



# (VACANT) POLLO TROPICAL | ORLANDO, FL

5484 NORTH ORANGE BLOSSOM TRAIL | ORLANDO, FL 32810

Offering Memorandum | 5484 N. Orange Blossom Trail | Orlando, FL 32810

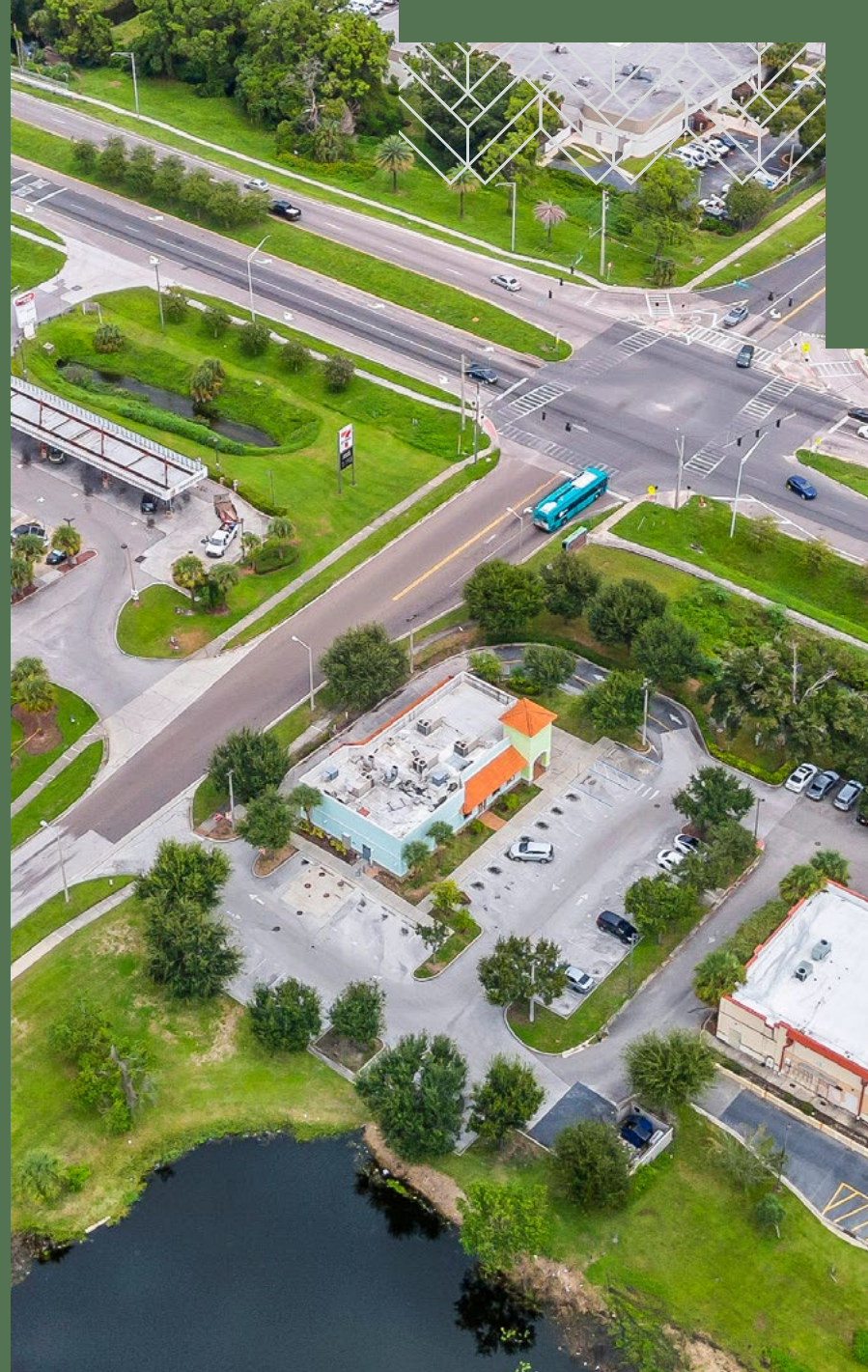
**CBRE**

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# EXECUTIVE SUMMARY

Offering Summary

Investment Overview



# PRICING & INVESTMENT HIGHLIGHTS



## PROPERTY DESCRIPTION

Property	(Vacant) Pollo Tropical
Property Address	5484 N. Orange Blossom Trail
Building Size (SF)	3,285 / SF
Lot Size (Acres)	±1.22 AC
Purchase Price	Unpriced
Price PSF	
Lease Rate	(Market Rate - Contact Listing Team)

