

Demographic Summary Report

636 N Rio Grande Ave, Orlando, FL 32805

Building Type: **Class C Office**
 Class: **C**
 RBA: **2,000 SF**
 Typical Floor: **2,000 SF**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**

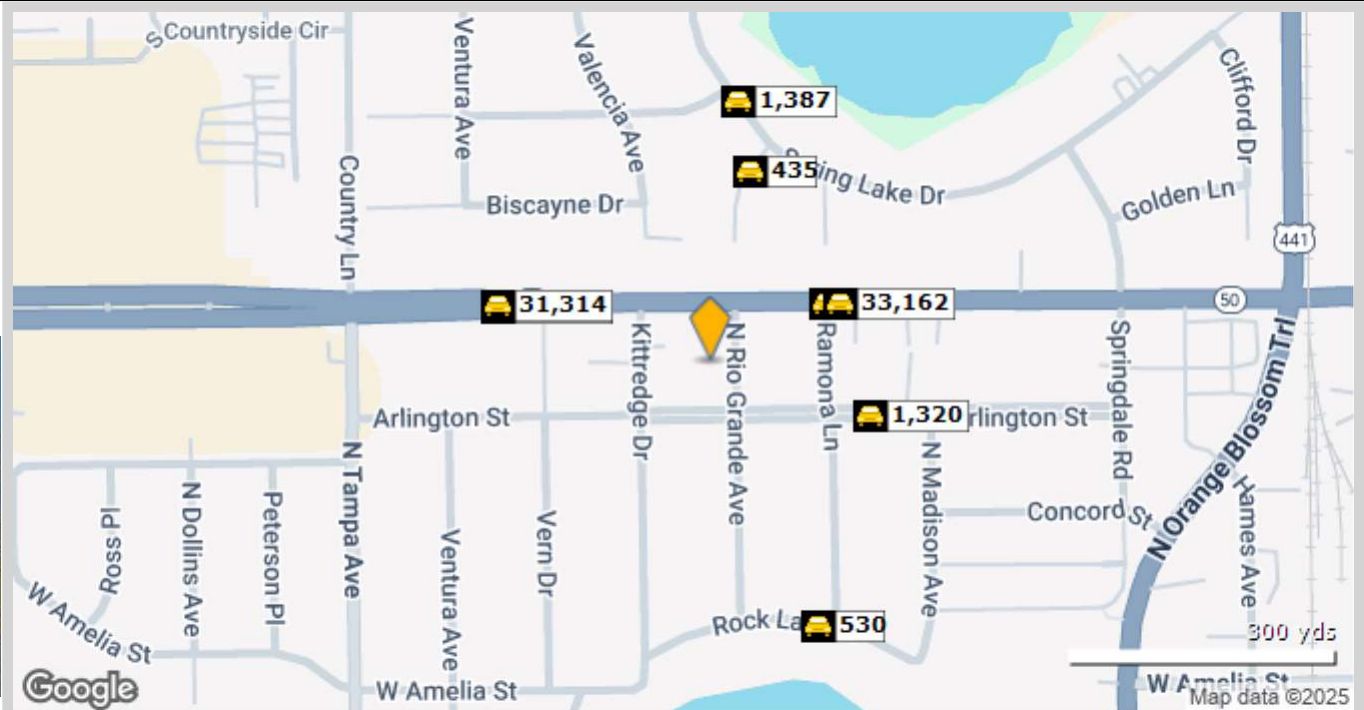


Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	8,953		101,604		327,880	
2024 Estimate	8,565		97,393		317,783	
2020 Census	7,919		90,749		309,446	
Growth 2024 - 2029	4.53%		4.32%		3.18%	
Growth 2020 - 2024	8.16%		7.32%		2.69%	
2024 Population by Hispanic Origin	1,320		15,171		67,561	
2024 Population	8,565		97,393		317,783	
White	3,407	39.78%	41,758	42.88%	117,559	36.99%
Black	3,593	41.95%	37,073	38.07%	119,947	37.74%
Am. Indian & Alaskan	12	0.14%	225	0.23%	963	0.30%
Asian	243	2.84%	2,905	2.98%	9,843	3.10%
Hawaiian & Pacific Island	3	0.04%	55	0.06%	237	0.07%
Other	1,307	15.26%	15,377	15.79%	69,234	21.79%
U.S. Armed Forces	0		34		233	
Households						
2029 Projection	3,564		46,036		135,530	
2024 Estimate	3,410		43,980		131,021	
2020 Census	3,159		40,509		126,614	
Growth 2024 - 2029	4.52%		4.67%		3.44%	
Growth 2020 - 2024	7.95%		8.57%		3.48%	
Owner Occupied	1,402	41.11%	16,650	37.86%	51,745	39.49%
Renter Occupied	2,009	58.91%	27,330	62.14%	79,276	60.51%
2024 Households by HH Income	3,411		43,980		131,020	
Income: <\$25,000	1,354	39.70%	11,428	25.98%	32,373	24.71%
Income: \$25,000 - \$50,000	605	17.74%	7,980	18.14%	29,419	22.45%
Income: \$50,000 - \$75,000	253	7.42%	6,036	13.72%	20,479	15.63%
Income: \$75,000 - \$100,000	225	6.60%	4,153	9.44%	13,952	10.65%
Income: \$100,000 - \$125,000	357	10.47%	4,749	10.80%	11,682	8.92%
Income: \$125,000 - \$150,000	42	1.23%	1,440	3.27%	4,470	3.41%
Income: \$150,000 - \$200,000	63	1.85%	2,950	6.71%	7,629	5.82%
Income: \$200,000+	512	15.01%	5,244	11.92%	11,016	8.41%
2024 Avg Household Income	\$84,397		\$91,886		\$81,302	
2024 Med Household Income	\$38,554		\$58,866		\$53,795	

Traffic Count Report

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	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	West Colonial Drive	Ramona Ln	0.00 E	2025	29,818	MPSI	.09
2	W Colonial Dr	Ramona Ln	0.01 W	2025	33,170	MPSI	.09
3	W Colonial Dr	Ramona Ln	0.01 W	2024	33,162	MPSI	.09
4	Arlington St	N Madison Ave	0.04 E	2018	1,320	MPSI	.11
5	N Rio Grande Ave	Spring Lake Dr	0.02 NE	2018	435	MPSI	.13
6	W Colonial Dr	Vern Dr	0.03 E	2025	31,053	MPSI	.14
7	W Colonial Dr	Vern Dr	0.03 E	2024	31,314	MPSI	.14
8	Spring Lake Dr	Espanola Dr	0.01 NW	2018	1,387	MPSI	.17
9	Rock Lake Dr	Ramona Ln	0.01 E	2025	529	MPSI	.18
10	Rock Lake Dr	Ramona Ln	0.01 E	2024	530	MPSI	.18