

108,000± AADT



W. Gore Street - 16,000± AADT



Columbia Street - 8,000± AADT



S. Orange Avenue - 34,200± AADT



197,500± AADT

Division Avenue - 10,300± AADT



REDEVELOPMENT LAND FOR SALE

1.1± AC | SOUTH DOWNTOWN ORLANDO, FL

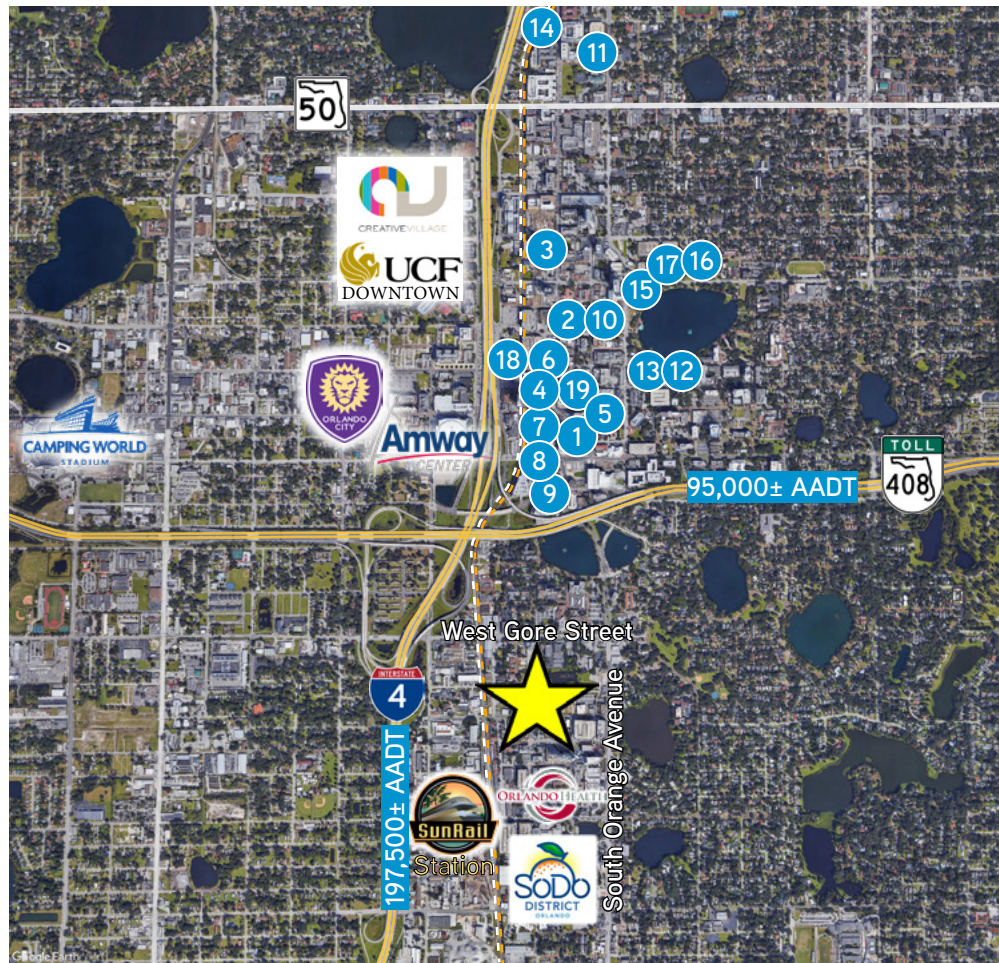
CONTACT

TREVOR HALL, JR.
TEL: 407.362.6173
trevor.hall@colliers.com

JOE ROSSI, CCIM
TEL: 407.362.6139
joe.rossi@colliers.com

THEVENIN J. CAMPTON
TEL: 407.362.6135
thevenin.campton@colliers.com





DOWNTOWN ORLANDO OFFICES

- 1 THE CITRUS CENTER
- 2 111 N. ORANGE AVENUE
- 3 BANK OF AMERICA CENTER
- 4 SUNTRUST CENTER
- 5 SEASIDE PLAZA
- 6 WELLS FARGO TOWER
- 7 LINCOLN PLAZA
- 8 CNL CENTER II
- 9 CNL CENTER I
- 10 ONE ELEVEN
- 11 ONE ORLANDO CENTRE
- 12 CAPITAL PLAZA ONE
- 13 CAPITAL PLAZA TWO
- 14 GATEWAY CENTER
- 15 EOLA PARK CENTER
- 16 LANDMARK CENTER I
- 17 LANDMARK CENTER II
- 18 FAIRWINDS TOWER
- 19 CHASE PLAZA

