WRS INC
REAL ESTATE INVESTMENTS

OUTPARCEL DEVELOPMENT

CURRY FORD ROAD & SOUTH ECONLOCKHATCHEE TRAIL
ORLANDO, FLORIDA 32825

15,640 VPD

SOLD OUTLOT D 1.17 ACRES

AVAILABLE OUTLOT C 0.85 ACRES

Walmart Neighborhood Market

SOUTH ECONLOCKHATCHEE TRAIL

AutoZone
OUTLOT B 0.92 ACRES

TACO BELL
OUTLOT A 1.19 ACRES

31,623 VPD

CURRY FORD ROAD

38,832 VPD

18,378 VPD

LandQwest
COMMERCIAL REAL ESTATE SERVICES

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WRS INC
REAL ESTATE INVESTMENTS

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SOLD
OUTLOT D
1.17 ACRES

AVAILABLE
OUTLOT C
0.85 ACRES

Walmart
Neighborhood Market

AutoZone
OUTLOT B
0.92 ACRES

TACO BELL
OUTLOT A
1.19 ACRES

SOUTH ECONLOCKHATCHEE TRAIL

CURRY FORD ROAD

15,640 VPD

31,623 VPD

38,832 VPD

18,378 VPD

3

SITE PLAN

WRS INC
REAL ESTATE INVESTMENTS

SHOPS
14,000 S.F.

AVAILABLE
0.85 ACRES

Walmart
Neighborhood Market

HEALTH
CLINIC
4,200 S.F.

AutoZone

TACO BELL

EX FUEL KIOSK

S. ECONLOCKHATCHEE TRAIL

15,640 VPD

31,623 VPD

CURRY FORD RD

4

WRS INC
REAL ESTATE INVESTMENTS
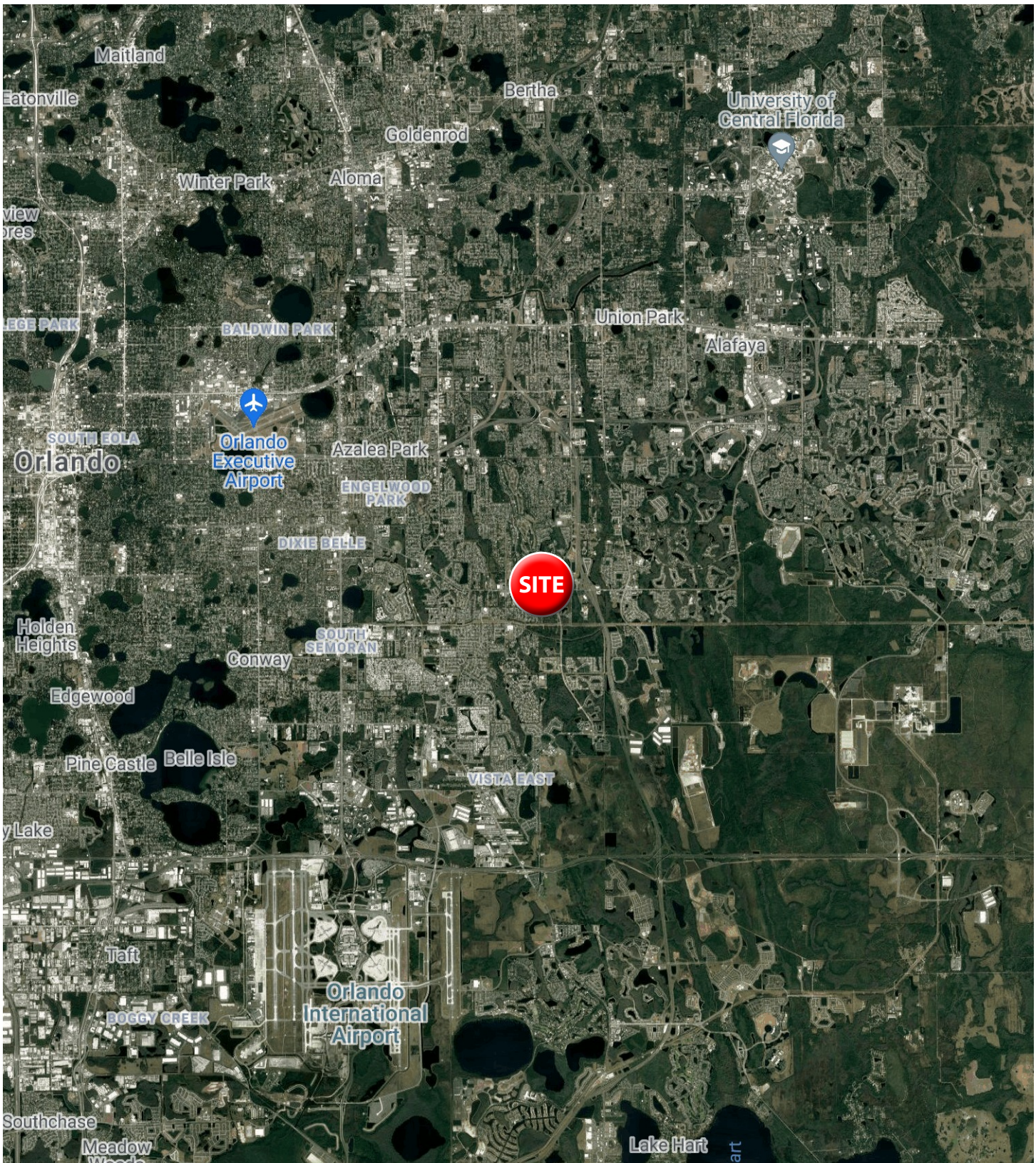
Estimated Population
244,768