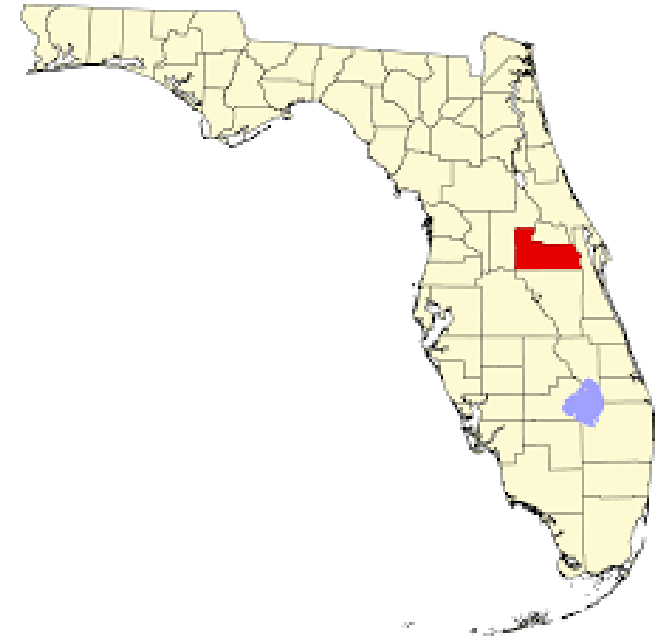
## INVESTMENT SUMMARY

CBRE is pleased to present an exclusive listing for the former Pollo Tropical located at 5484 N. Orange Blossom Trail in Orlando, Florida. The site consists of 3,285 total square feet of building space and sits on ±1.22 acres of land.

The subject property benefits from being situated along a thriving retail corridor on North Orange Blossom Trail, surrounded by national and local tenants, shopping centers, hospitality accommodations. Retail tenancy nearby include: 7/11, T-Mobile, Boost Mobile, Dunkin' Donuts, Taco Bell, Jiffy Lube, FedEx, Dollar Tree, Save-A-Lot.

## LOCATION HIGHLIGHTS

- Highly visible on North Orange Blossom Trail, a main thoroughfare in Orlando, FL.
- Only .9 miles away from the main intersection between North Orange Blossom Trail and Lee Rd.
- Only 3 miles away from I-4, one of Florida's main highways corridor, connecting Florida's coasts from east to west.



