

Smalley Realty LLC

1.37 Acre Hard Corner Retail Site For Sale - **\$1,000,000**

NWC SR 46 & CR 437 (Plymouth Sorrento)
Sorrento, Lake County, Florida

Demographic Highlights	1 Mile	3 Mile	5 Mile
2010 Population	1,623	10,128	25,653
2010 Households	582	3,693	9,354
2010 Average Household Income	\$61,715	\$67,428	\$71,897
Daily Traffic Counts:			
<ul style="list-style-type: none"> • 15,000 AADT on SR 46 • 9,012 AADT on CR 437 			
Comments:			
<ul style="list-style-type: none"> • 1.37 acres at a signalized intersection • Site plan approved for C Store zoned CP (Planned Commercial) • Wekiva Parkway (The Orlando Beltway) will be just to the east and west of the site • Fast growing outer rim of Orlando suburbs • Strong existing and planned residential growth 			



1, 3, and 5 miles around 24445 Sorrento Ave, Sorrento, FL

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Demographics

Population

	1 mile	3 miles	5 miles
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Total Population	1,641	11,379	30,387
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Source: U.S. Census Bureau, 2019 American Community Survey, Tables B01003

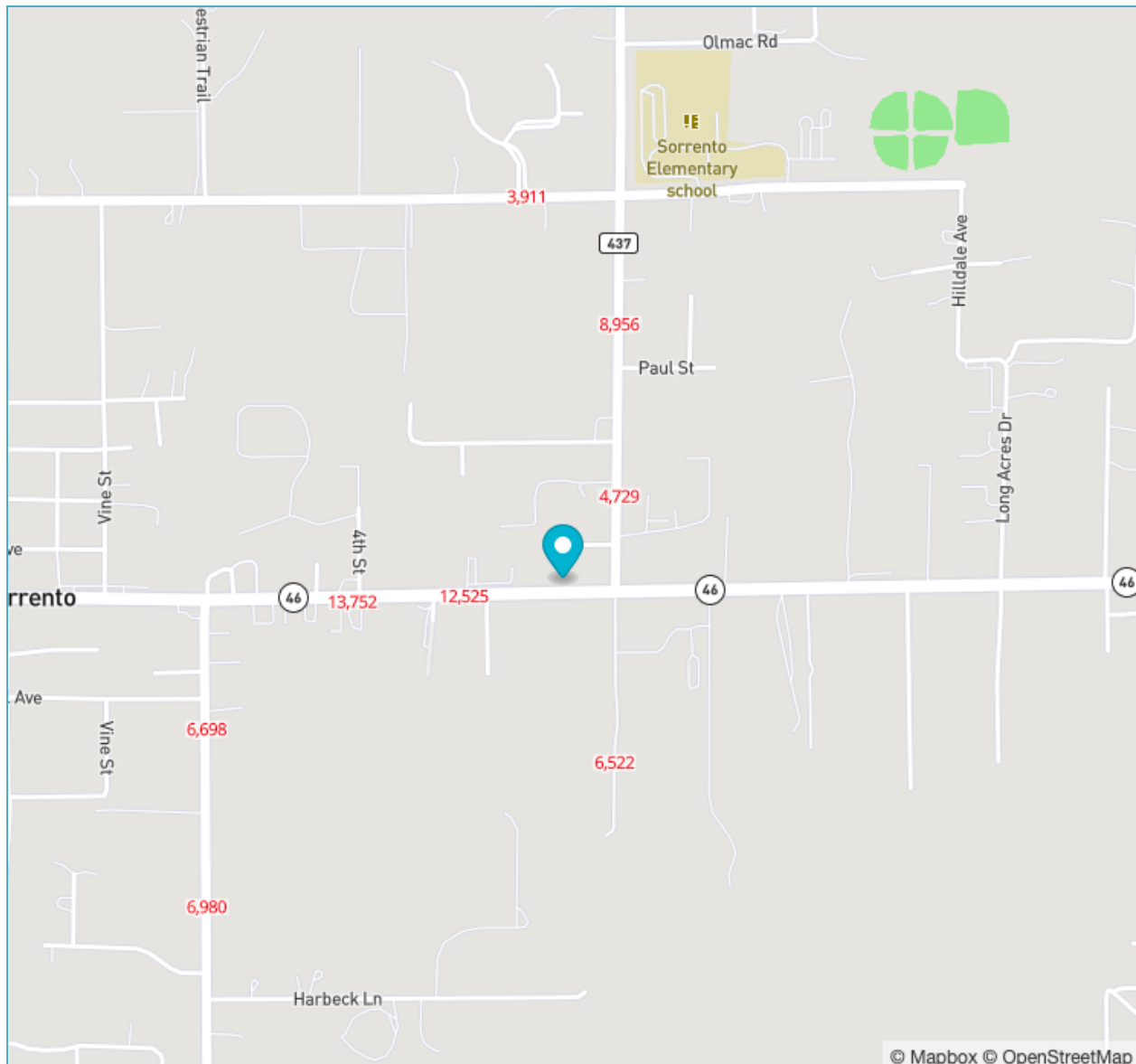
Age Breakdown

	1 mile		3 miles		5 miles	
Total Population	1,641		11,379		30,387	
9 & under	149	9%	1,411	12%	3,520	12%
10 to 19	229	14%	1,651	15%	4,075	13%
20 to 29	189	12%	1,015	9%	2,597	9%
30 to 39	221	13%	1,674	15%	4,041	13%
40 to 49	278	17%	1,617	14%	4,096	13%
50 to 59	231	14%	1,409	12%	3,903	13%
60 to 69	170	10%	1,430	13%	4,121	14%
70 & over	175	11%	1,172	10%	4,034	13%