Opportunity

To acquire 1.1± AC of land located in South Downtown Orlando, perfect for multifamily or industrial development.

Location

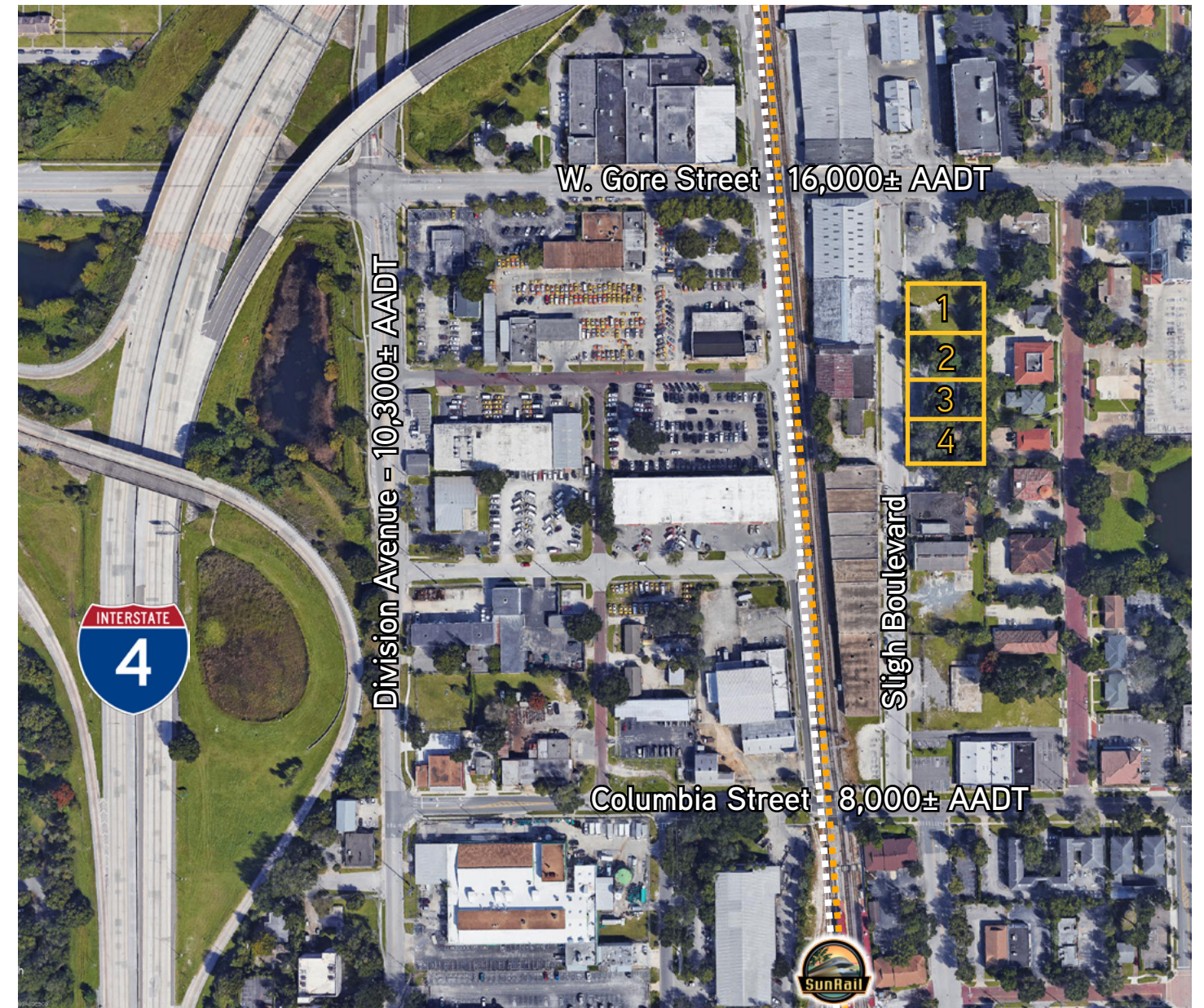
The 1.1± acre site is located in SoDo, also known as South Downtown Orlando. The site is just north of Orlando Regional Medical Center, Super Target, Publix and more. The site is also just south of Orlando's Central Business District with more than 149,298 employees and 1,100 businesses.

