178 3.67%	13,046 4.01%
Age 75 - 79	206 2.40%	2,963 2.60%	9,386 2.88%
Age 80 - 84	130 1.52%	1,907 1.68%	6,086 1.87%
Age 85+	130 1.52%	2,038 1.79%	6,726 2.07%
Age 65+	1,136 13.25%	16,253 14.29%	51,120 15.71%
Median Age	37.30	37.80	39.00
Average Age	37.80	38.40	39.50

Demographic Detail Report

902 N Semoran Blvd, Orlando, FL 32807

Radius	1 Mile	3 Mile	5 Mile
2023 Population By Race	8,572	113,772	325,492
White	6,765 78.92%	91,484 80.41%	261,183 80.24%
Black	1,000 11.67%	13,155 11.56%	39,255 12.06%
Am. Indian & Alaskan	62 0.72%	856 0.75%	2,074 0.64%
Asian	456 5.32%	4,848 4.26%	13,494 4.15%
Hawaiian & Pacific Island	15 0.17%	213 0.19%	549 0.17%
Other	274 3.20%	3,216 2.83%	8,936 2.75%
Population by Hispanic Origin	8,572	113,772	325,492
Non-Hispanic Origin	4,471 52.16%	64,482 56.68%	205,680 63.19%
Hispanic Origin	4,102 47.85%	49,290 43.32%	119,812 36.81%
2023 Median Age, Male	37.10	36.90	38.20
2023 Average Age, Male	37.30	37.40	38.40
2023 Median Age, Female	37.50	38.70	39.90
2023 Average Age, Female	38.20	39.40	40.50
2023 Population by Occupation Classification	6,909	92,427	266,873
Civilian Employed	4,794 69.39%	61,715 66.77%	176,452 66.12%
Civilian Unemployed	149 2.16%	2,097 2.27%	5,575 2.09%
Civilian Non-Labor Force	1,959 28.35%	28,385 30.71%	84,477 31.65%
Armed Forces	7 0.10%	230 0.25%	369 0.14%
Households by Marital Status			
Married	1,175	16,479	48,489
Married No Children	662	9,882	29,905
Married w/Children	513	6,597	18,585
2023 Population by Education	6,829	89,570	260,044
Some High School, No Diploma	1,162 17.02%	9,522 10.63%	22,460 8.64%
High School Grad (Incl Equivalency)	1,528 22.38%	20,015 22.35%	55,600 21.38%
Some College, No Degree	1,747 25.58%	22,637 25.27%	66,822 25.70%
Associate Degree	881 12.90%	9,355 10.44%	26,361 10.14%
Bachelor Degree	831 12.17%	17,797 19.87%	56,818 21.85%
Advanced Degree	680 9.96%	10,244 11.44%	31,983 12.30%

Demographic Detail Report

902 N Semoran Blvd, Orlando, FL 32807

Radius	1 Mile		3 Mile		5 Mile	
2023 Population by Occupation	8,352		111,136		318,998	
Real Estate & Finance	231	2.77%	5,119	4.61%	14,885	4.67%
Professional & Management	2,090	25.02%	33,221	29.89%	101,863	31.93%
Public Administration	56	0.67%	1,924	1.73%	5,706	1.79%
Education & Health	701	8.39%	12,177	10.96%	35,440	11.11%
Services	1,115	13.35%	11,914	10.72%	31,698	9.94%
Information	43	0.51%	1,239	1.11%	4,124	1.29%
Sales	1,352	16.19%	15,225	13.70%	43,073	13.50%
Transportation	110	1.32%	1,443	1.30%	3,293	1.03%
Retail	671	8.03%	6,744	6.07%	19,639	6.16%
Wholesale	334	4.00%	1,460	1.31%	4,071	1.28%
Manufacturing	150	1.80%	2,834	2.55%	8,209	2.57%
Production	565	6.76%	6,554	5.90%	16,871	5.29%
Construction	417	4.99%	4,510	4.06%	11,809	3.70%
Utilities	280	3.35%	3,509	3.16%	9,623	3.02%
Agriculture & Mining	3	0.04%	87	0.08%	237	0.07%
Farming, Fishing, Forestry	7	0.08%	85	0.08%	156	0.05%
Other Services	227	2.72%	3,091	2.78%	8,301	2.60%
2023 Worker Travel Time to Job	4,497		58,260		165,742	
<30 Minutes	2,726	60.62%	35,466	60.88%	100,544	60.66%
30-60 Minutes	1,499	33.33%	19,634	33.70%	56,423	34.04%
60+ Minutes	272	6.05%	3,160	5.42%	8,775	5.29%
2010 Households by HH Size	2,913		43,831		122,589	
1-Person Households	837	28.73%	13,904	31.72%	40,044	32.67%
2-Person Households	889	30.52%	14,584	33.27%	41,034	33.47%
3-Person Households	507	17.40%	6,978	15.92%	19,152	15.62%
4-Person Households	360	12.36%	4,813	10.98%	13,309	10.86%
5-Person Households	175	6.01%	2,157	4.92%	5,698	4.65%
6-Person Households	88	3.02%	855	1.95%	2,120	1.73%
7 or more Person Households	57	1.96%	540	1.23%	1,232	1.00%
2023 Average Household Size	2.50		2.40		2.30	
Households						
2028 Projection	3,354		47,449		140,135	
2023 Estimate	3,313		47,218		138,558	
2010 Census	2,913		43,831		122,590	
Growth 2023 - 2028	1.24%		0.49%		1.14%	
Growth 2010 - 2023	13.73%		7.73%		13.03%	

