

FOR GROUND LEASE

Available Pads at Fashion Square

3111 E Colonial Dr | Orlando, FL



SERITAGE
GROWTH PROPERTIES

Overview

LEASE RATE	Contact Broker
OUTPARCEL 1	6,000 SF
OUTPARCEL 4	3,700 SF no drive thru
OUTPARCEL 5	3,070 SF

Description

- Excellent visibility to E Colonial Dr
- Direct access to the affluent neighborhood at Baldwin Park via Maguire Blvd

Nearby Retailers



Demographics

	3 MILE	5 MILE	10 MILE
Total Population	116,972	293,773	981,566
2023 Growth	1.90%	1.56%	1.46%
Avg HH Income	\$84,154	\$75,245	\$69,631
Daytime Population	236,709	434,898	1,163,903

Year: 2018 | Source: ESRI

Contact

JOHN ARTOPE
407.902.2621 | john.artope@srsre.com

Traffic Counts

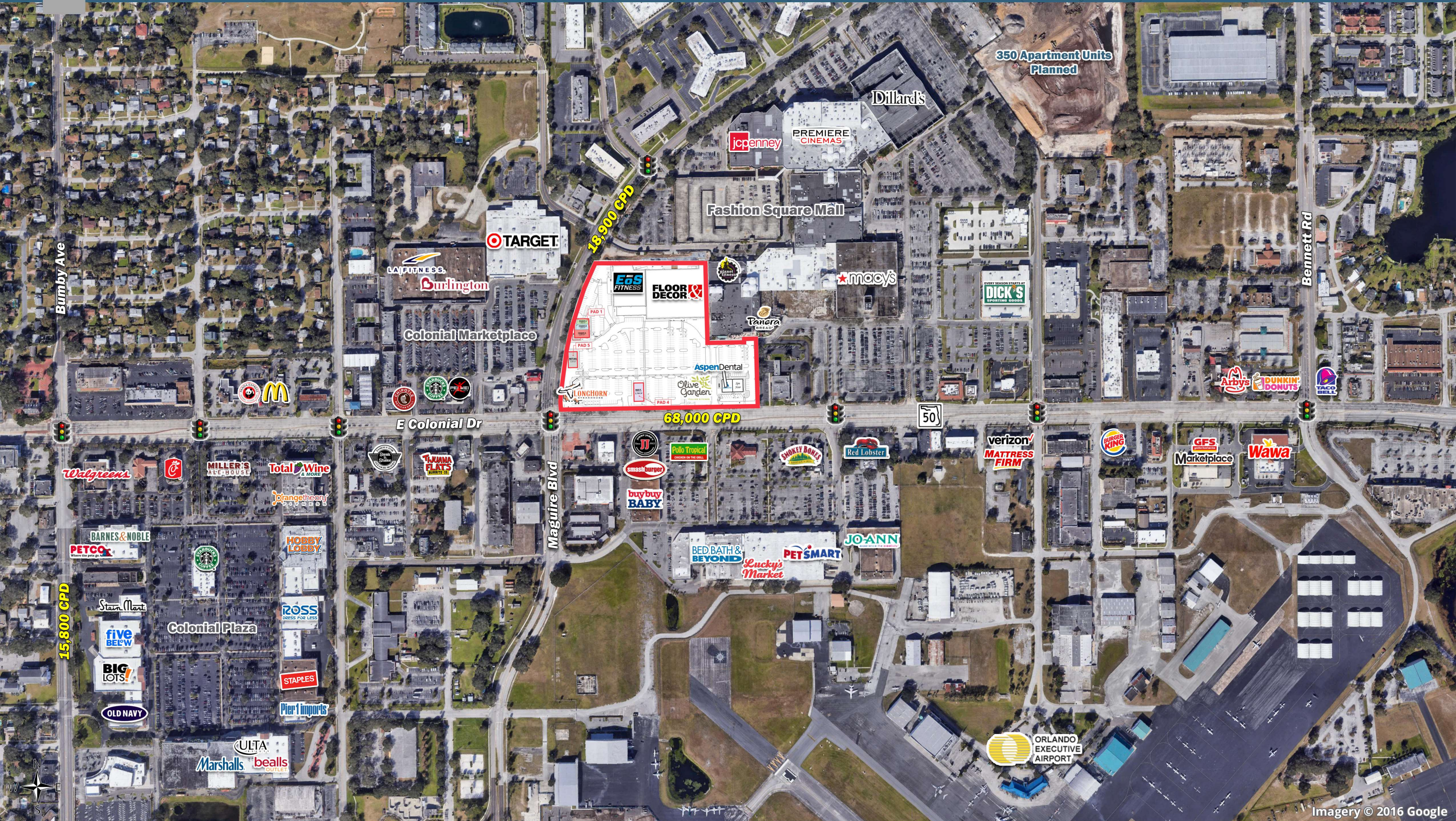
E Colonial Dr	68,000 VPD
Maguire Blvd	18,900 VPD

