

# FOR SALE OR LEASE

CONFIDENTIAL  
LISTING

PLEASE DO NOT  
DISTURB TENANT

\*CONTACT BROKER  
FOR SHOWINGS\*

## CONTACT

Vincent F. Wolle, CCIM, SIOR  
407.448.1823 *mobile*  
VWolle@ResultsREPartners.com

Results Real Estate Partners, LLC  
*Licensed Real Estate Brokers*  
108 Commerce Street, Suite 200  
Lake Mary, Florida 32746

407.647.0200 *main*  
407.647.0205 *fax*

www.ResultsREPartners.com

**6000 S. ORANGE BLOSSOM TRAIL  
ORLANDO, FL**

**FREESTANDING AUTOMOTIVE PROPERTY**



## PROPERTY HIGHLIGHTS

- **6,724 SF (8 Bay) Configuration**
- **24,994 SF Lot Zoned C-2 Zoning with 18 Parking Spaces**
- **Pole and Building Signage**
- **Close to: 408, I-4 Oakridge, and Sand Lake Road**
- **Existing Lease expires November 2011 (call broker for details)**
- **Lease Rate: \$8,500/month, NNN**
- **Sale Price: \$1,200,000**

## TRAFFIC COUNTS

Edgewater Drive: 53,900  
Lee Road: 35,955

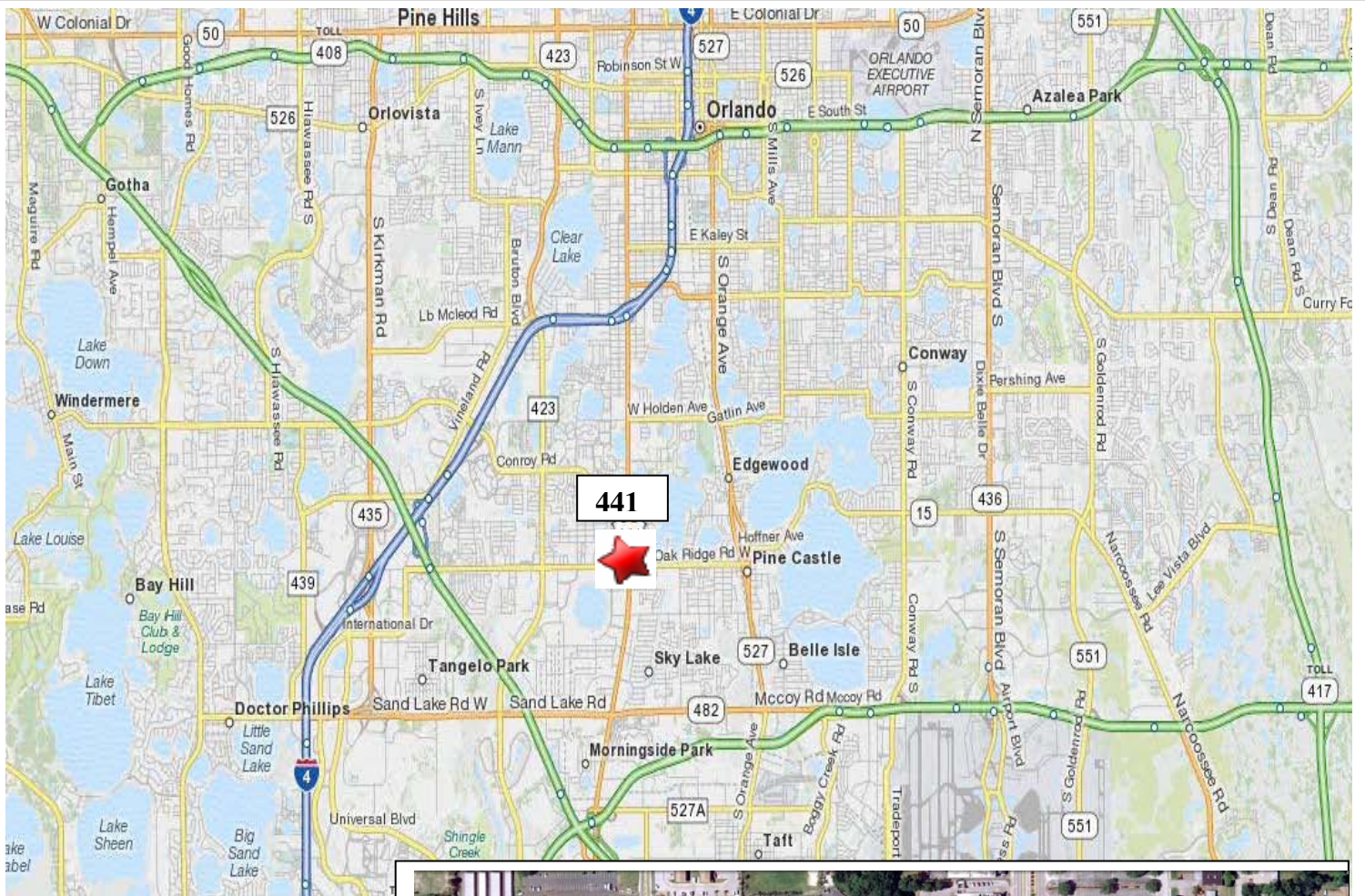
	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population:	12,556	87,093	243,799
Income:	\$51,471	\$58,955	\$62,487