Demographic Detail Report

902 N Semoran Blvd, Orlando, FL 32807

Radius	1 Mile	3 Mile	5 Mile
2023 Households by HH Income	3,313	47,219	138,556
<\$25,000	861 25.99%	7,985 16.91%	22,867 16.50%
\$25,000 - \$50,000	741 22.37%	10,652 22.56%	30,324 21.89%
\$50,000 - \$75,000	699 21.10%	8,977 19.01%	25,427 18.35%
\$75,000 - \$100,000	491 14.82%	7,229 15.31%	19,497 14.07%
\$100,000 - \$125,000	196 5.92%	4,919 10.42%	14,008 10.11%
\$125,000 - \$150,000	59 1.78%	2,164 4.58%	7,971 5.75%
\$150,000 - \$200,000	106 3.20%	2,261 4.79%	7,701 5.56%
\$200,000+	160 4.83%	3,032 6.42%	10,761 7.77%
2023 Avg Household Income	\$68,060	\$82,563	\$87,340
2023 Med Household Income	\$52,488	\$64,041	\$65,437
2023 Occupied Housing	3,313	47,218	138,559
Owner Occupied	1,553 46.88%	22,788 48.26%	70,557 50.92%
Renter Occupied	1,760 53.12%	24,430 51.74%	68,002 49.08%
2010 Housing Units	3,666	51,349	150,105
1 Unit	2,519 68.71%	29,297 57.05%	85,175 56.74%
2 - 4 Units	151 4.12%	3,981 7.75%	11,878 7.91%
5 - 19 Units	719 19.61%	12,623 24.58%	29,238 19.48%
20+ Units	277 7.56%	5,448 10.61%	23,814 15.86%
2023 Housing Value	1,552	22,787	70,557
<\$100,000	204 13.14%	1,843 8.09%	4,968 7.04%
\$100,000 - \$200,000	584 37.63%	5,581 24.49%	14,906 21.13%
\$200,000 - \$300,000	336 21.65%	6,757 29.65%	22,633 32.08%
\$300,000 - \$400,000	90 5.80%	3,968 17.41%	13,388 18.97%
\$400,000 - \$500,000	74 4.77%	1,697 7.45%	4,709 6.67%
\$500,000 - \$1,000,000	220 14.18%	2,030 8.91%	6,891 9.77%
\$1,000,000+	44 2.84%	911 4.00%	3,062 4.34%
2023 Median Home Value	\$197,944	\$258,746	\$268,061
2023 Housing Units by Yr Built	3,678	52,281	153,490
Built 2010+	343 9.33%	3,618 6.92%	16,687 10.87%
Built 2000 - 2010	536 14.57%	6,367 12.18%	16,679 10.87%
Built 1990 - 1999	365 9.92%	6,335 12.12%	20,524 13.37%
Built 1980 - 1989	548 14.90%	11,284 21.58%	30,176 19.66%
Built 1970 - 1979	592 16.10%	8,768 16.77%	25,075 16.34%
Built 1960 - 1969	438 11.91%	6,086 11.64%	16,273 10.60%
Built 1950 - 1959	635 17.26%	7,606 14.55%	17,721 11.55%
Built <1949	221 6.01%	2,217 4.24%	10,355 6.75%
2023 Median Year Built	1978	1980	1981