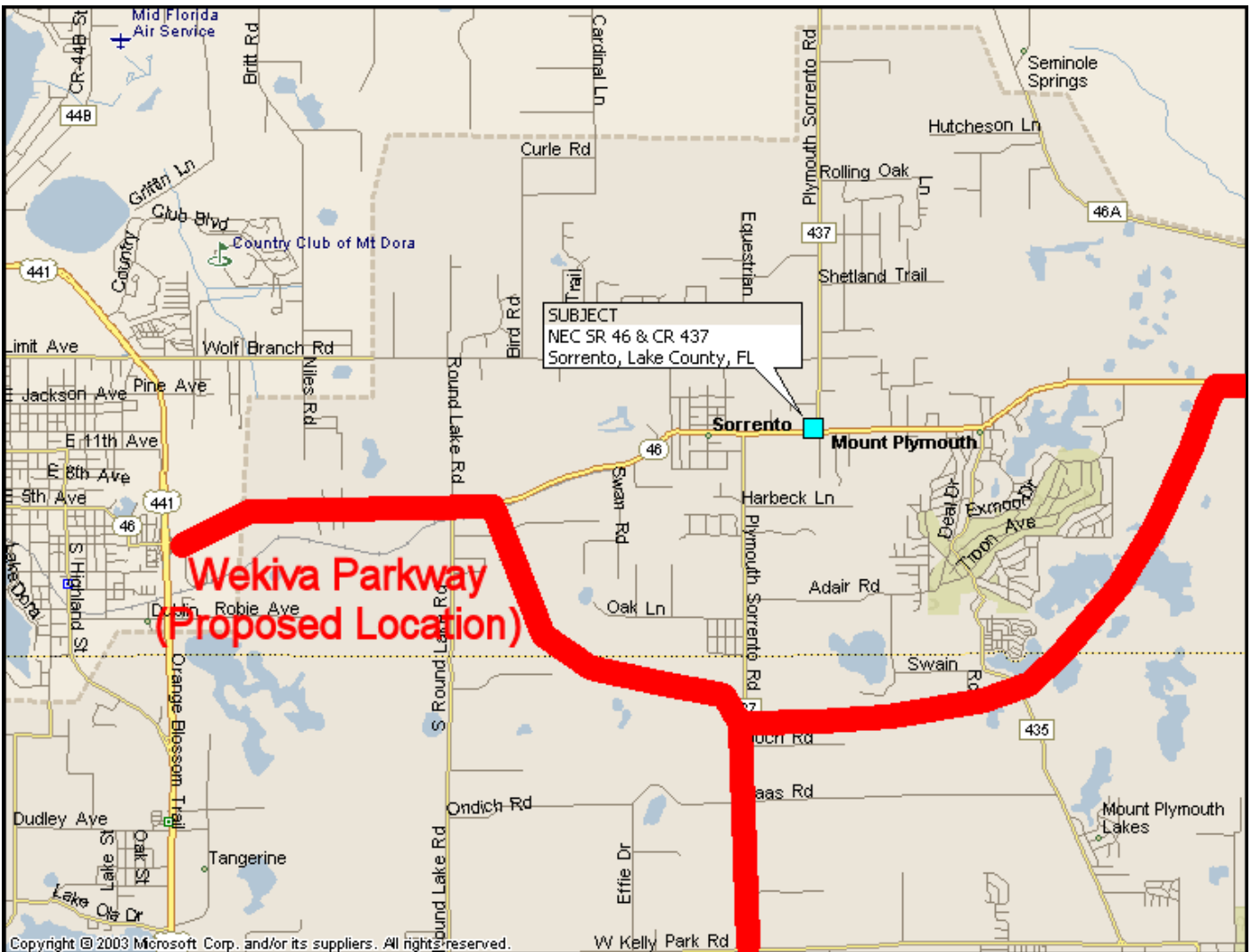
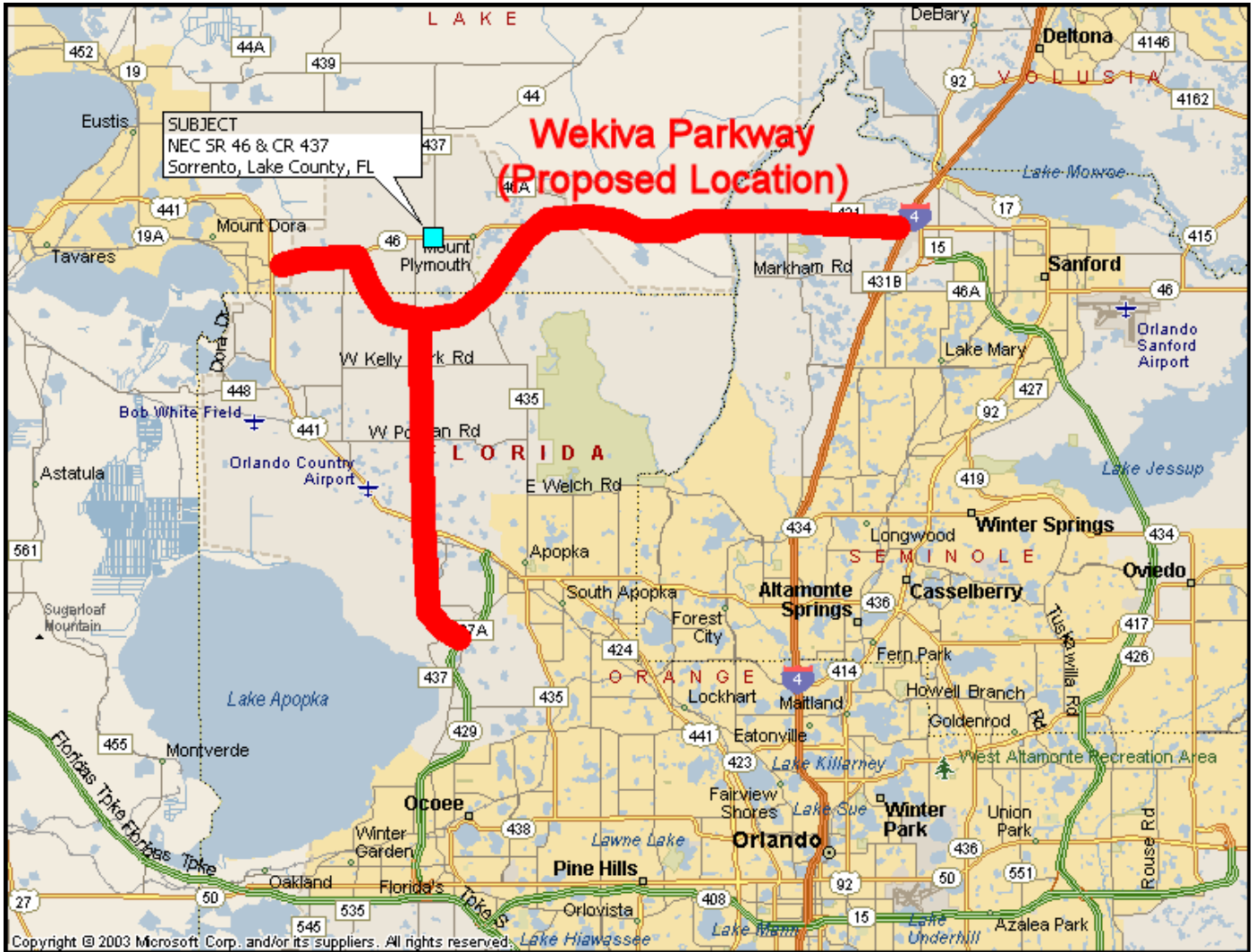
Source: U.S. Census Bureau, 2019 American Community Survey, Tables B01001

	2000	2010	2020	2030	% Population Change			% Population Change 2020-2030
					2000-2010	2010-2020	2020-2030	
Florida	15,982,378	18,801,310	21,555,986	24,426,178				13%
Lake County	210,528	297,052	366,615	450,305				23%
Orange County	896,344	1,145,956	1,418,927	1,696,818				20%

Traffic Counts



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