# 6000 S. ORANGE BLOSSOM TRAIL ORLANDO, FL



**RESULTS**  
REAL ESTATE PARTNERS, LLC

## FREESTANDING AUTOMOTIVE PROPERTY



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# Demographic and Income Profile

6000 NOBT  
 6000 N Orange Blossom Tr, Orlando, FL 32810,  
 Ring: 1 mile radius

Prepared by STDBOnline  
 Latitude: 28.611361  
 Longitude: -81.430332

Summary	2000	2010	2015
Population	11,504	12,556	12,732
Households	4,730	5,007	5,056
Families	2,910	2,946	2,918
Average Household Size	2.41	2.48	2.49
Owner Occupied Housing Units	1,959	1,979	2,022
Renter Occupied Housing Units	2,771	3,028	3,034
Median Age	30.4	29.9	29.7
Trends: 2010 - 2015 Annual Rate	Area	State	National
Population	0.28%	0.84%	0.76%
Households	0.19%	0.83%	0.78%
Families	-0.19%	0.64%	0.64%
Owner HHs	0.43%	0.89%	0.82%
Median Household Income	3.26%	2.34%	2.36%

Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	661	14.0%	542	10.8%	472	9.3%
\$15,000 - \$24,999	878	18.6%	620	12.4%	524	10.4%
\$25,000 - \$34,999	920	19.5%	756	15.1%	634	12.5%
\$35,000 - \$49,999	953	20.2%	1,008	20.1%	808	16.0%
\$50,000 - \$74,999	824	17.5%	1,126	22.5%	1,490	29.5%
\$75,000 - \$99,999	262	5.6%	585	11.7%	630	12.5%
\$100,000 - \$149,999	133	2.8%	266	5.3%	360	7.1%
\$150,000 - \$199,999	63	1.3%	55	1.1%	75	1.5%
\$200,000+	22	0.5%	50	1.0%	62	1.2%

Median Household Income	\$33,707	\$43,441	\$51,011
Average Household Income	\$40,830	\$51,471	\$56,921
Per Capita Income	\$16,683	\$20,091	\$22,131

Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	984	8.6%	1,127	9.0%	1,155	9.1%
5 - 9	952	8.3%	939	7.5%	989	7.8%
10 - 14	837	7.3%	802	6.4%	827	6.5%
15 - 19	749	6.5%	903	7.2%	767	6.0%
20 - 24	967	8.4%	1,290	10.3%	1,256	9.9%
25 - 34	2,241	19.5%	2,150	17.1%	2,504	19.7%
35 - 44	1,907	16.6%	1,722	13.7%	1,549	12.2%
45 - 54	1,282	11.1%	1,587	12.6%	1,431	11.2%
55 - 64	707	6.1%	1,043	8.3%	1,152	9.0%
65 - 74	470	4.1%	531	4.2%	651	5.1%
75 - 84	296	2.6%	314	2.5%	306	2.4%
85+	111	1.0%	148	1.2%	146	1.1%

Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	6,283	54.6%	5,572	44.4%	5,508	43.3%
Black Alone	3,879	33.7%	5,099	40.6%	5,185	40.7%
American Indian Alone	36	0.3%	47	0.4%	48	0.4%
Asian Alone	251	2.2%	328	2.6%	355	2.8%
Pacific Islander Alone	9	0.1%	14	0.1%	14	0.1%
Some Other Race Alone	616	5.4%	929	7.4%	1,027	8.1%
Two or More Races	429	3.7%	567	4.5%	597	4.7%
Hispanic Origin (Any Race)	1,642	14.3%	2,472	19.7%	2,762	21.7%