# 2

## PROPERTY INFORMATION

Aerial Map

Property Photos



# AERIAL MAP



Clarcona Ocoee Rd. | AADT 27,000

Edgewater Commerce Center

Edgewater Dr. | AADT 22,000

N. Orange Blossom Trail / U.S HWY 441 / S.R. 500 | AADT 28,000

N. John Young Parkway | AADT 21,500

Forest City Rd. | AADT 29,000

# PROPERTY PHOTOS



# PROPERTY PHOTOS



# 3

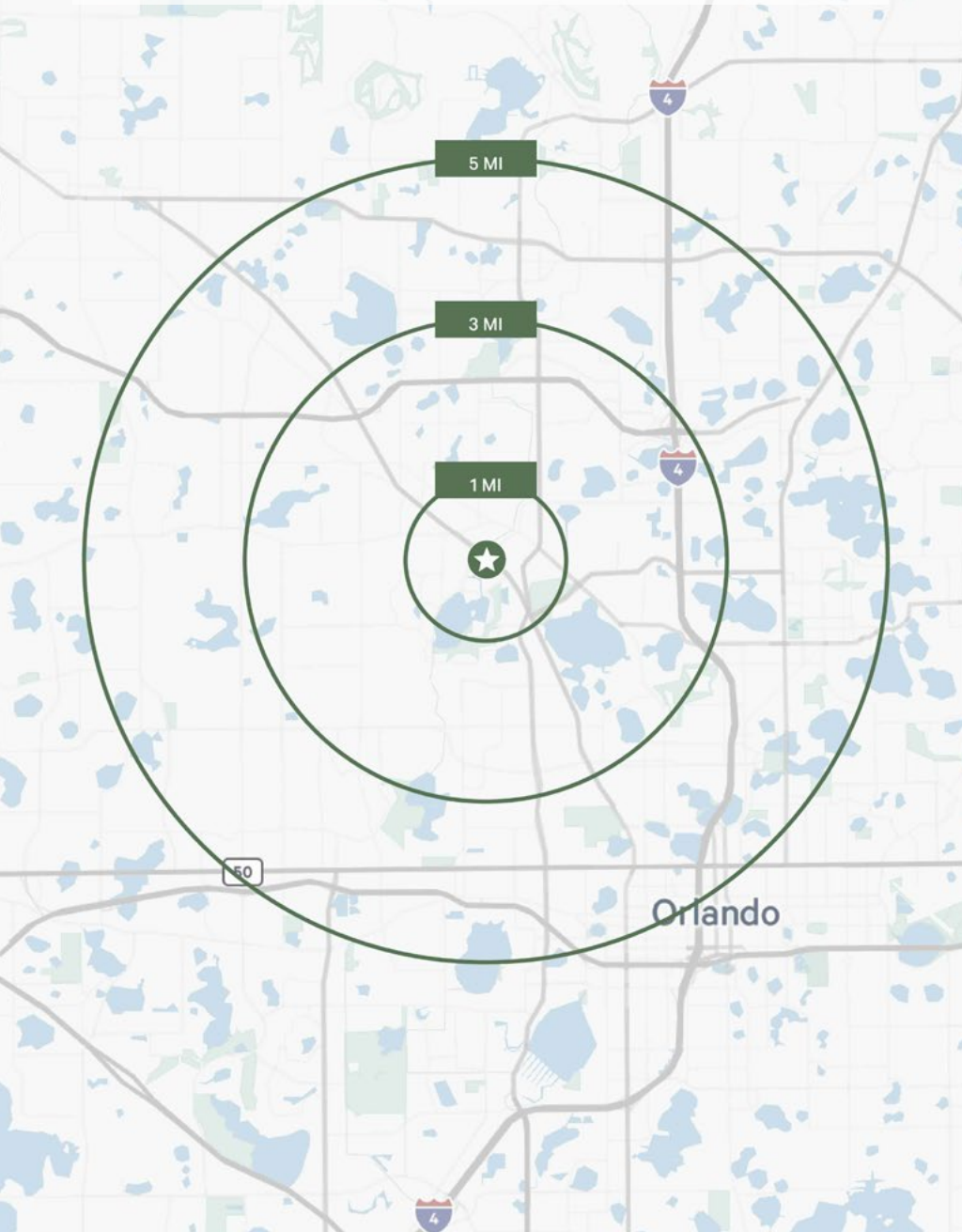
## MARKET OVERVIEW

Demographics

Market Snapshot



# DEMOGRAPHICS



DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
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## POPULATION

2024 Population - Estimate	12,563	93,430	268,234
2029 Population - Projection	13,328	94,093	272,189
2024-2029 Annual Population Growth	1.19%	0.14%	0.29%

## GENERATIONS

Generation Alpha	11.2%	9.60%	8.80%
Generation Z	25.0%	23.10%	22.60%
Millennials	29.0%	28.00%	27.50%
Generation X	17.0%	19.00%	19.20%
Baby Boomers	14.8%	17.10%	17.90%
Greatest Generations	3.0%	3.20%	4.00%

## HOUSEHOLD INCOME

2024 Average Household Income	\$60,762	\$84,419	\$98,108
2024 Median Household Income	\$48,660	\$61,232	\$65,701

## HOUSING UNITS

2024 Owner-Occupied Housing Units	1297	17492	53078
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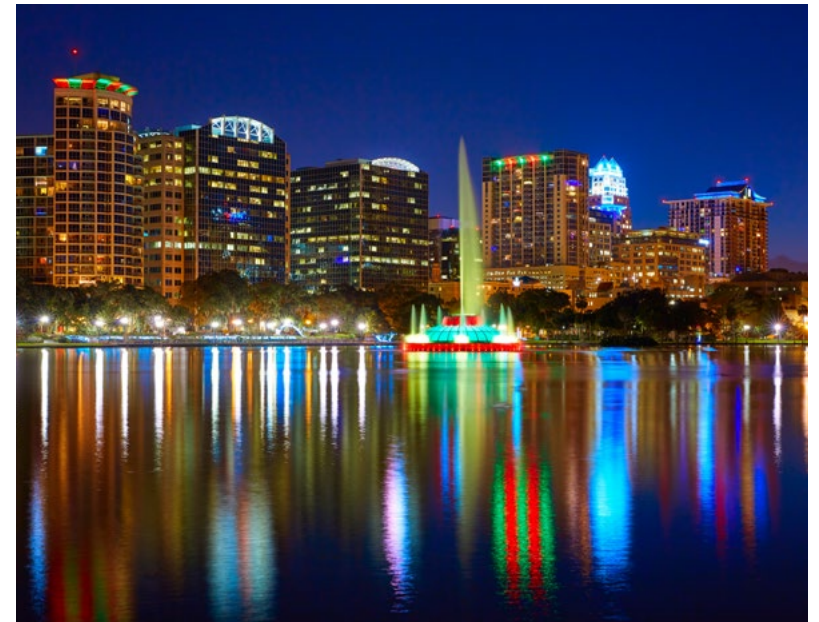
## HOUSING VALUE

2024 Average Home Value	\$338,407	\$471,727	\$496,408
2024 Median Home Value	\$263,072	\$353,778	\$387,843

# MARKET SNAPSHOT

## Orlando, FL

Orlando is the fourth largest city in Florida and is the county seat of Orange County. With a population of 1.3 million, Orange County is the fifth most populated county in Florida. Orange County is the central county of the Orlando-Kissimmee-Sanford Metropolitan Statistical Area (MSA), also known as Greater Orlando. By population, Greater Orlando is the third largest metropolitan area in Florida and the fifth largest in the southeastern United States, with a population of over 2.5 million. Greater Orlando is best known for its tourism industry, which attracts millions of visitors each year. Famous attractions include Walt Disney World, SeaWorld Orlando, and Universal Orlando. In recent years, Orlando's economy has greatly diversified from tourism, and the area is now considered a primary city for the modeling, simulation, and training (MS&T) industry. As a high-tech industrial hub, Orlando has the largest research park in Florida, Central Florida Research Park. Orlando is targeting the biotechnology and life sciences industries, with major new projects clustering in the Lake Nona City, a 650-acre health and life science park. Orlando is also home to the University of Central Florida, the second largest university in the United States by total enrollment, with over 72,000 students.



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