

# Office or Retail Suites For Lease

941—951 North Orange Blossom Trail

Apopka, Florida 32703

From 1,200 SF to 6,935 SF

Available Spring 2020

All or a Portion

**441 Frontage**  
**AADT 31,500**  
**Building and**  
**Monument Signage**



**\$13 plus NNN**

**Bob Atkins**

**Broker**

**O: 407-875-8040 x 101**

**M: 407-257-5499**

**bob@atkinscre.com**



**COMMERCIAL REAL ESTATE**



**Jackie Atkins**

**Sales Associate**

**O: 407-875-8040 x 102**

**M: 407-383-2719**

**Jackie@atkinscre.com**

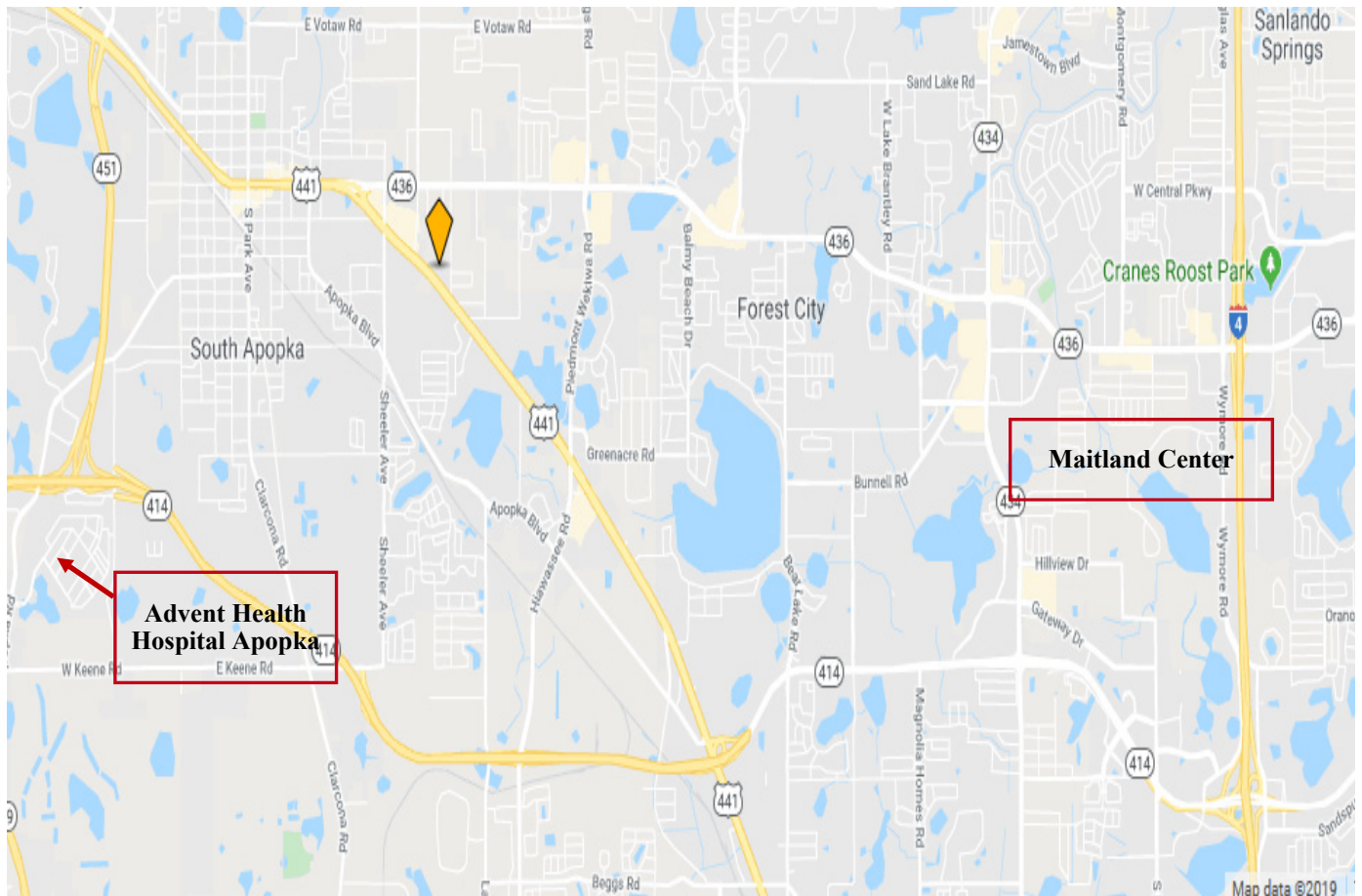
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**Commercial Sales & Leasing | Tenant Representation | Real Estate Consulting | Development Management | Asset Management**