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

July 21, 2010

Made with ESRI Business Analyst

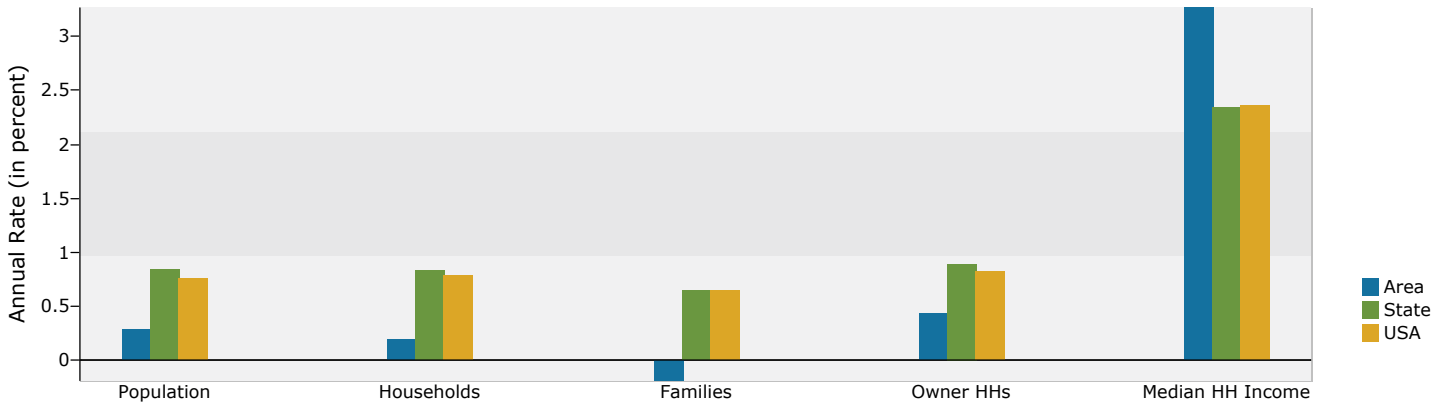


# Demographic and Income Profile

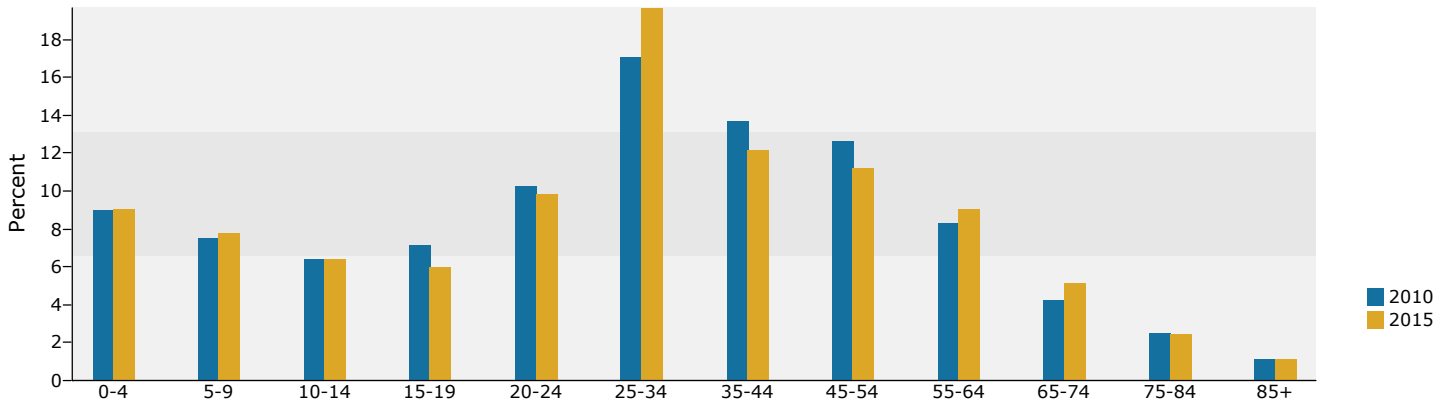
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Prepared by STDBonline  
 Latitude: 28.611361  
 Longitude: -81.430332

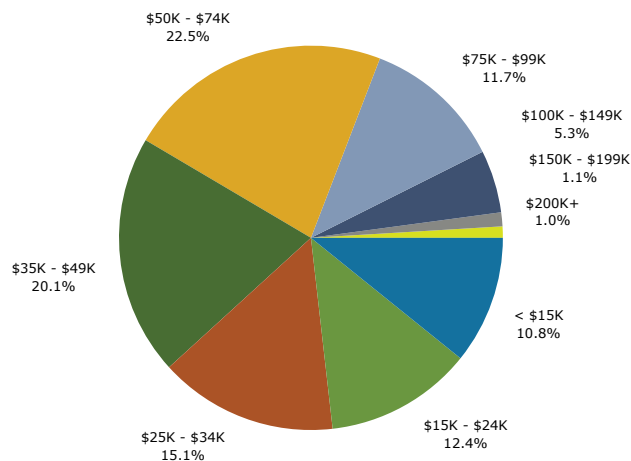
## Trends 2010-2015



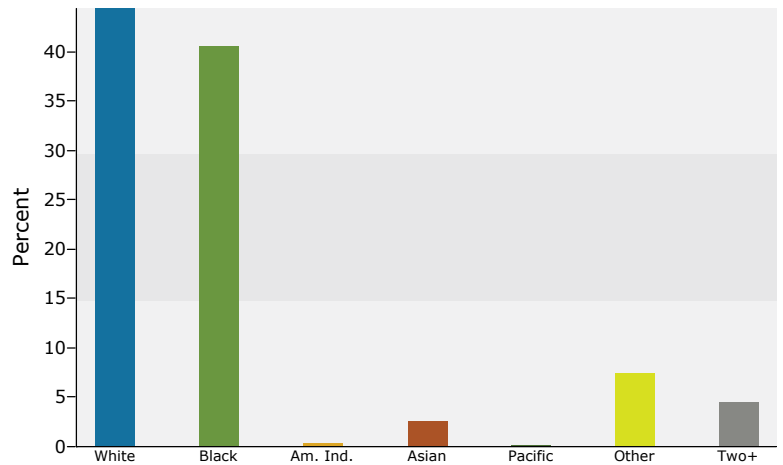
## Population by Age



## 2010 Household Income



## 2010 Population by Race



2010 Percent Hispanic Origin: 19.7%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

July 21, 2010

Made with ESRI Business Analyst



# Demographic and Income Profile

6000 NOBT  
6000 N Orange Blossom Tr, Orlando, FL 32810,  
Ring: 3 miles radius

Prepared by STDBonline  
Latitude: 28.611361  
Longitude: -81.430332

Summary	2000	2010	2015
Population	83,370	87,093	86,755
Households	30,643	31,840	31,757
Families	20,498	20,359	19,898
Average Household Size	2.70	2.71	2.71
Owner Occupied Housing Units	17,882	17,456	17,215
Renter Occupied Housing Units	12,762	14,385	14,543
Median Age	32.0	32.4	32.3
Trends: 2010 - 2015 Annual Rate	Area	State	National
Population	-0.08%	0.84%	0.76%
Households	-0.05%	0.83%	0.78%
Families	-0.46%	0.64%	0.64%
Owner HHs	-0.28%	0.89%	0.82%
Median Household Income	2.48%	2.34%	2.36%

Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	4,111	13.4%	3,302	10.4%	2,781	8.8%
\$15,000 - \$24,999	4,483	14.6%	3,238	10.2%	2,635	8.3%
\$25,000 - \$34,999	4,791	15.7%	3,736	11.7%	3,013	9.5%
\$35,000 - \$49,999	6,033	19.7%	5,671	17.8%	4,413	13.9%
\$50,000 - \$74,999	6,148	20.1%	7,533	23.7%	9,270	29.2%
\$75,000 - \$99,999	2,751	9.0%	4,549	14.3%	4,724	14.9%
\$100,000 - \$149,999	1,626	5.3%	2,864	9.0%	3,794	11.9%
\$150,000 - \$199,999	382	1.2%	492	1.5%	593	1.9%
\$200,000+	284	0.9%	453	1.4%	533	1.7%

Median Household Income	\$39,451	\$49,913	\$56,423
Average Household Income	\$47,944	\$58,955	\$64,997
Per Capita Income	\$17,957	\$21,847	\$24,122

Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,480	7.8%	6,912	7.9%	6,900	8.0%
5 - 9	6,932	8.3%	6,359	7.3%	6,423	7.4%
10 - 14	6,920	8.3%	5,838	6.7%	5,982	6.9%
15 - 19	5,941	7.1%	6,214	7.1%	5,354	6.2%
20 - 24	5,640	6.8%	7,303	8.4%	6,761	7.8%
25 - 34	14,115	16.9%	14,228	16.3%	15,788	18.2%
35 - 44	14,587	17.5%	12,211	14.0%	11,349	13.1%
45 - 54	10,389	12.5%	12,266	14.1%	10,876	12.5%
55 - 64	5,708	6.8%	8,451	9.7%	9,121	10.5%
65 - 74	3,791	4.5%	4,103	4.7%	5,076	5.9%
75 - 84	2,216	2.7%	2,302	2.6%	2,221	2.6%
85+	653	0.8%	907	1.0%	903	1.0%

Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	46,804	56.1%	41,634	47.8%	40,604	46.8%
Black Alone	26,889	32.3%	32,600	37.4%	32,474	37.4%
American Indian Alone	290	0.3%	348	0.4%	347	0.4%
Asian Alone	2,367	2.8%	3,108	3.6%	3,359	3.9%
Pacific Islander Alone	47	0.1%	63	0.1%	61	0.1%
Some Other Race Alone	3,867	4.6%	5,476	6.3%	5,918	6.8%
Two or More Races	3,107	3.7%	3,863	4.4%	3,992	4.6%
Hispanic Origin (Any Race)	10,650	12.8%	15,502	17.8%	17,099	19.7%