Local amenities include the new Dr. Phillips Center for the Performing Arts, Lake Eola Park, Amway Center, Camping World Stadium, Major League Soccer Stadium, Downtown Recreation Complex and more.

Price: \$1,650,000

Key Highlights

- > **Access.** Located minutes away from Downtown Orlando and the Interstate 4/State Road 408 Interchange, providing easy access to all major cities in the state.
- > **Amenities.** Located near the Dr. Phillips Center for the Performing Arts, the Florida Citrus Bowl, the Orlando City Soccer Stadium, Amway Center, downtown theater, SoDo and more.
- > **Recognized.** Downtown Orlando is the home to more than 40,000 people and the workplace of more than 149,000, featuring more than 1,750,000 square feet of retail and entertainment space.



Parcel Information

PARCEL ID	ADDRESS	ACRES	ZONING	AVAILABLE	
1	35-22-29-7748-00-160	915 Sligh Boulevard	0.32	I-G/T/AN	YES
2	35-22-29-7748-00-150	921 Sligh Boulevard	0.22	I-G/T/AN	YES
3	35-22-29-7748-00-130	925 Sligh Boulevard	0.26	I-G/T/AN	YES
4	35-22-29-7748-00-110	1005 Sligh Boulevard	0.32	I-G/T/AN	YES

*All numbers are approximate and subject to verification.



South Downtown

Orlando's Growing Residential Hub

About SoDo District, Orlando, FL*

SoDo expands the revitalization of Downtown Orlando southward transforming an industrial block into a thriving, urban activity center. SoDo seamlessly integrates marquee retailers, alongside luxury residential, office space, and restaurants. Located in one of the fastest growing US cities, this 22-acre, mixed-use development is where life comes together.

Accessibility

SoDo has excellent accessibility located just South Of Downtown Orlando on South Orange Avenue, between Grant Street and West Crystal Lake Street. Shoppers, employees, and residents can easily access Sodo at the signalized intersection of Grant Street and Orange Avenue or directly off Orange Avenue at the Main Street of Sodo. For added convenience, Sodo is also accessible from West Crystal Lake Street.

Infrastructure

The infrastructure is in place to support a flourishing, mixed-use community. Pedestrian-friendly walkways and vibrant boulevards provide connectivity between shops, office space, and residential units. An underground utility system including electric, water and sewer, telephone, and fiber optic telecommunications support the community.