**www.atkinscre.com 2700 Westhall Lane, Suite 120, Maitland, FL 32751 407-875-8040**

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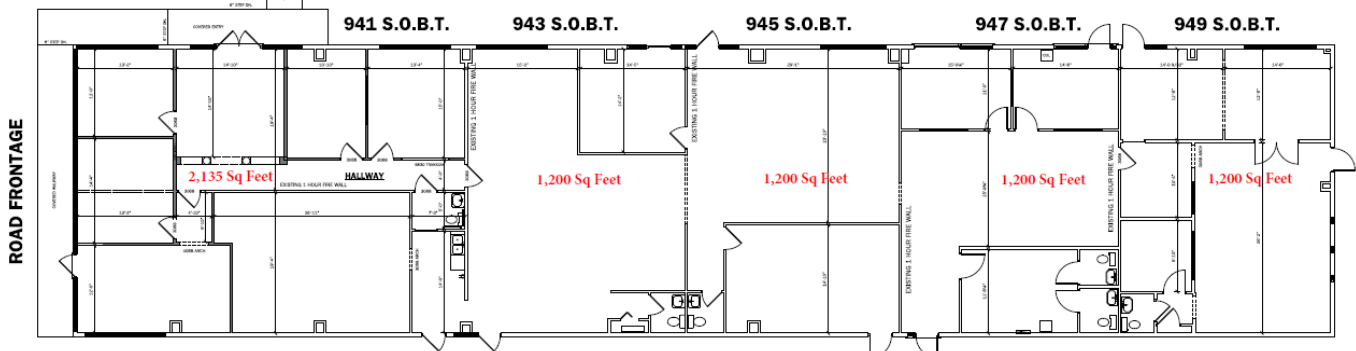
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### Apopka, Florida 32703

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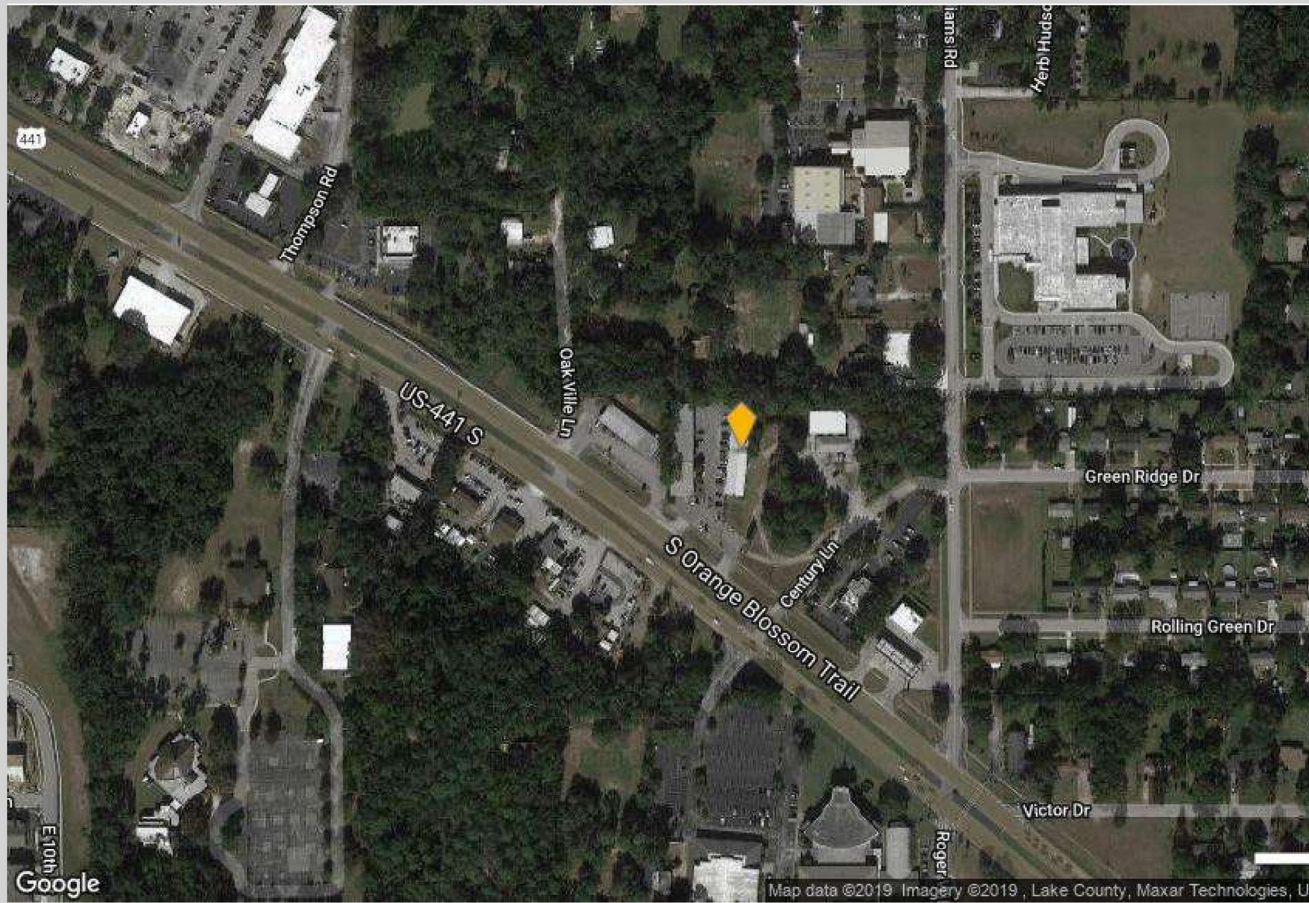
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## Aerial / Map Report

