Semoran Shopping Center
436 / Semoran Blvd. & 426 / Aloma Ave.

DEMETREE REAL ESTATE SERVICES
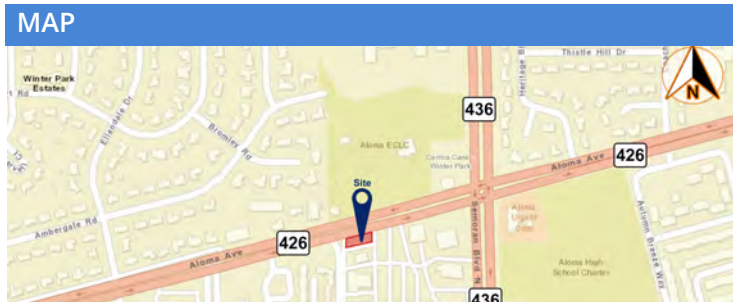
Ground Lease / Build to Suit

3048 ALOMA AVE WINTER PARK, FL 32792

PROPERTY FEATURES:

- Total Lot size 18,794 sf
- Up to 2,100 sf with drive-thru potential
- Pylon signage with excellent visibility
- Highly traveled prominent intersection of SR 436/Semoran Blvd. and Aloma Ave.
- Combined traffic count reaching 130,000 AADT
- Minutes from Downtown Winter Park between Rollins College and Full Sail University

2019 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	13,858	99,087	266,049
Average HH Income	$71,640	$93,391	$85,192
Average Age	38.0	36.8	37.5

TOTAL DAYTIME POPULATION			
2019 Daytime Population	15,000	96,602	290,612
2019-2024 Population: AGR	1.28%		

MAP

Contact us now for more information

RUSTY STOECKEL
BROKER/ASSOCIATE
407.440-5424
rusty@dresi.com

Demetree Real Estate Services
1350 Orange Ave, Suite 100 | Winter Park, FL 32789
DemetreeRealEstate.com

Aerial and Aerial Tenants

3048 ALOMA AVE WINTER PARK, FL 32792

TRAFFIC COUNT

Semoran Blvd.	63,500 AADT
Aloma Ave.	66,500 AADT
Forsyth Rd.	45,500 AADT
University Blvd.	57,500 AADT

Concept Plan

ALOMA AVENUE

SEMORAN BOULEVARD

SITE

PROPOSED FULL ACCESS

EXISTING ACCESS

CROSS ACCESS TO BE CLOSED

QSR 2,148 ± SF

PROJECT DATA

TOTAL PROJECT AREA:
0.43± Acres

JURISDICTION:
ORANGE COUNTY, FL

PROPERTY FUTURE LAND USE:
"C" (COMMERCIAL)

PROPERTY ZONING:
"C-1"

PROPOSED DENSITY:
2,148 SF

PROPOSED PARKING:
PROPOSED   14 SPACES
EXISTING   13 SPACES
TOTAL   27 SPACES   (12.5 SP / 1000 SF)

NOTES:
DRIVEWAY LOCATIONS SHOWN ARE CONCEPTUAL AND SUBJECT TO REGULATORY AGENCY REVIEW AND PERMITTING.

DISCLAIMER:
1. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE CLIENT COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES.
2. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENTS AND PROCUREMENT OF APPROPRIATE JURISDICTIONAL APPROVALS.
3. THE CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON AVAILABILITY OF ADDITIONAL INFORMATION.
4. THIS CONCEPT PLAN WAS PREPARED WITHOUT BENEFIT OF A SURVEY, JURISDICTIONAL DELINEATION OR ARBORIST REPORT. LOCATION OF WETLANDS OR PROTECTED / GRAND TREES HAS NOT BEEN TAKEN INTO ACCOUNT.

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No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing and conditions imposed by our principals.

Concept Plan
Close up

Ground Lease / Build to Suit

PROJECT DATA

TOTAL PROJECT AREA:
0.43± Acres
JURISDICTION:
ORANGE COUNTY, FL
PROPERTY FUTURE LAND USE:
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PROPERTY ZONING:
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ALOMA AVENUE

EXISTING ACCESS

SITE

PROPOSED FULL ACCESS

QSR
2,148± SF

CROSS ACCESS TO BE CLOSED

N

Population	1 MILE	3 MILE	5 MILE
2019 Total Population (Esri)	13,858	99,087	266,049
2010 Total Population (U.S. Census)	12,759	89,073	238,604
2000 Total Population (U.S. Census)	13,413	85,093	227,002
2024 Total Population (Esri)	14,668	105,589	287,322
2019-2024 Population: Annual Growth Rate (Esri)	1.14%	1.28%	1.55%
2000-2010 Population Annual Compound Growth Rate (U.S. Census)	-0.50%	0.46%	0.50%
2019 Median Age (Esri)	38.0	36.8	37.5

Households	1 MILE	3 MILE	5 MILE
2000 Total Households (U.S. Census)	6,015	36,178	92,437
2010 Total Households (U.S. Census)	6,023	38,804	99,411
2019 Total Households (Esri)	6,473	42,798	110,139
2024 Total Households (Esri)	6,826	45,469	118,883
2000-2010 Households Annual Compound Growth Rate (U.S. Census)	0.01%	0.70%	0.73%
2010-2019 Households: Annual Growth Rate (Esri)	0.78%	1.06%	1.11%
2019-2024 Households: Annual Growth Rate (Esri)	1.07%	1.22%	1.54%
2019 Average Family Size (Esri)	2.87	2.96	3.03

Housing Units	1 MILE	3 MILE	5 MILE
2019 Total Housing Units (Esri)	7,046	46,596	120,340
2019 Owner Occupied Housing Units (Esri)	2,267	20,840	56,893
2019 Renter Occupied Housing Units (Esri)	4,207	21,958	53,246
2019 Vacant Housing Units (Esri)	573	3,798	10,201

Race and Ethnicity	1 MILE	3 MILE	5 MILE
2019 White Population (Esri)	10,104	75,787	198,534
2019 Black/African American Population (Esri)	1,539	9,017	26,864
2019 American Indian/Alaska Native Population (Esri)	68	388	1,068
2019 Asian Population (Esri)	500	4,339	11,683
2019 Pacific Islander Population (Esri)	11	94	232
2019 Hispanic Population (Esri)	3,849	25,191	79,056

Income	1 MILE	3 MILE	5 MILE
2019 Median Household Income (Esri)	$43,796	$57,106	$56,318
2019 Average Household Income (Esri)	$71,640	$93,391	$85,192
2019 Per Capita Income (Esri)	$33,039	$40,358	$35,270

2019 Population by Educational Attainment	1 MILE	3 MILE	5 MILE
2019 Education: High School Diploma (Esri)	1,827	10,597	33,661
2019 Education: GED/Alternative Credential (Esri)	413	2,165	6,276
2019 Education: Some College/No Degree (Esri)	1,966	12,473	33,473
2019 Education: Associate's Degree (Esri)	1,192	8,143	24,694
2019 Education: Bachelor's Degree (Esri)	2,920	19,585	49,406
2019 Education: Graduate/Professional Degree (Esri)	1,303	12,656	28,008

Data for all businesses in area	1 MILE	3 MILE	5 MILE
2019 Total (NAICS11-99) Businesses	821	5,106	14,927
2019 Total (NAICS11-99) Employees	7,735	43,218	145,033
2014-2018 ACS Civilian Employed Population Age 16+	7,353	48,979	131,769
2019 Total Daytime Population	15,000	96,602	290,612
2019 Daytime Population: Workers	8,362	49,419	163,973
2019 Daytime Population: Residents	6,638	47,183	126,639