*Taken from www.sodo-orlando.com

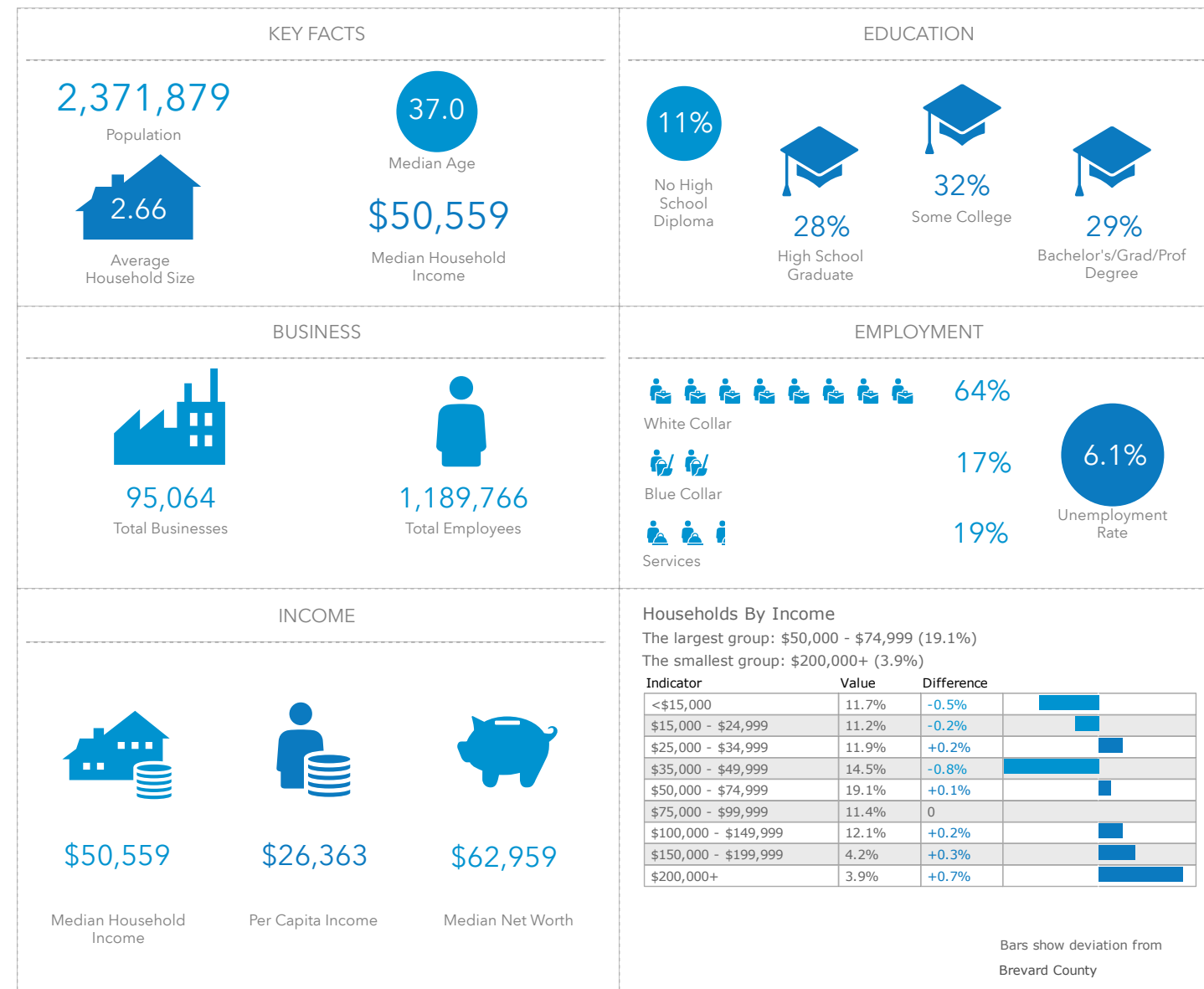
Orlando-Kissimmee-Sanford CBSA (Metropolitan Area)

2017 Market Snapshot

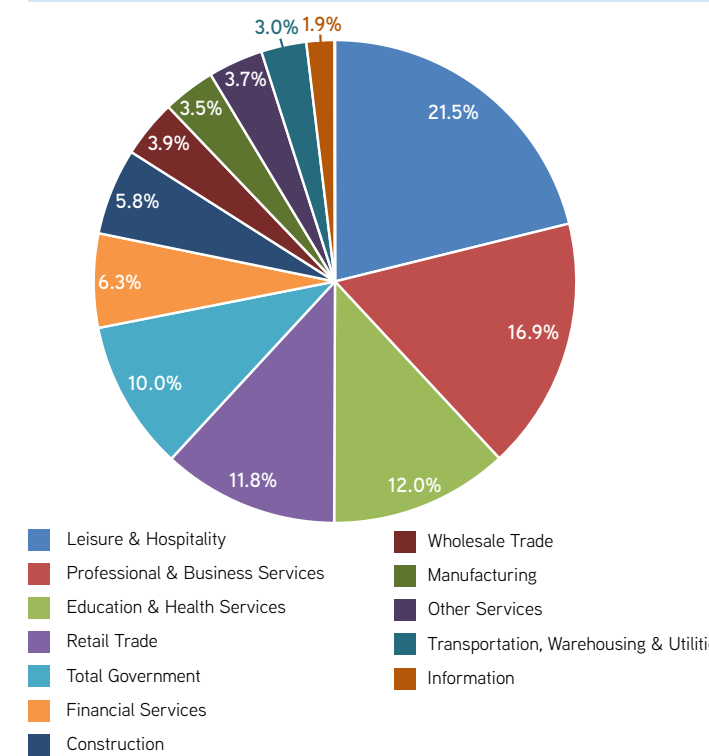
The Orlando-Kissimmee-Sanford area boasts approximately than 2,371,879 people with a median age of 37.0. There are more than 95,000 businesses and 1.189M employees throughout the region.