941-951 S Orange Blossom Trl - Apopka, FL 32703



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## Traffic Count Report

941-951 S Orange Blossom Trl, Apopka, FL 32703

Building Type: **Class B Office**  
 Class: **B**  
 RBA: **6,960 SF**  
 Typical Floor: **6,960 SF**  
 Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **-**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	S Orange Blossom Trl	Oakville Ln	0.02 SE	2018	28,714	MPSI	.11
2	Roger Williams Rd	Herb Hudson Ct	0.10 S	2016	2,829	MPSI	.26
3	Roger Williams Rd	Herb Hudson Ct	0.10 S	2018	2,091	MPSI	.26
4	S Orange Blossom Trl	Sheeler Ave	0.18 NW	2018	28,741	MPSI	.28
5	S Orange Blossom Trl	Sheeler Ave	0.11 NW	2018	28,160	MPSI	.34
6	E Semoran Blvd	Sand Ave	0.05 W	2016	33,720	MPSI	.40
7	E Semoran Blvd	Sand Ave	0.05 W	2018	34,075	MPSI	.40
8	E Semoran Blvd	S Ocean Ave	0.03 W	2016	31,500	MPSI	.40
9	E Semoran Blvd	S Ocean Ave	0.03 W	2018	32,377	MPSI	.40
10	Sheeler Ave	9th St	0.03 S	2018	9,631	MPSI	.41



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# Demographic Market Comparison Report

1 mile radius

941-951 S Orange Blossom Trl, Apopka, FL 32703

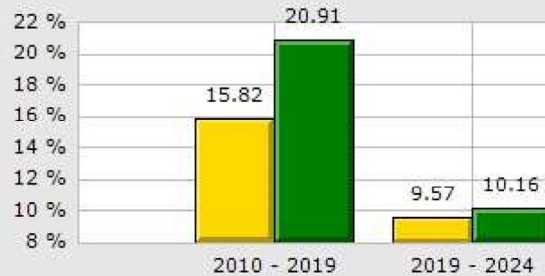
Type: **Class B Office**  
County: **Orange**

