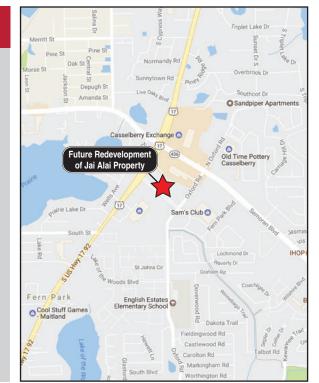
Future Redevelopment of Jai Alai Property Fern Park (Orlando), FL 32730



Demographics	3 mile	5 mile	10 mile
Population			
2024 (projection)	99,629	266,257	925,678
2019 (estimate)	92,931	247,863	856,272
2010 (census)	84,749	226,811	764,967
Number of HH			
2024 (projection)	43,038	113,306	370,323
2019 (estimate)	40,729	106,955	346,949
2010 (census)	36,309	95,344	302,111
Average HH Income			
2024 (projection)	\$82,461	\$91,583	\$87,515
2019 (estimate)	\$72,594	\$80,611	\$77,879
2010 (census)	\$66,045	\$68,662	\$65,711
Median Age			
2019 (estimate)	41.6	40.3	37.3
Daytime Population			
2019 (estimate)	80,823	227,336	766,658



MANAGEMENT LLC

Location:

Type:

GLA:

Parking:

Traffic:

Vital Statistics:

RD Management LLC

Bradley M. Schwartz

810 Seventh Avenue. 10th floor

212-265-6600 x298

New York, NY 10019



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. Neighborhood Strip Center 55.310 sf 323 cars

Two way average daily traffic 56,500 cars per day

- bschwartz@rdmanagement.com 7.4% increase for the year

Fern Park (Orlando), FL

Future Redevelopment of Jai Alai Property

• 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

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

Information furnished is from sources deemed reliable, but is not guaranteed by RD Management and is subject to change in price, corrections, errors and omissions, prior sales or withdrawal without notice.

Proposed Redevelopment of 26 Acre Parcel Occupied by Jai Alai

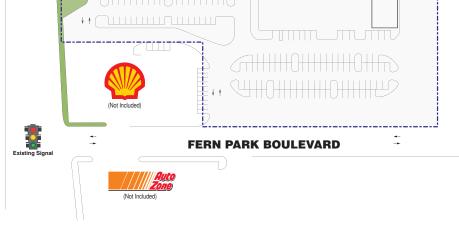


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6405 U.S. Highway 17-92 and Fernwood Boulevard Fern Park (Orlando), Florida 32730

Oxford Plaza ross Jai Alai Redevelopment **DOLLAR TR** Lowe's SC Residential (Future) Existing Oxford Road Retail (Not Included) **RD** Availabilities то 436 OXFORD ROAD 009 **Future Retail A** 5/16 38,750 sf ŏ ELORIDA ROUTES 15 5000 **Future Residential** Phase 1 Future Retail B 5,520 sf Future Retail C 5,520 sf Future Retail D 5,520 sf **FERNWOOD BOULEVARD** FERNWOOD BOULEVARD **Future Residential Phase 2** Car Wash (Not Included) **DUSPS** (Not Included (Not Included) ŧ Parking Garage Existing Shopping Center (Not Included) **OXFORD ROAD** ((P)) Cell Town (Not Included) JIIIIIII 600 LOWE'S ELORIDA ROUTES 15 & Lowe's 129,085 sf Shopping Center Lowe's Garden Center

Proposed Jai Alai Redevelopment Concept Plan





10/19

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