In 2015 and 2016, Orlando was ranked #1 in the nation for highest job growth by the U.S. Dept. of Labor, Bureau of Labor Statistics. It was also ranked in the top 10 of "best cities for college grads," and is home to the University of Central Florida, the second largest university in student enrollment in the nation. Orlando boasts more than 500,000 students within a 100-mile radius, helping rank the region among the top ten states in the nation for talent pipeline. Additionally, Orlando was ranked 2nd as one of the most competitive U.S. locations for business by KPMG. FDI Magazine ranked Orlando in the top 10 "American cities of the future."

Orlando's economy is alive and thriving with more than 68 million visitors each year and a multi-billion impact from tourism.



% SHARE OF MAJOR INDUSTRY EMPLOYMENT (MARCH '17)



*Data sourced from Orlando EDC

TOP 25 EMPLOYERS - METRO ORLANDO REGION

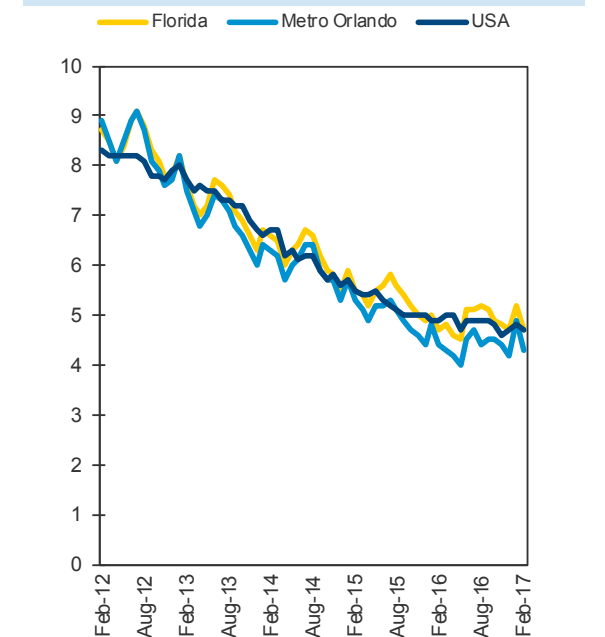
Rank	Company	Employment
1	Walt Disney World Resort	74,000±
2	Universal Orlando (Comcast)	21,000±
3	Adventist Health System/ Florida Hospital	20,413±
4	Publix	19,783±
5	Orlando International Airport	18,000±
6	Orlando Health	16,828±
7	University of Central Florida	11,833±
8	Lockheed Martin	7,000±
9	Darden Restaurants	6,149±
10	SeaWorld Parks & Entertainment	6,032±
11	Rosen Hotels & Resorts	4,526±
12	Siemens	4,448±
13	Westgate Resorts	3,992±
14	Wyndham Vacation Ownership	3,509±
15	Valencia College	3,449±
16	Hilton Grand Vacations Club	3,078±
17	AT&T Mobility	3,063±
18	JP Morgan Chase	3,053±
19	Bright House Networks	3,000±
20	Hospital Corporation of America	2,950±
21	Mears Transportation	2,825±
22	FedEx	2,821±
23	Loews Hotels	2,756±
24	Central Florida Health Alliance	2,686±
25	SunTrust Bank	2,670±

