

Future Redevelopment of Jai Alai Property Fern Park (Orlando), FL 32730



**RD
MANAGEMENT LLC**

**Fern Park (Orlando), FL
Future Redevelopment of
Jai Alai Property**



Location:

This 26 acre property currently occupied by Jai Alai located in Seminole County at 6405 U.S. Highway 17-92 at the intersection of Fernwood Boulevard 1/4 mile from Route 436 in Fern Park (Casselberry), Florida 32730.

Type:

Neighborhood Strip Center

GLA:

71,100 sf

Parking:

323 cars

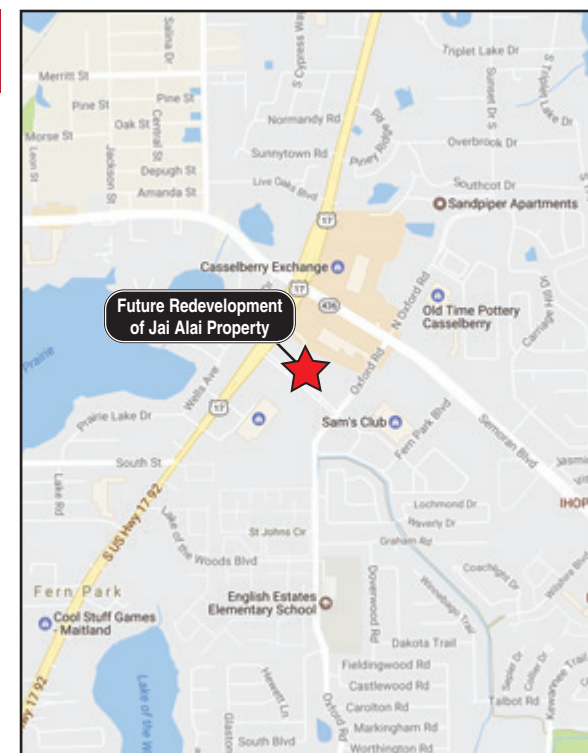
Traffic:

Two way average daily traffic 56,500 cars per day

Vital Statistics:

- Located between the Altamonte Springs and Casselberry Retail Corridor (Route 436). Near the intersect of U.S. Highway 17-92 and Route 436, one of the busiest intersections in Central Florida with a traffic count of 105,000 VPD
- The property will greatly benefit from the proposed realignment and extension of Oxford Rd and the proposed redevelopment of the Oxford Rd area with new high density mixed use to serve as "Main Street" connecting the Redevelopment Area to Casselberry City Center with better access to Altamonte Springs SunRail Station
- Oxford Road Long Range Plan to include: new sidewalks, on-street parking, bike lanes, travel lanes, turning lanes and landscaped median
- Orlando has the highest workforce housing rent growth in the country at a 7.4% increase for the year

Demographics	3 mile	5 mile	10 mile
Population			
2023 (projection)	97,721	266,096	936,306
2018 (estimate)	90,449	245,431	854,014
2010 (census)	84,636	226,723	764,297
Number of HH			
2023 (projection)	41,056	109,758	361,680
2018 (estimate)	38,727	103,311	337,763
2010 (census)	36,252	95,304	301,869
Average HH Income			
2023 (projection)	\$85,367	\$94,198	\$88,254
2018 (estimate)	\$74,128	\$81,659	\$77,520
2010 (census)	\$65,997	\$68,666	\$65,717
Median Age			
2018 (estimate)	42.2	40.7	37.3
Daytime Population			
2018 (estimate)	79,941	225,143	757,874



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RD Management LLC is ranked one of the Top 100 Retail Real Estate Owners in the U.S.

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