Estimated Households
92,701

Average HH Income
$83,461
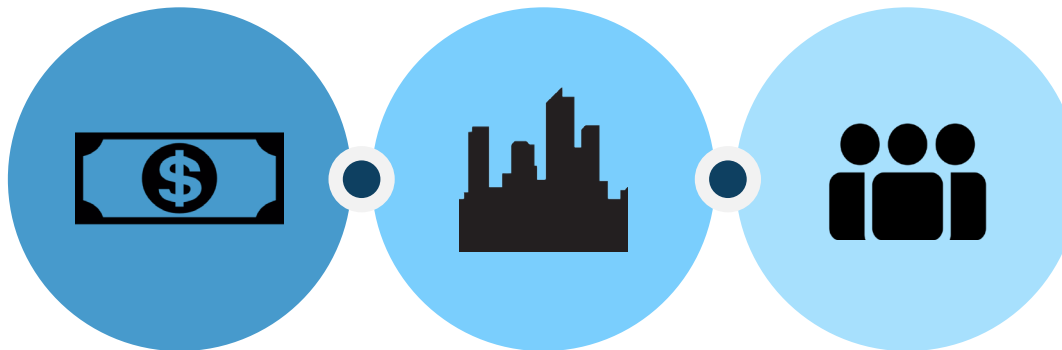
Median HH Income
$67,409