*Data sourced from Orlando EDC

CORPORATE HEADQUARTERS IN ORLANDO WITH 1,000+ EMPLOYEES	
Company	Local Employment
AHS/Florida Hospital	19,304±
Orlando Health	14,000±
Westgate Resorts	6,156±
SeaWorld Orlando	6,032±
Darden Restaurants	5,221±
Siemens Energy, Inc.	4,448±
Rosen Hotels and Resorts International	4,322±
Kessler Collection	3,000±
Mears Destination Services, Inc.	2,825±
Central Florida Health Alliance	2,686±
Hilton Grand Vacations Club HQ	2,591±
Marriott Vacations Worldwide Corp.	2,458±
Starwood Vacation Ownership, Inc.	2,375±
Optum	2,331±
Orange Lake Resorts & Holiday Inn Club Vacations	2,250±
Full Sail University	2,150±
Chase Card Services	2,000±
Bank of America	1,775±
Sonny's Franchise Company	1,500±
Digital Risk, LLC	1,399±
Verizon Corporate Resources Group	1,191±
Wyndham Vacation Ownership	1,147±
DiPasqua Enterprises, Inc.	1,100±
CNL Financial Group	1,078±
Tijuana Flats Burrito Company, Inc.	1,060±
Oerther Foods Inc.	1,026±
Deloitte	1,000±

*Data sourced from Orlando EDC

UNEMPLOYMENT COMPARISON: ORLANDO MSA | FLORIDA | USA



*Data sourced from U.S. Bureau of Labor Statistics

Submarket Demographic

Uptown Individuals: Metro Renters

Who They Are

Residents in this highly-mobile and educated market live alone or with a roommate in older apartment buildings and condos located in the urban core of the city. This is one of the fastest-growing segments. The popularity of urban life continues to increase for consumers in their late twenties and thirties.

Metro Renters residents income is close to the US average, but they spend a large portion of their wages on rent, clothes and the latest technology. Computers and cell phones are an integral part of everyday life and are used interchangeably for news, entertainment, shopping and social media. Metro Renters residents live close to their jobs and usually walk or take a taxi to get around the city.