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

July 21, 2010

Made with ESRI Business Analyst

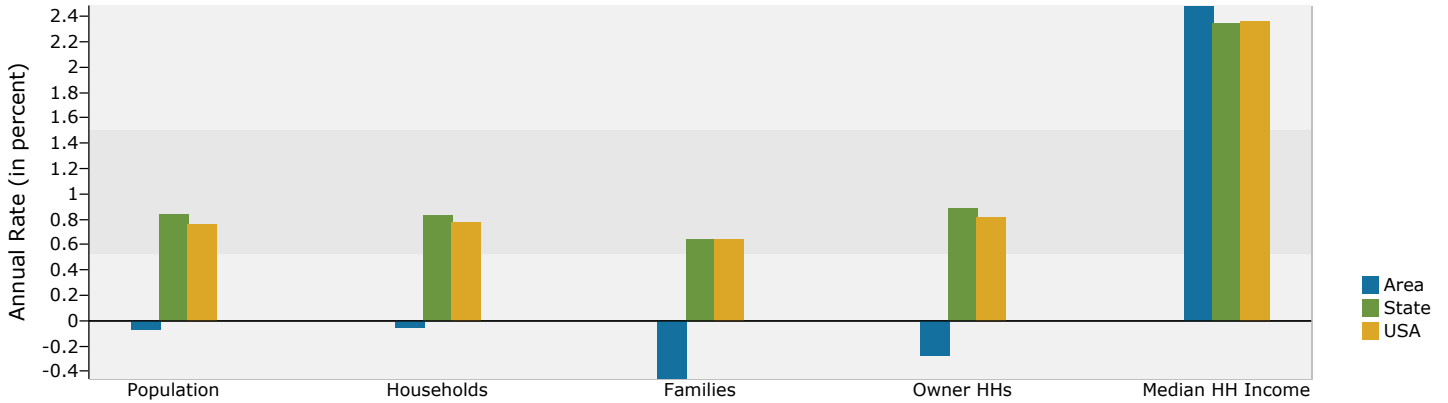


# Demographic and Income Profile

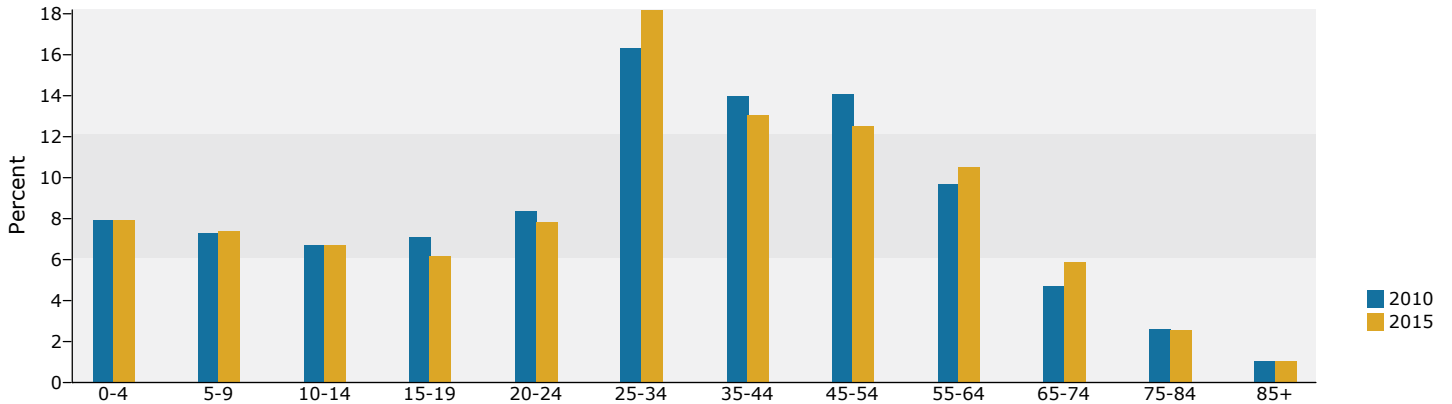
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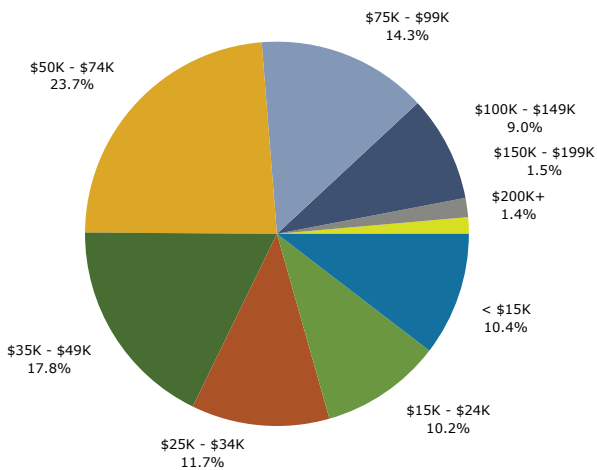
## Trends 2010-2015



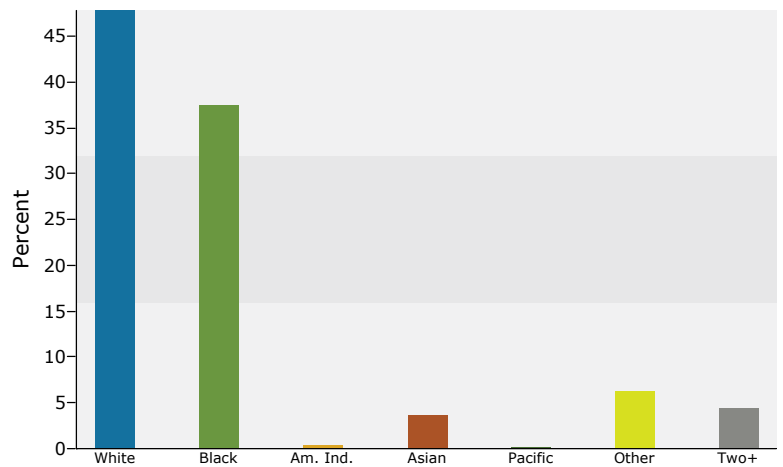
## Population by Age



## 2010 Household Income



## 2010 Population by Race



2010 Percent Hispanic Origin: 17.8%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

July 21, 2010

Made with ESRI Business Analyst



# Demographic and Income Profile

6000 NOBT  
 6000 N Orange Blossom Tr, Orlando, FL 32810,  
 Ring: 5 miles radius

Prepared by STDBOnline  
 Latitude: 28.611361  
 Longitude: -81.430332

Summary	2000	2010	2015
Population	232,955	243,799	243,166
Households	88,976	91,962	91,615
Families	57,627	57,464	56,315
Average Household Size	2.58	2.60	2.60
Owner Occupied Housing Units	53,809	53,357	53,030
Renter Occupied Housing Units	35,167	38,605	38,585
Median Age	33.9	35.0	34.7
Trends: 2010 - 2015 Annual Rate	Area	State	National
Population	-0.05%	0.84%	0.76%
Households	-0.08%	0.83%	0.78%
Families	-0.40%	0.64%	0.64%
Owner HHs	-0.12%	0.89%	0.82%
Median Household Income	2.59%	2.34%	2.36%

Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	12,522	14.1%	10,016	10.9%	8,522	9.3%
\$15,000 - \$24,999	12,266	13.8%	9,193	10.0%	7,513	8.2%
\$25,000 - \$34,999	13,220	14.8%	10,502	11.4%	8,472	9.2%
\$35,000 - \$49,999	17,176	19.3%	15,798	17.2%	12,396	13.5%
\$50,000 - \$74,999	17,234	19.4%	20,281	22.1%	24,457	26.7%
\$75,000 - \$99,999	8,184	9.2%	13,541	14.7%	14,125	15.4%
\$100,000 - \$149,999	5,389	6.1%	8,860	9.6%	11,799	12.9%
\$150,000 - \$199,999	1,370	1.5%	1,646	1.8%	1,914	2.1%
\$200,000+	1,681	1.9%	2,127	2.3%	2,417	2.6%

