

Semoran Shopping Center

436 / Semoran Blvd. & 426 / Aloma



Ground Lease / Build to suit



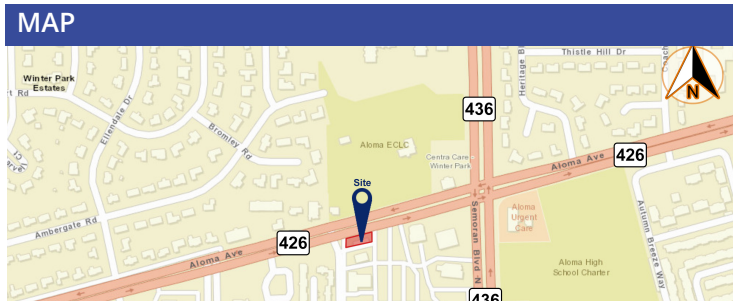
3048 ALOMA AVE WINTER PARK, FL 32792

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

2020 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	13,729	99,390	238,604
Average HH Income	\$76,701	\$96,269	\$88,597
Average Age	38.1	36.8	37.5
Daytime Population	14,538	101,198	288,397
2019-2024 Population: AGR	1.28%		

TRAFFIC COUNT	
Semoran Blvd.	63,500 AADT
Aloma Ave	61,000 AADT



Contact us now for more information

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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.

Aerial and Aerial Tenants



Ground Lease / Build to



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

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Concept Plan



DEMETREE
REAL ESTATE SERVICES

Ground Lease / Build to



PROJECT DATA	
TOTAL PROJECT AREA:	0.40 ACRES
JURISDICTION:	DADE COUNTY, FL
PROPOSED ZONING / LAND USE:	"C" COMMERCIAL
PROPOSED ZONING:	"C-1"
PROPOSED DENSITY:	23.48 SF
PROPOSED PARKING:	
PROPOSED	18 SPACES
EXISTING	18 SPACES
TOTAL	37 SPACES (2100 SF / 1000 SF)
NOTES:	
CONCEPT LOCATIONS SHOWN ARE CONCEPTUAL AND SUBJECT TO REGULATORY AGENCY REVIEW AND PERMITTING.	
DISCLAIMER:	
1. THIS CONCEPT PLAN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. IT IS NOT A CONTRACT AND SHOULD NOT BE RELIED UPON AS SUCH. THE INFORMATION CONTAINED HEREIN IS SUBJECT TO CHANGE WITHOUT NOTICE AND IS NOT GUARANTEED. THE INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE USED AS A BASIS FOR ANY INVESTMENT DECISION. THE INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE USED AS A BASIS FOR ANY INVESTMENT DECISION. THE INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE USED AS A BASIS FOR ANY INVESTMENT DECISION.	

Concept Plan Close up



DEMETREE
REAL ESTATE SERVICES

Ground Lease / Build to



Ground Lease / Build to

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