Total Businesses
11,449

Total Employees
64,955

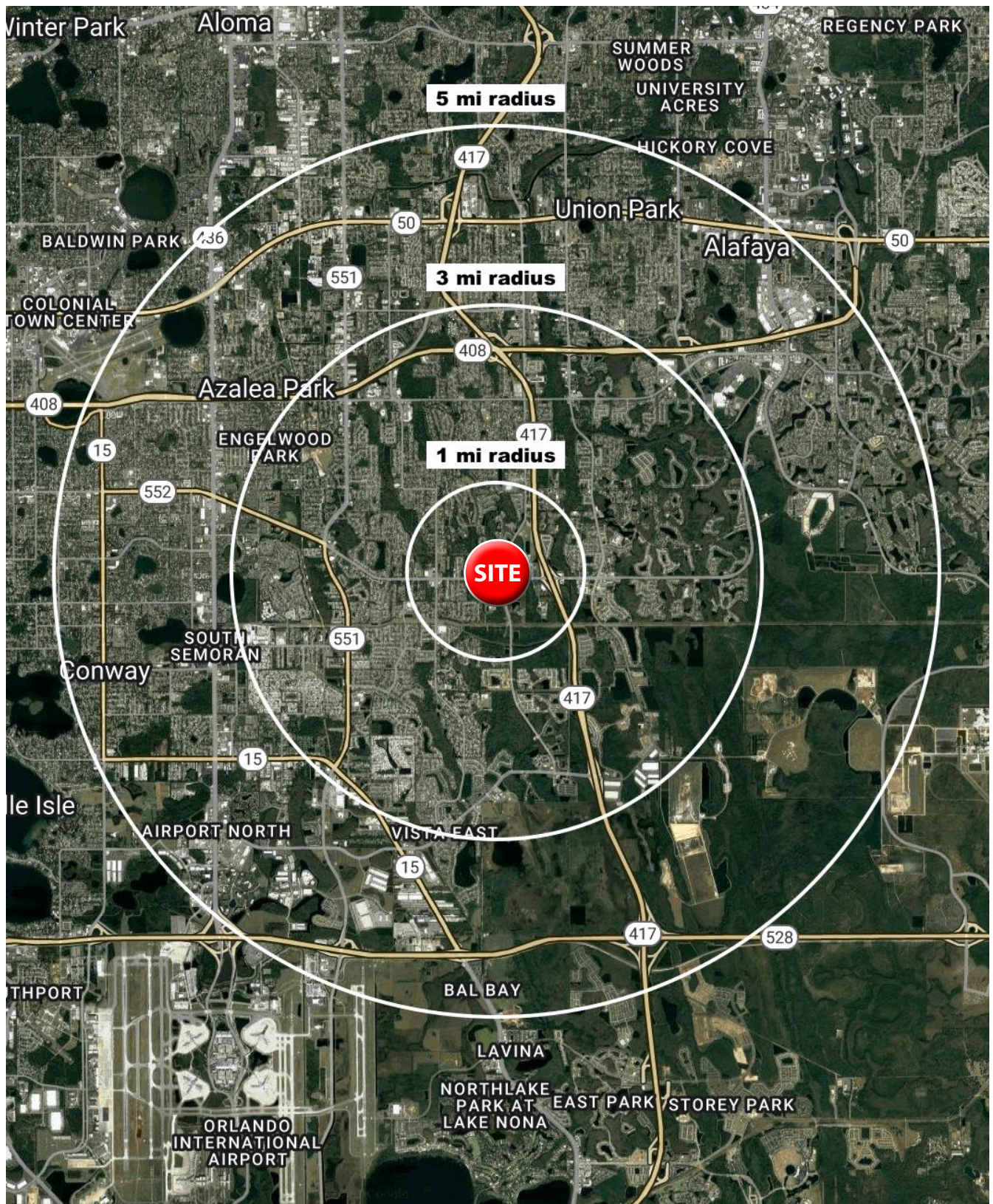# DEMOGRAPHICS

Lat/Lon: 28.5112/-81.258

2785 Arbor Trail Way **Orlando, FL 32829**	**1 mi radius**	**3 mi radius**	**5 mi radius**
Population			
2023 Estimated Population	6,785	103,242	244,768
2028 Projected Population	7,450	110,182	263,622
2020 Census Population	6,677	102,838	243,112
2010 Census Population	5,774	87,575	209,127
Projected Annual Growth 2023 to 2028	2.0%	1.3%	1.5%
Historical Annual Growth 2010 to 2023	1.3%	1.4%	1.3%
Households			
2023 Estimated Households	2,306	37,143	92,701
2028 Projected Households	2,685	41,947	105,758
2020 Census Households	2,241	36,554	90,905
2010 Census Households	1,985	31,489	79,039
Projected Annual Growth 2023 to 2028	3.3%	2.6%	2.8%
Historical Annual Growth 2010 to 2023	1.2%	1.4%	1.3%
Age			
2023 Est. Population Under 10 Years	10.2%	11.3%	11.3%
2023 Est. Population 10 to 19 Years	12.7%	12.1%	11.9%
2023 Est. Population 20 to 29 Years	11.4%	14.1%	16.2%
2023 Est. Population 30 to 44 Years	23.2%	23.2%	22.9%
2023 Est. Population 45 to 59 Years	22.2%	19.6%	19.3%
2023 Est. Population 60 to 74 Years	15.2%	14.5%	13.5%
2023 Est. Population 75 Years or Over	5.0%	5.1%	4.9%
2023 Est. Median Age	39.4	37.6	36.3
Marital Status & Gender			
2023 Est. Male Population	49.3%	48.8%	49.0%
2023 Est. Female Population	50.7%	51.2%	51.0%
2023 Est. Never Married	28.9%	36.5%	39.3%
2023 Est. Now Married	53.8%	43.1%	40.0%
2023 Est. Separated or Divorced	13.8%	15.7%	16.2%
2023 Est. Widowed	3.5%	4.6%	4.5%
Income			
2023 Est. HH Income $200,000 or More	10.0%	7.0%	6.5%
2023 Est. HH Income $150,000 to $199,999	8.0%	6.4%	5.9%
2023 Est. HH Income $100,000 to $149,999	19.6%	15.2%	14.5%
2023 Est. HH Income $75,000 to $99,999	13.2%	15.3%	13.7%
2023 Est. HH Income $50,000 to $74,999	22.8%	20.2%	19.2%
2023 Est. HH Income $35,000 to $49,999	7.2%	12.4%	13.0%
2023 Est. HH Income $25,000 to $34,999	5.4%	8.0%	9.0%
2023 Est. HH Income $15,000 to $24,999	8.6%	8.0%	8.8%
2023 Est. HH Income Under $15,000	5.2%	7.7%	9.5%
2023 Est. Average Household Income	$103,206	$86,232	$83,461
2023 Est. Median Household Income	$85,490	$71,560	$67,409
2023 Est. Per Capita Income	$35,107	$31,062	$31,649
2023 Est. Total Businesses	379	3,901	11,449