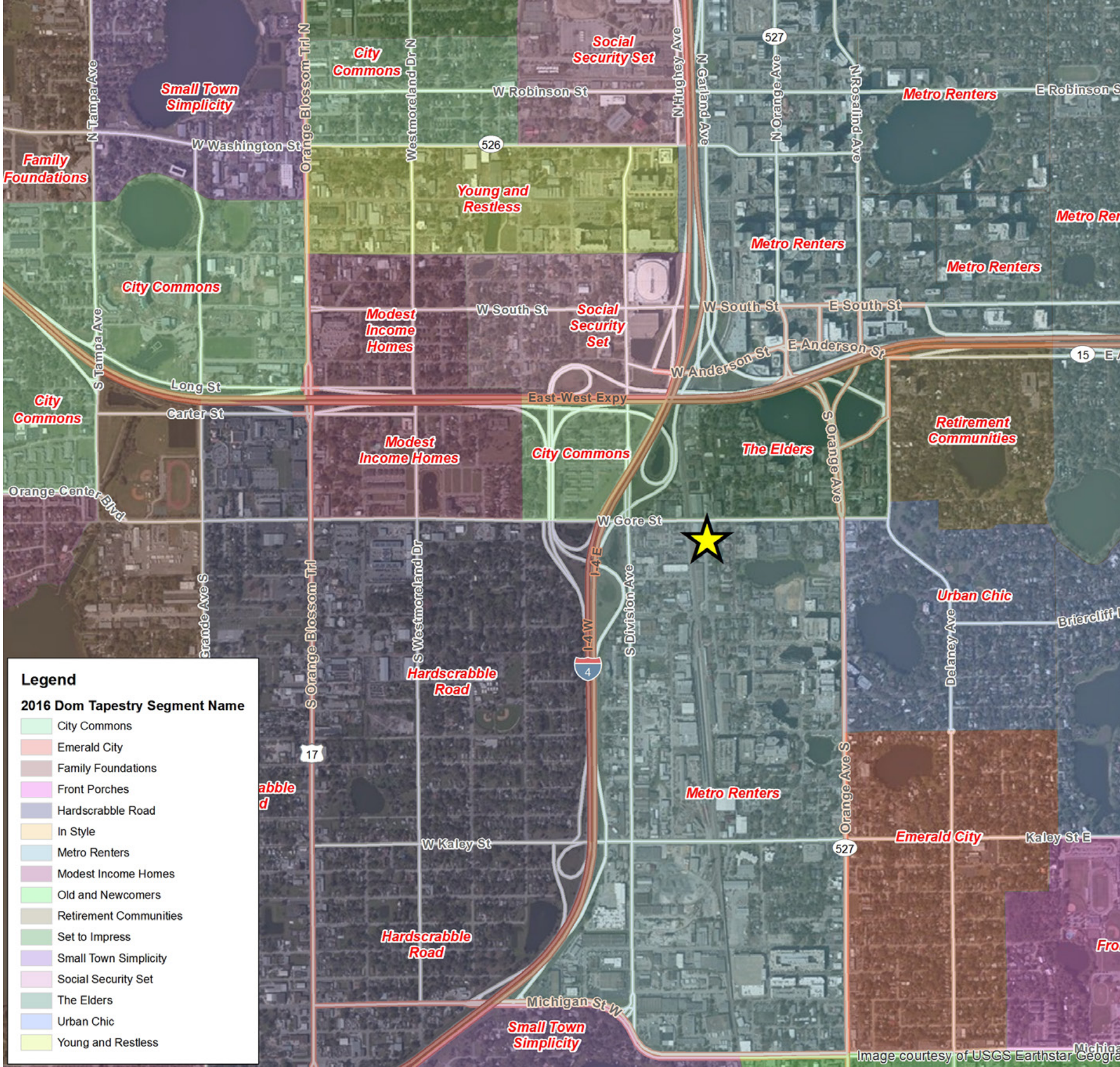
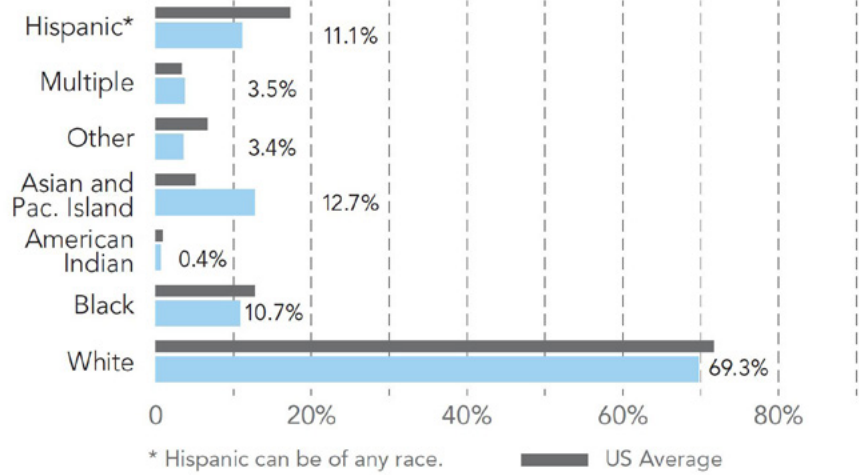
Their Neighborhood