Median Household Income	\$40,004	\$50,423	\$57,289
Average Household Income	\$52,522	\$62,487	\$68,985
Per Capita Income	\$20,348	\$23,844	\$26,311

Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	16,698	7.2%	17,798	7.3%	17,734	7.3%
5 - 9	17,964	7.7%	16,682	6.8%	16,846	6.9%
10 - 14	17,881	7.7%	15,619	6.4%	16,111	6.6%
15 - 19	15,829	6.8%	16,509	6.8%	14,547	6.0%
20 - 24	14,762	6.3%	18,273	7.5%	17,282	7.1%
25 - 34	37,719	16.2%	36,916	15.1%	40,035	16.5%
35 - 44	39,562	17.0%	34,037	14.0%	31,397	12.9%
45 - 54	29,539	12.7%	35,137	14.4%	31,907	13.1%
55 - 64	17,968	7.7%	25,447	10.4%	27,257	11.2%
65 - 74	13,283	5.7%	14,174	5.8%	17,153	7.1%
75 - 84	8,738	3.8%	9,085	3.7%	8,785	3.6%
85+	3,013	1.3%	4,122	1.7%	4,112	1.7%

Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	142,492	61.2%	130,991	53.7%	128,005	52.6%
Black Alone	65,968	28.3%	79,612	32.7%	79,718	32.8%
American Indian Alone	791	0.3%	969	0.4%	967	0.4%
Asian Alone	5,999	2.6%	8,118	3.3%	8,847	3.6%
Pacific Islander Alone	147	0.1%	205	0.1%	206	0.1%
Some Other Race Alone	9,709	4.2%	13,918	5.7%	15,014	6.2%
Two or More Races	7,849	3.4%	9,986	4.1%	10,408	4.3%
Hispanic Origin (Any Race)	29,075	12.5%	42,994	17.6%	47,658	19.6%

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

July 21, 2010

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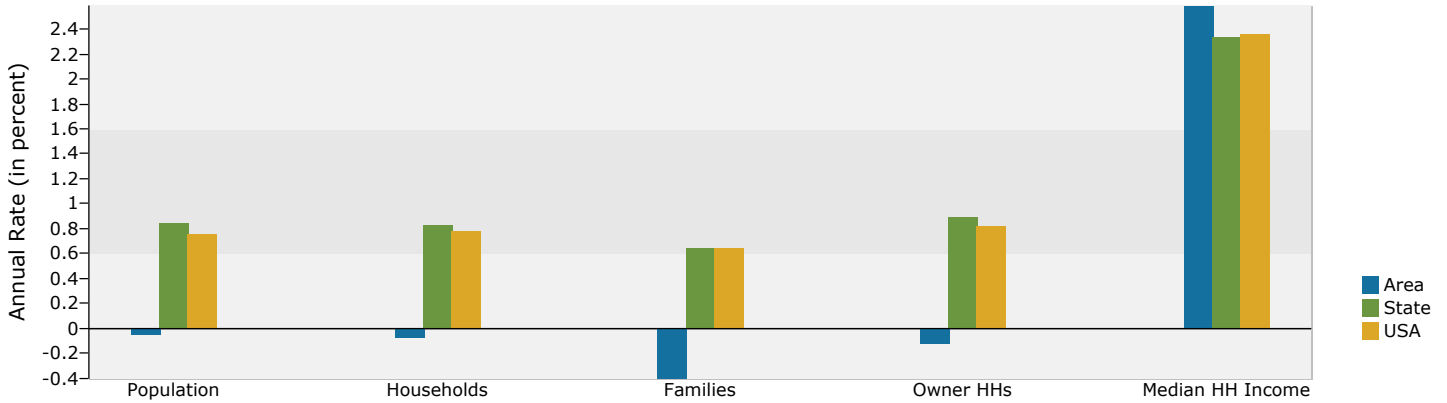


