

**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:**

55,310 sq ft

**Parking:**

323 cars

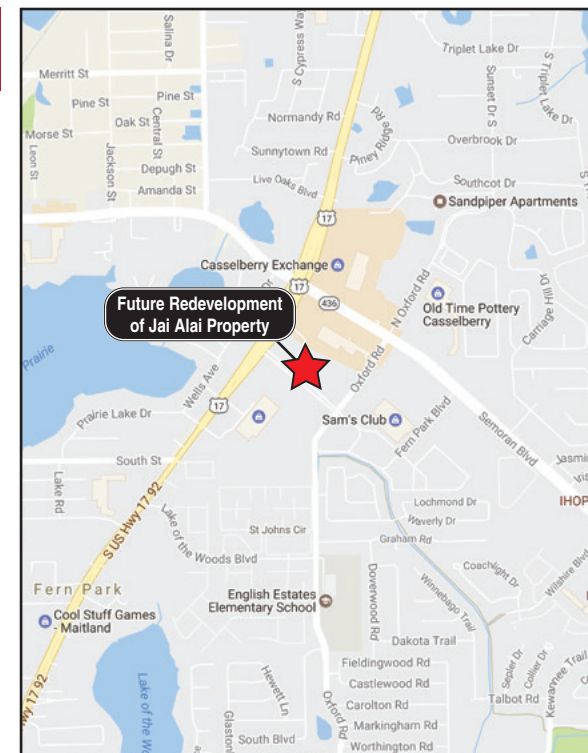
**Traffic:**

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
<b>Population</b>			
2024 (projection)	99,629	266,257	925,678
2019 (estimate)	92,931	247,863	856,272
2010 (census)	84,749	226,811	764,967
<b>Number of HH</b>			
2024 (projection)	43,038	113,306	370,323
2019 (estimate)	40,729	106,955	346,949
2010 (census)	36,309	95,344	302,111
<b>Average HH Income</b>			
2024 (projection)	\$82,461	\$91,583	\$87,515
2019 (estimate)	\$72,594	\$80,611	\$77,879
2010 (census)	\$66,045	\$68,662	\$65,711
<b>Median Age</b>			
2019 (estimate)	41.6	40.3	37.3
<b>Daytime Population</b>			
2019 (estimate)	80,823	227,336	766,658



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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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# Proposed Redevelopment of 26 Acre Parcel Occupied by Jai Alai

6405 U.S. Highway 17-92 and Fernwood Boulevard  
Fern Park (Orlando), Florida 32730



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## Proposed Jai Alai Redevelopment Concept Plan