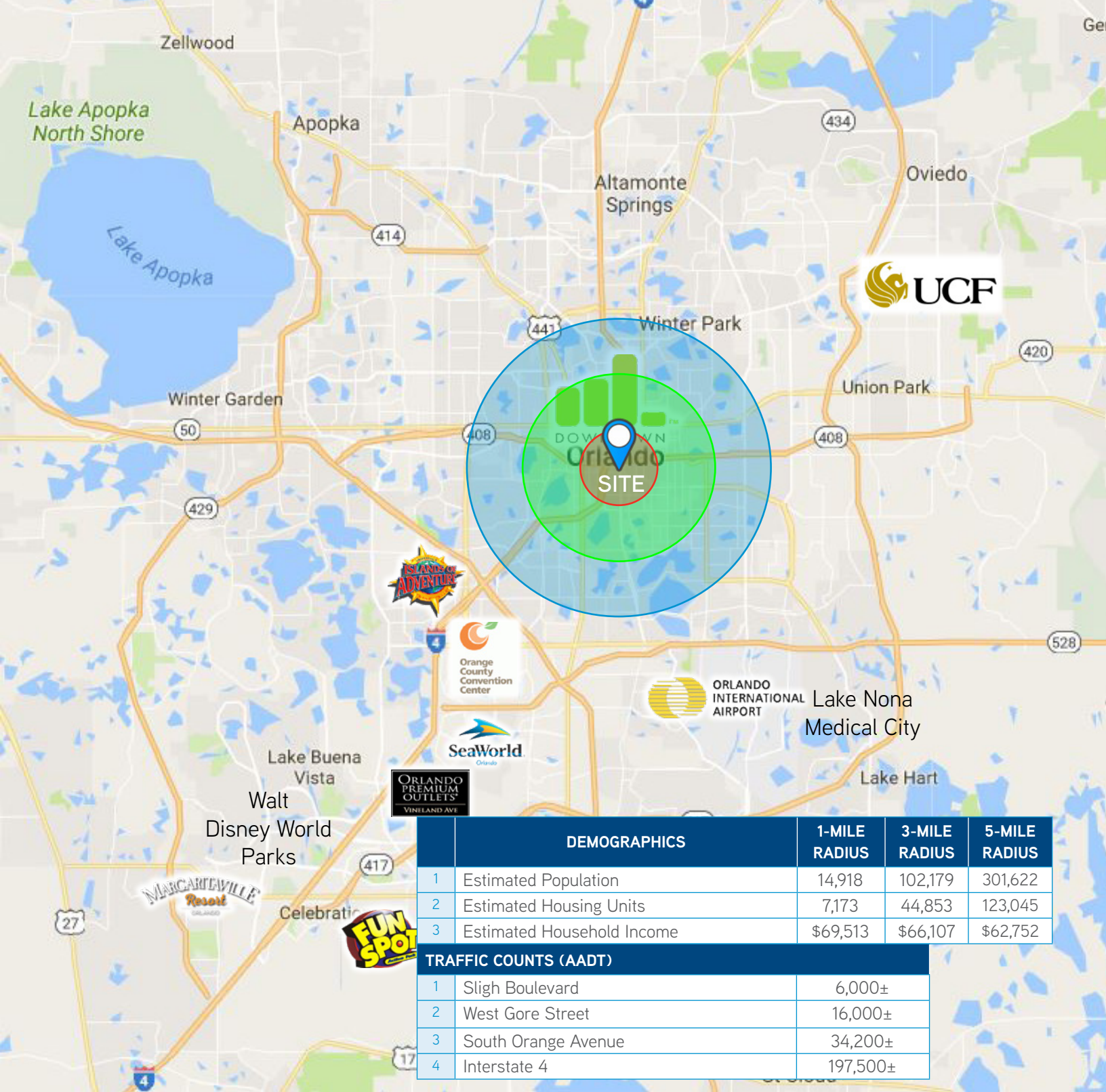
- Over half of all households are occupied by singles, resulting in the smallest average household size among the markets, 1.66.
- Neighborhoods feature 20-unit or more apartment buildings, typically surrounded by offices and businesses.
- Renters occupy close to 80% of all households.
- Public transportation, taxis, walking and biking are popular ways to navigate the city.

Diversity Index

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to a different race or ethnic group. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: **59.3** US: 62.1





	DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
1	Estimated Population	14,918	102,179	301,622
2	Estimated Housing Units	7,173	44,853	123,045
3	Estimated Household Income	\$69,513	\$66,107	\$62,752

TRAFFIC COUNTS (AADT)	
1	Sligh Boulevard 6,000±
2	West Gore Street 16,000±
3	South Orange Avenue 34,200±
4	Interstate 4 197,500±



TREVOR HALL, JR.
 TEL: 407.362.6173
 trevor.hall@colliers.com

JOE ROSSI, CCIM
 TEL: 407.362.6139
 joe.rossi@colliers.com

COLLIERS INTERNATIONAL
 255 South Orange Ave., Suite 1300
 Orlando, FL 32801
 407.843.1723
 www.colliers.com

THEVENIN J. CAMPTON
 TEL: 407.362.6135
 thevenin.campton@colliers.com

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2016. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.