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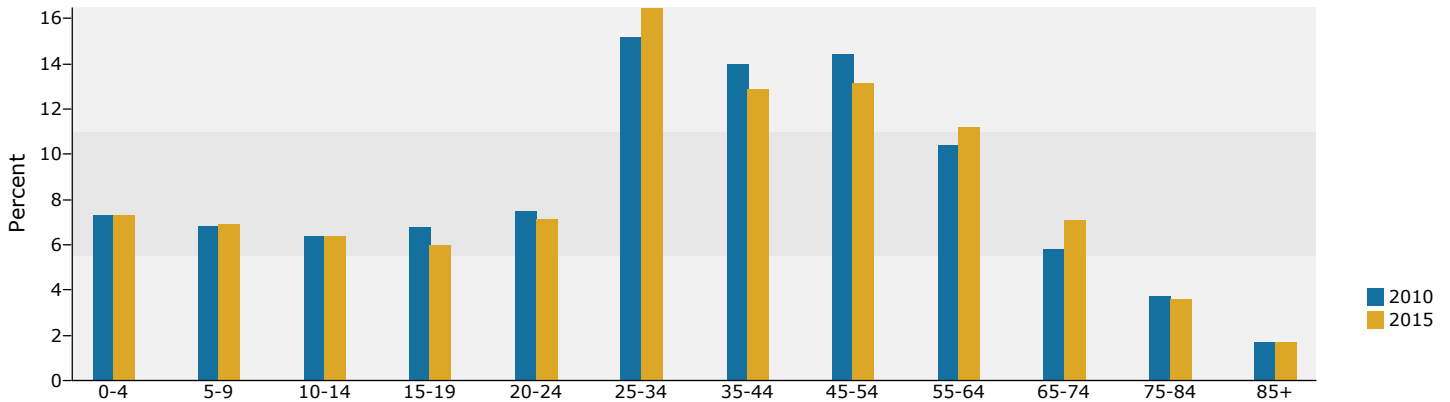
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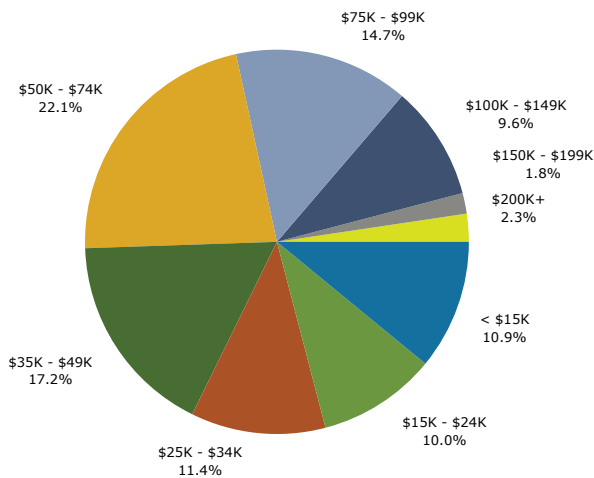
## Trends 2010-2015