2023 Est. Total Employees	1,221	17,009	64,955

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2785 Arbor Trail Way Orlando, FL 32829	1 mi radius	3 mi radius	5 mi radius
Race			
2023 Est. White	44.6%	41.5%	43.1%
2023 Est. Black	13.5%	14.3%	14.6%
2023 Est. Asian or Pacific Islander	8.1%	6.4%	5.8%
2023 Est. American Indian or Alaska Native	0.4%	0.5%	0.5%
2023 Est. Other Races	33.4%	37.3%	36.1%
Hispanic			
2023 Est. Hispanic Population	3,033	51,400	117,030
2023 Est. Hispanic Population	44.7%	49.8%	47.8%
2028 Proj. Hispanic Population	44.8%	50.0%	47.8%
2020 Hispanic Population	56.5%	65.0%	61.4%
Education (Adults 25 & Older)			
2023 Est. Adult Population (25 Years or Over)	4,874	72,518	169,544
2023 Est. Elementary (Grade Level 0 to 8)	4.8%	5.7%	4.7%
2023 Est. Some High School (Grade Level 9 to 11)	4.7%	5.3%	5.2%
2023 Est. High School Graduate	24.6%	26.3%	27.4%
2023 Est. Some College	16.9%	18.2%	17.8%
2023 Est. Associate Degree Only	11.9%	14.6%	13.7%
2023 Est. Bachelor Degree Only	25.2%	19.4%	21.1%
2023 Est. Graduate Degree	11.9%	10.4%	10.2%
Housing			
2023 Est. Total Housing Units	2,380	39,332	99,303
2023 Est. Owner-Occupied	86.3%	61.6%	52.1%
2023 Est. Renter-Occupied	10.6%	32.9%	41.2%
2023 Est. Vacant Housing	3.1%	5.6%	6.6%
Homes Built by Year			
2023 Homes Built 2010 or later	8.8%	9.4%	8.9%
2023 Homes Built 2000 to 2009	25.0%	22.5%	17.3%
2023 Homes Built 1990 to 1999	28.9%	18.2%	17.6%
2023 Homes Built 1980 to 1989	23.8%	22.5%	22.1%
2023 Homes Built 1970 to 1979	8.5%	12.7%	14.6%
2023 Homes Built 1960 to 1969	0.4%	4.6%	6.5%
2023 Homes Built 1950 to 1959	0.5%	3.1%	4.8%
2023 Homes Built Before 1949	1.0%	1.5%	1.6%
Home Values			
2023 Home Value $1,000,000 or More	1.7%	1.6%	1.7%
2023 Home Value $500,000 to $999,999	10.2%	7.4%	7.7%
2023 Home Value $400,000 to $499,999	10.6%	7.1%	7.3%
2023 Home Value $300,000 to $399,999	27.6%	24.0%	23.9%
2023 Home Value $200,000 to $299,999	33.7%	35.0%	33.6%
2023 Home Value $150,000 to $199,999	9.8%	10.7%	11.7%
2023 Home Value $100,000 to $149,999	3.1%	4.6%	5.7%
2023 Home Value $50,000 to $99,999	0.7%	2.5%	2.5%
2023 Home Value $25,000 to $49,999	0.8%	3.1%	2.6%
2023 Home Value Under $25,000	1.9%	4.0%	3.5%
2023 Median Home Value	$301,385	$262,078	$265,357
2023 Median Rent	$1,436	$1,315	$1,263