Year: 2018 | Source: FL DOT

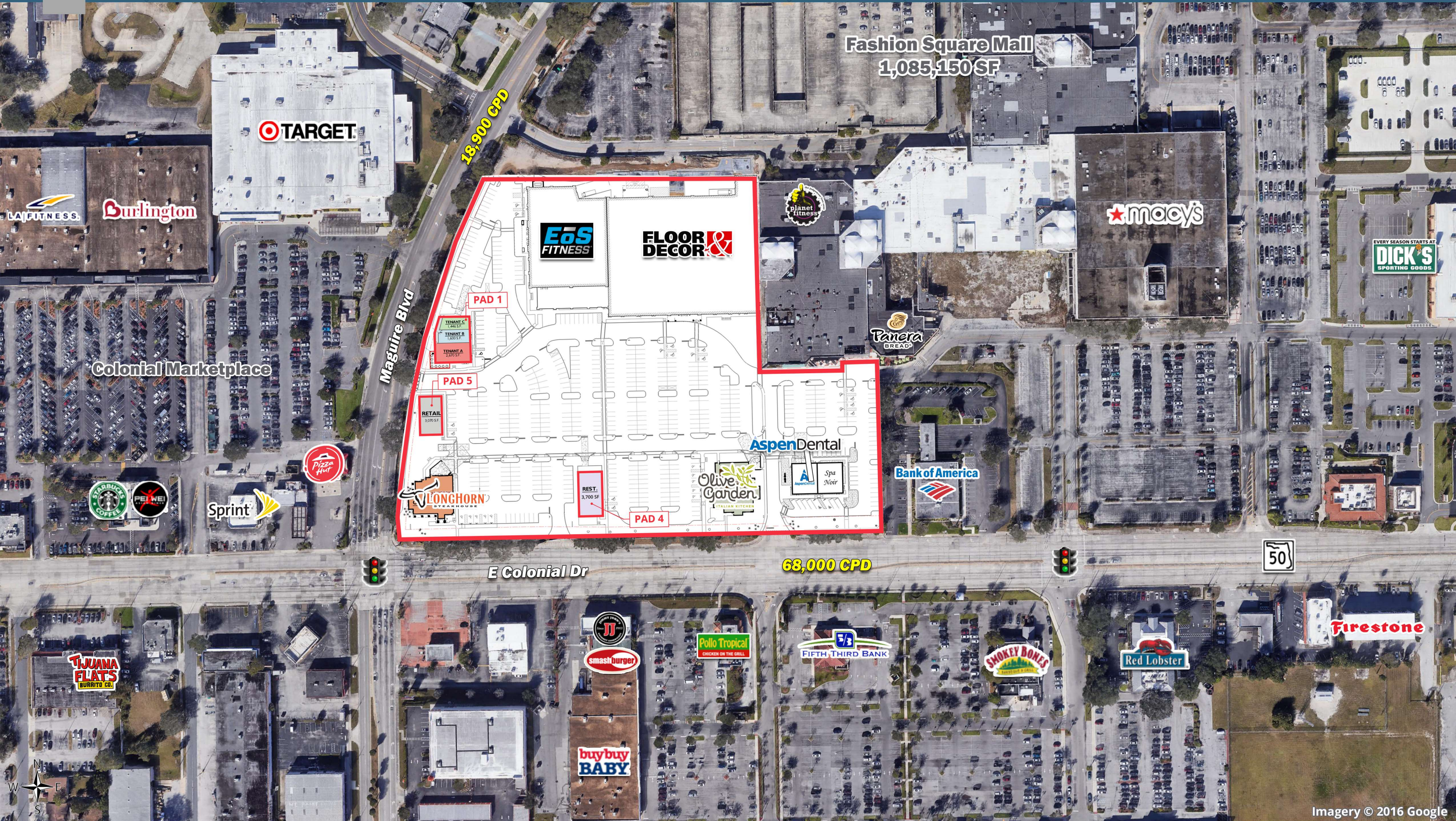
SRS REAL ESTATE PARTNERS | 200 S Orange Avenue, Suite 1300 | Orlando, FL 32801 | 407.455.5030