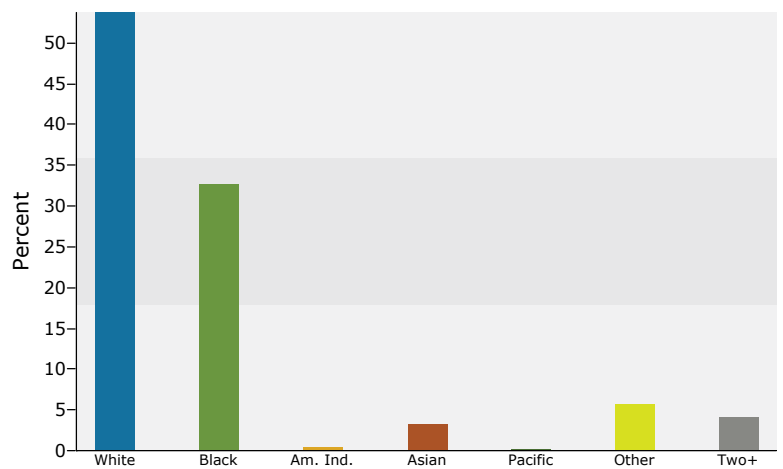
## Population by Age



## 2010 Household Income



## 2010 Population by Race



2010 Percent Hispanic Origin: 17.6%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.





**6000 NOBT**  
**6000 N Orange Blossom Tr, Orlando, FL 32810**  
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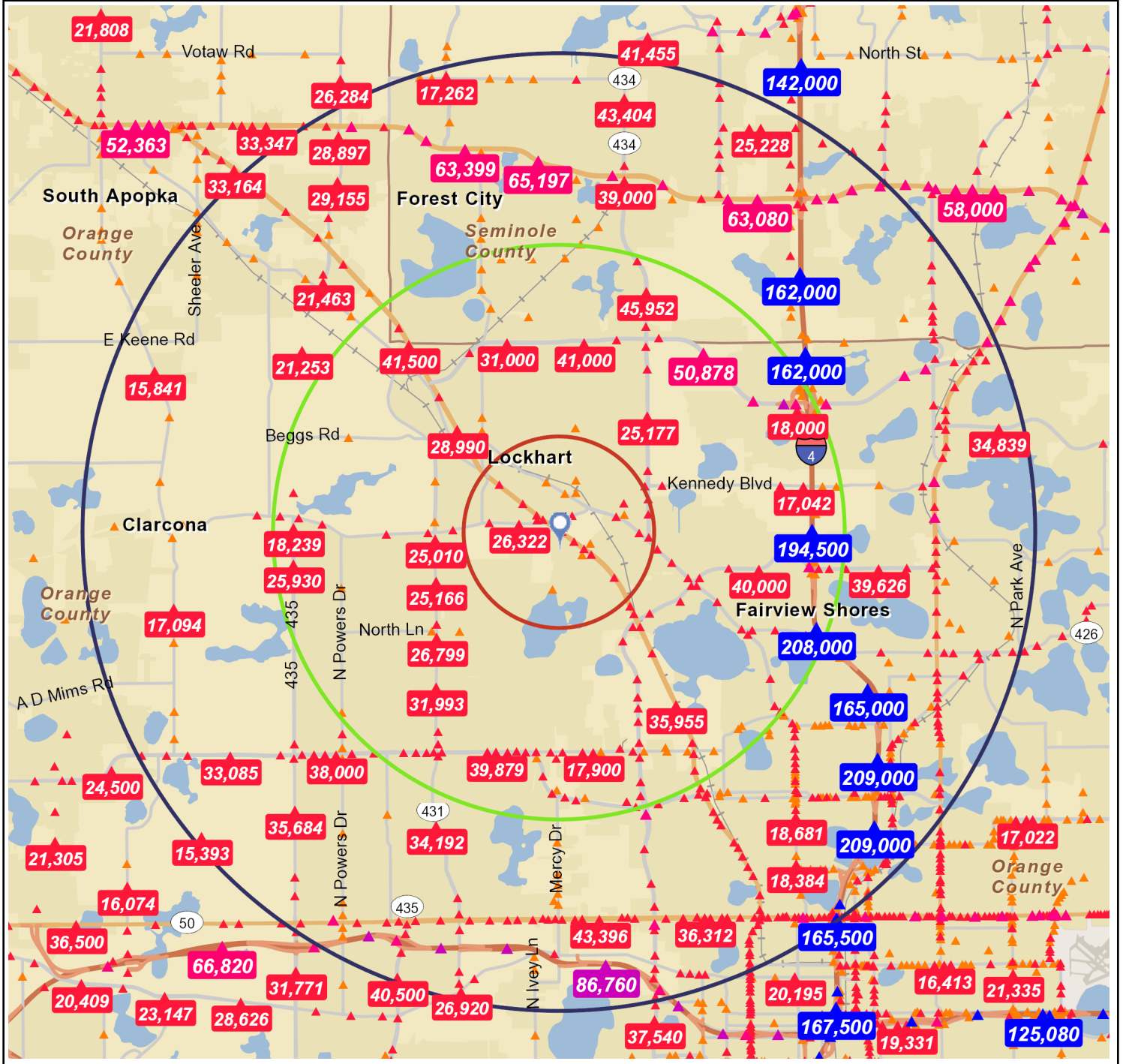
Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.04	N Orange Blossom Trl	Cinderlane Pkwy (0.12 miles SE)	2003	33,000
0.13	Clarcona Ocoee Rd	N Orange Blossom Trl (0.08 miles W)	1991	19,488
0.14	Cinderlane Pkwy	N Orange Blossom Trl (0.04 miles NE)	1995	6,774
0.16	Cinderlane Pkwy	N Orange Blossom Trl (0.04 miles SW)	1992	2,897
0.18	Rosewood Way	San Mario Club (0.01 miles NW)	1995	2,282
0.19	N Orange Blossom Trl	Cinderlane Pkwy (0.05 miles NW)	2007	31,000
0.21	N Orange Blossom Trl	New Clarcona Rd (0.04 miles NW)	2002	35,000
0.22	Clarcona Ocoee Rd	Magnolia Homes Rd (0.04 miles E)	2007	21,380
0.23	Rosewood Way	San Mario Club (0.06 miles NW)	1995	3,188
0.23	Cinderlane Pkwy	San Mario Club (0.08 miles NE)	1995	5,102
0.26	New Clarcona Rd	N Orange Blossom Trl (0.04 miles NE)	1998	24,910
0.28	Long Rd	Teresa Rd (0.03 miles S)	1997	5,000
0.30	N Orange Blossom Trl	Corona Dr (0.03 miles NW)	2002	35,000
0.30	Rosewood Way	Winter Rose Dr (0.03 miles S)	1995	2,277
0.31	N Orange Blossom Trl	Winter Rose Dr (0.02 miles SE)	1998	24,264
0.34	Winter Rose Dr	N Orange Blossom Trl (0.06 miles NE)	1998	8,549
0.35	All American Blvd	Carder Rd (0.37 miles NE)	2001	11,944
0.41	Edgewater Dr	Hilltop Rd (0.12 miles NW)	1998	12,733
0.41	N Orange Blossom Trl	Winter Rose Dr (0.08 miles NW)	2003	48,012
0.43	Clarcona Ocoee Rd	Gwynne Ave (0.02 miles W)	1998	26,322
0.45	Magnolia Homes Rd	Ermine St (0.08 miles N)	1992	12,830
0.48	N Orange Blossom Trl	National St (0.09 miles SE)	2007	32,332
0.54	Indian Laurel Ct	Tallow Wood Ct (0.02 miles S)	1999	359
0.54	Point Look Out Rd	Rose Bay Dr (0.15 miles W)	2005	3,612
0.56	Point Look Out Rd	Rose Bay Dr (0.13 miles SW)	1999	2,625
0.58	Tallow Wood Ct	Indian Laurel Ct (0.04 miles N)	1999	136
0.65	Point Look Out Rd	Rose Bay Dr (0.02 miles SW)	1997	1,985
0.67	Rosamond Dr	N Orange Blossom Trl (0.04 miles NE)	1995	4,557
0.67	Heritage Oak Dr	Fern Pine Dr (0.02 miles N)	1997	47
0.70	Rose Bay Dr	Point Look Out Rd (0.03 miles N)	1997	834

**Data Note:**The Traffic Profile displays up to 25 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2010 to 1963. Just over 66% of the counts were taken between 2001 and 2010 and 86% of the counts were taken in 1997 or later. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

**Source:** Copyright: 2010 MPSI Systems Inc. d.b.a. DataMetrix®

6000 NOBT  
 6000 N Orange Blossom Tr, Orlando, FL 32810  
 Ring: 1, 3, 5 Miles

Latitude: 28.611361  
 Longitude: -81.430332



**Average Daily Traffic Volume**

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: © 2010 MPSI Systems Inc. d.b.a. DataMetrix®