**1 Mile**  
**County**

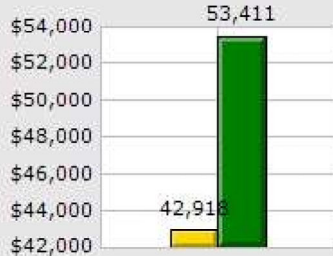
## Population Growth



## Household Growth



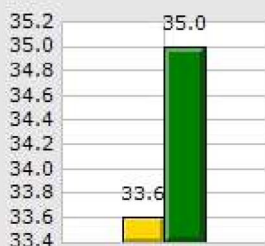
## 2019 Med Household Inc



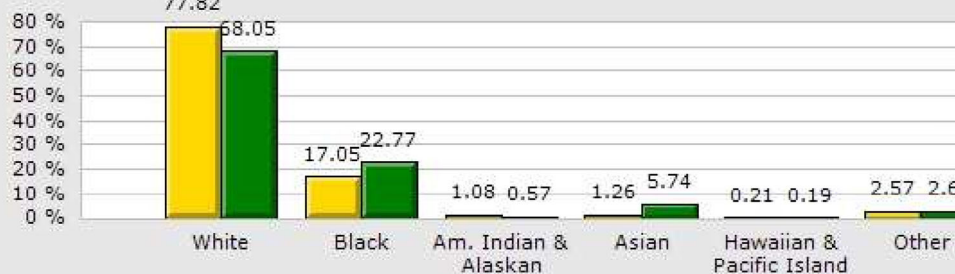
## 2019 Households by Household Income



## 2019 Median Age



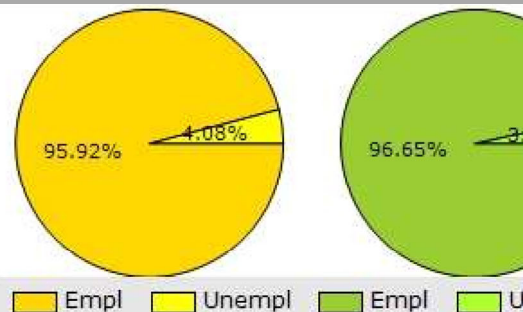
## 2019 Population by Race



## 2019 Renter vs. Owner



## 2019 Employed vs. Unemployed



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# Demographic Market Comparison Report

1 mile radius

941-951 S Orange Blossom Trl, Apopka, FL 32703

Type: **Class B Office**

County: **Orange**

	1 Mile		County	
Population Growth				
Growth 2010 - 2019	14.80%		20.94%	
Growth 2019 - 2024	9.42%		10.13%	
Empl	5,894	95.92%	723,311	96.65%
Unempl	251	4.08%	25,037	3.35%
2019 Population by Race				
	11,718		1,385,954	
White	9,119	77.82%	943,181	68.05%
Black	1,998	17.05%	315,519	22.77%
Am. Indian & Alaskan	127	1.08%	7,857	0.57%
Asian	148	1.26%	79,515	5.74%
Hawaiian & Pacific Island	25	0.21%	2,693	0.19%
Other	301	2.57%	37,189	2.68%
Household Growth				
Growth 2010 - 2019	15.82%		20.91%	
Growth 2019 - 2024	9.57%		10.16%	
Renter Occupied	1,837	46.03%	216,561	42.46%
Owner Occupied	2,154	53.97%	293,490	57.54%
2019 Households by Household Income				
	3,991		510,051	
Income <\$25K	1,099	27.54%	109,227	21.41%
Income \$25K - \$50K	1,256	31.47%	131,445	25.77%
Income \$50K - \$75K	732	18.34%	93,700	18.37%
Income \$75K - \$100K	474	11.88%	62,292	12.21%
Income \$100K - \$125K	138	3.46%	38,791	7.61%
Income \$125K - \$150K	46	1.15%	23,469	4.60%
Income \$150K - \$200K	100	2.51%	25,291	4.96%
Income \$200K+	146	3.66%	25,836	5.07%
2019 Med Household Inc				
2019 Median Age	\$42,918		\$53,411	
	33.60		35.00	



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# Demographic Summary Report

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Building Type: **Class B Office**  
 Class: **B**  
 RBA: **6,960 SF**  
 Typical Floor: **6,960 SF**

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



Radius	1 Mile		3 Mile		5 Mile	
Population						
2024 Projection	12,822		83,483		187,850	
2019 Estimate	11,718		76,054		173,055	
2010 Census	10,207		62,266		152,166	
Growth 2019 - 2024	9.42%		9.77%		8.55%	
Growth 2010 - 2019	14.80%		22.14%		13.73%	
2019 Population by Hispanic Origin	5,630		21,601		45,287	
2019 Population	11,718		76,054		173,055	
White	9,119	77.82%	53,756	70.68%	116,732	67.45%
Black	1,998	17.05%	17,674	23.24%	43,733	25.27%
Am. Indian & Alaskan	127	1.08%	454	0.60%	952	0.55%
Asian	149	1.27%	2,273	2.99%	6,800	3.93%
Hawaiian & Pacific Island	25	0.21%	126	0.17%	261	0.15%
Other	301	2.57%	1,772	2.33%	4,577	2.64%
U.S. Armed Forces	0		63		121	
Households						
2024 Projection	4,373		29,253		67,664	
2019 Estimate	3,991		26,664		62,422	
2010 Census	3,446		21,850		55,084	
Growth 2019 - 2024	9.57%		9.71%		8.40%	
Growth 2010 - 2019	15.82%		22.03%		13.32%	
Owner Occupied	2,154	53.97%	19,762	74.11%	43,953	70.41%
Renter Occupied	1,837	46.03%	6,901	25.88%	18,468	29.59%
2019 Households by HH Income	3,991		26,666		62,423	
Income: <\$25,000	1,099	27.54%	5,101	19.13%	11,526	18.46%
Income: \$25,000 - \$50,000	1,256	31.47%	6,605	24.77%	15,197	24.35%
Income: \$50,000 - \$75,000	732	18.34%	5,043	18.91%	12,092	19.37%
Income: \$75,000 - \$100,000	474	11.88%	3,767	14.13%	9,622	15.41%
Income: \$100,000 - \$125,000	138	3.46%	2,189	8.21%	5,242	8.40%
Income: \$125,000 - \$150,000	46	1.15%	1,218	4.57%	2,888	4.63%
Income: \$150,000 - \$200,000	100	2.51%	1,567	5.88%	3,434	5.50%
Income: \$200,000+	146	3.66%	1,176	4.41%	2,422	3.88%
2019 Avg Household Income	\$58,901		\$75,262		\$74,604	
2019 Med Household Income	\$42,918		\$56,308		\$57,900	