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2785 Arbor Trail Way Orlando, FL 32829	1 mi radius	3 mi radius	5 mi radius
Labor Force			
2023 Est. Labor Population Age 16 Years or Over	5,537	83,656	199,206
2023 Est. Civilian Employed	67.4%	68.2%	69.6%
2023 Est. Civilian Unemployed	2.0%	1.6%	1.8%
2023 Est. in Armed Forces	-	-	0.2%
2023 Est. not in Labor Force	30.5%	30.2%	28.3%
2023 Labor Force Males	48.8%	48.1%	48.5%
2023 Labor Force Females	51.2%	51.9%	51.5%
Occupation			
2023 Occupation: Population Age 16 Years or Over	3,732	57,034	138,678
2023 Mgmt, Business, & Financial Operations	24.0%	17.2%	15.4%
2023 Professional, Related	22.9%	20.4%	21.1%
2023 Service	15.7%	17.6%	19.0%
2023 Sales, Office	21.9%	21.8%	22.8%
2023 Farming, Fishing, Forestry	-	0.2%	0.2%
2023 Construction, Extraction, Maintenance	6.7%	8.2%	7.6%
2023 Production, Transport, Material Moving	8.8%	14.7%	13.9%
2023 White Collar Workers	68.8%	59.4%	59.3%
2023 Blue Collar Workers	31.2%	40.6%	40.7%
Transportation to Work			
2023 Drive to Work Alone	64.4%	70.7%	70.2%
2023 Drive to Work in Carpool	11.7%	9.8%	10.2%
2023 Travel to Work by Public Transportation	0.5%	1.1%	1.1%
2023 Drive to Work on Motorcycle	0.2%	-	-
2023 Walk or Bicycle to Work	0.3%	0.7%	1.0%
2023 Other Means	0.3%	0.5%	0.9%
2023 Work at Home	22.7%	17.1%	16.5%
Travel Time			
2023 Travel to Work in 14 Minutes or Less	10.3%	12.0%	13.2%
2023 Travel to Work in 15 to 29 Minutes	51.7%	42.3%	43.2%
2023 Travel to Work in 30 to 59 Minutes	35.0%	40.4%	38.5%
2023 Travel to Work in 60 Minutes or More	3.0%	5.2%	5.2%
2023 Average Travel Time to Work	24.6	26.5	26.0
Consumer Expenditure			
2023 Est. Total Household Expenditure	$165.19 M	$2.35 B	$5.72 B
2023 Est. Apparel	$5.86 M	$83.07 M	$202.14 M
2023 Est. Contributions, Gifts	$9.63 M	$132.65 M	$321.88 M
2023 Est. Education, Reading	$5.48 M	$74.75 M	$181.77 M
2023 Est. Entertainment	$9.5 M	$132.63 M	$321.19 M
2023 Est. Food, Beverages, Tobacco	$25.16 M	$361.58 M	$883.09 M
2023 Est. Furnishings, Equipment	$5.88 M	$82.41 M	$199.7 M
2023 Est. Health Care, Insurance	$15.09 M	$214.6 M	$521.78 M
2023 Est. Household Operations, Shelter, Utilities	$52.9 M	$760.17 M	$1.86 B
2023 Est. Miscellaneous Expenses	$3.13 M	$44.23 M	$107.68 M
2023 Est. Personal Care	$2.21 M	$31.5 M	$76.76 M
2023 Est. Transportation	$30.35 M	$430.75 M	$1.05 B

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