

Retail Plaza
For Sale



Hiawassee Plaza

6807 W. Colonial Drive
Orlando, FL 32818

MARTIN FORSTER, CCIM
mforster@holdthyssen.com

M: 321-299-4164
T: 407-691-0505

301 S. New York Ave. | Suite 200
Winter Park, FL 32789

www.holdthyssen.com

PROPERTY HIGHLIGHTS

- 57,506 SF with 76.9% occupancy
- Strategic high visibility corner location
- Anchored by WellCare (NYSE - WCG)
- Ample parking
- Large traffic count of 59,150 vehicles per day
- Significant rehab work completed
- Economical space
- **Asking Price: \$4,500,000 (\$78.25 psf)**
- **8.3% cap rate**
- Contact Martin Forster, CCIM for more details: 321-299-4164



DEMOGRAPHICS

2013	1-mile	3-mile	5-mile
Population			
Total Population	12,993	110,210	237,817
Male Population	5,960	52,199	113,974
Female Population	7,033	58,011	123,843
Total Daytime Population	10,724	94,301	248,083
Median Age	30	32	33
Total Households	4,684	36,864	83,220
Income			
Median Household Income	\$38,073	\$41,938	\$43,909
Average Household Income	\$47,925	\$53,212	\$56,630
Per Capita Income	\$17,304	\$17,893	\$19,947
Retail Sales			
Women's Clothing Stores	\$1,522,795	\$17,578,663	\$38,671,027
Automotive Parts & Accessories	\$4,488,443	\$29,646,107	\$65,076,687
Appliance/Other Electronic Stores	\$2,279,142	\$19,114,402	\$42,561,644
Restaurant Expenditures	\$5,024,592	\$38,612,536	\$85,789,799
General Merchandise Stores	\$22,047,851	\$174,752,478	\$383,071,425
Pharmacies/Drug Stores	\$4,881,175	\$36,930,093	\$81,570,706



Front corner of plaza



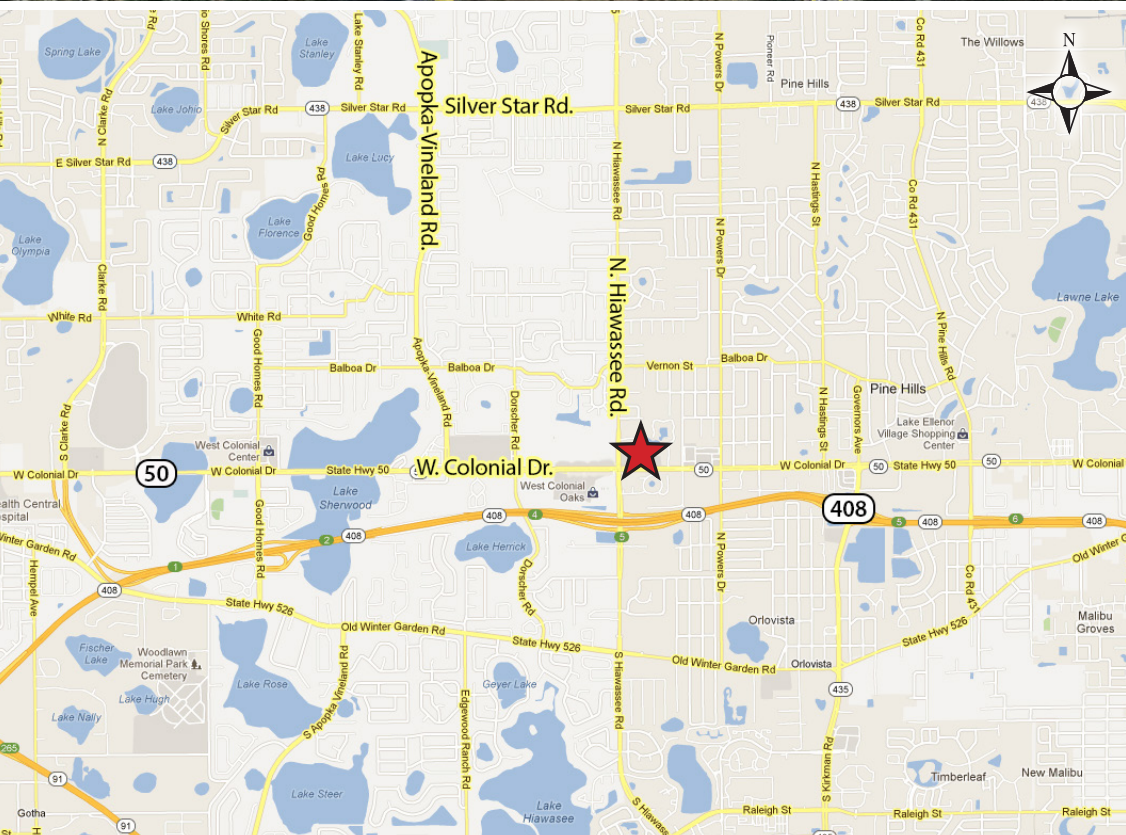
Looking east at the plaza



Looking at corner of plaza



Two story office



FOR MORE INFORMATION:



MARTIN FORSTER, CCIM
 mforster@holdthysen.com

M: 321-299-4164
 T: 407-691-0505

301 S. New York Avenue
 Suite 200
 Winter Park, FL 32789



www.holdthysen.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. Hold-Thysen, Inc. is a licensed real estate broker.