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# Daytime Employment Report

1 Mile Radius

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Building Type: **Class B Office** Total Available: **0 SF**  
 Class: **B** % Leased: **100%**  
 RBA: **6,960 SF** Rent/SF/Yr: **-**  
 Typical Floor: **6,960 SF**



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
<b>Total Businesses</b>	<b>370</b>	<b>3,085</b>	<b>8</b>
Retail & Wholesale Trade	77	739	10
Hospitality & Food Service	21	250	12
Real Estate, Renting, Leasing	16	568	36
Finance & Insurance	33	123	4
Information	10	85	9
Scientific & Technology Services	31	134	4
Management of Companies	1	3	3
Health Care & Social Assistance	45	305	7
Educational Services	9	195	22
Public Administration & Sales	0	0	0
Arts, Entertainment, Recreation	4	42	11
Utilities & Waste Management	12	43	4
Construction	33	141	4
Manufacturing	21	216	10
Agriculture, Mining, Fishing	1	28	28
Other Services	56	213	4

# Consumer Spending Report

941-951 S Orange Blossom Trl, Apopka, FL 32703

Building Type: **Class B Office**  
 Class: **B**  
 RBA: **6,960 SF**  
 Typical Floor: **6,960 SF**  
 Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **-**



2019 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
<b>Total Specified Consumer Spending</b>	<b>\$83,602</b>	<b>\$668,209</b>	<b>\$1,543,273</b>
<b>Total Apparel</b>	<b>\$5,839</b>	<b>\$42,158</b>	<b>\$96,731</b>
Women's Apparel	2,167	16,765	38,608
Men's Apparel	1,196	8,971	20,445
Girl's Apparel	514	3,250	7,475
Boy's Apparel	341	2,207	5,065
Infant Apparel	283	1,793	4,193
Footwear	1,338	9,172	20,945
<b>Total Entertainment &amp; Hobbies</b>	<b>\$6,349</b>	<b>\$51,645</b>	<b>\$119,148</b>
Entertainment	962	7,955	17,836
Audio & Visual Equipment/Service	3,431	26,276	61,402
Reading Materials	169	1,984	4,626
Pets, Toys, & Hobbies	1,788	15,430	35,283
Personal Items	6,114	50,863	116,893
<b>Total Food and Alcohol</b>	<b>\$24,882</b>	<b>\$183,975</b>	<b>\$425,697</b>
Food At Home	14,477	103,686	238,173
Food Away From Home	8,931	69,278	162,024
Alcoholic Beverages	1,474	11,011	25,500
<b>Total Household</b>	<b>\$11,247</b>	<b>\$96,739</b>	<b>\$221,484</b>
House Maintenance & Repair	2,266	20,862	46,386
Household Equip & Furnishings	4,622	39,199	90,663
Household Operations	3,402	27,775	64,042
Housing Costs	957	8,904	20,394

## Consumer Spending Report

941-951 S Orange Blossom Trl, Apopka, FL 32703

2019 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
<b>Total Transportation/Maint.</b>	<b>\$19,794</b>	<b>\$164,534</b>	<b>\$384,527</b>
Vehicle Purchases	7,451	68,819	161,707
Gasoline	8,050	60,286	140,635
Vehicle Expenses	605	4,607	9,645
Transportation	1,181	10,481	24,743
Automotive Repair & Maintenance	2,507	20,341	47,797
<b>Total Health Care</b>	<b>\$4,445</b>	<b>\$36,984</b>	<b>\$83,654</b>
Medical Services	2,387	19,472	44,119
Prescription Drugs	1,647	14,039	31,515
Medical Supplies	410	3,472	8,020
<b>Total Education/Day Care</b>	<b>\$4,933</b>	<b>\$41,312</b>	<b>\$95,139</b>
Education	3,447	28,230	65,018
Fees & Admissions	1,486	13,082	30,121



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