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

SRSRE.COM



Imagery © 2016 Google



Fashion Square Mall
1,085,150 SF

18,900 CPD

68,000 CPD

50

Executive Summary

3111 E Colonial Dr | Orlando, FL 32803



	3 miles	5 miles	10 miles
Population			
2018 Population	116,972	293,773	981,566
2000 Population	96,284	265,258	803,235
2010 Population	102,357	266,155	889,288
2023 Population	128,496	317,364	1,055,577
2000-2010 Annual Rate	0.61%	0.03%	1.02%
2010-2018 Population: Annual Growth Rate	1.63%	1.20%	1.20%
2018-2023 Population: Annual Growth Rate	1.90%	1.56%	1.46%
2018 Median Age	38.1	37.9	35.2
Households			
2000 Households	43,154	112,529	312,535
2010 Households	47,066	115,570	346,941
2018 Total Households	54,095	127,459	380,700
2023 Total Households	59,802	137,963	409,096
2000-2010 Annual Rate	0.87%	0.27%	1.05%
2010-2018 Households: Annual Growth Rate	1.70%	1.19%	1.13%
2018-2023 Households: Annual Growth Rate	2.03%	1.60%	1.45%
2018 Average Household Size	2.10	2.26	2.52
Housing Units			
2018 Total Housing Units	61,160	144,329	426,400
2018 Owner Occupied Housing Units	22,062	55,602	177,558
2018 Renter Occupied Housing Units	32,033	71,857	203,142
2018 Vacant Housing Units	7,065	16,870	45,700
Race and Ethnicity			
2018 White Alone	76.5%	70.3%	60.0%
2018 Black Alone	9.3%	15.1%	23.9%
2018 American Indian/Alaska Native Alone	0.4%	0.4%	0.4%
2018 Asian Alone	3.6%	3.2%	4.2%
2018 Pacific Islander Alone	0.1%	0.1%	0.1%
2018 Hispanic Origin (Any Race)	26.7%	30.6%	30.4%
Income			
2018 Median Household Income	\$54,129	\$49,232	\$49,206
2018 Average Household Income	\$84,154	\$75,245	\$69,631
Per Capita Income	\$39,856	\$33,295	\$27,669
2018 Population 25+ by Educational Attainment			
Total	86,494	209,724	665,048
High School Graduate	18.6%	21.1%	22.5%
GED/Alternative Credential	3.2%	3.5%	3.7%
Some College, No Degree	15.9%	17.7%	19.4%
Associate Degree	9.6%	10.3%	11.5%
Bachelor's Degree	27.7%	23.4%	20.9%
Graduate/Professional Degree	16.5%	13.2%	10.4%
Data for all businesses in area			
Total Businesses:	9,084	18,169	43,519
Total Employees:	148,860	254,689	590,041
Total Residential Population:	116,972	293,773	981,566
Employee/Residential Population Ratio:	1.27:1	0.87:1	0.6:1
2018 Total Daytime Population	236,709	434,898	1,163,903
Workers	185,074	294,470	688,896
Residents	51,635	140,428	475,007

Source: Esri, Esri and Infogroup, U.S. Census

SERITAGE

GROWTH PROPERTIES

Seritage Growth Properties is a publicly traded, self-administered, self-managed REIT primarily engaged in the real property business through its investment in its operating partnership, Seritage Growth Properties, L.P. Our portfolio contains 235 wholly-owned properties and 31 joint venture properties, consisting of approximately 42 million square feet of building space, which is broadly diversified by location across 49 states and Puerto Rico. Pursuant to a master lease, 224 of our wholly-owned properties are leased to Sears Holdings and are operated under either the Sears or K-Mart brand. Third parties under direct leases also occupy a portion of the overall leasable space alongside Sears and Kmart. Additionally, 11 of our wholly-owned properties are leased entirely to third parties. The master lease provides Seritage with rights to recapture certain space from Sears Holdings at each property. In addition, Seritage has 50% interests in 31 additional properties through our joint venture investments with General Growth Properties (12 properties), Simon Property Group (10 properties), and Macerich (nine properties) that are also master leased to Sears Holdings.



SRS
Real Estate Partners