

WRS INC

REAL ESTATE INVESTMENTS

RETAIL DEVELOPMENT

CURRY FORD ROAD & SOUTH ECONLOCKHATCHEE TRAIL
ORLANDO, FLORIDA 32825



Max Dufour
Leasing

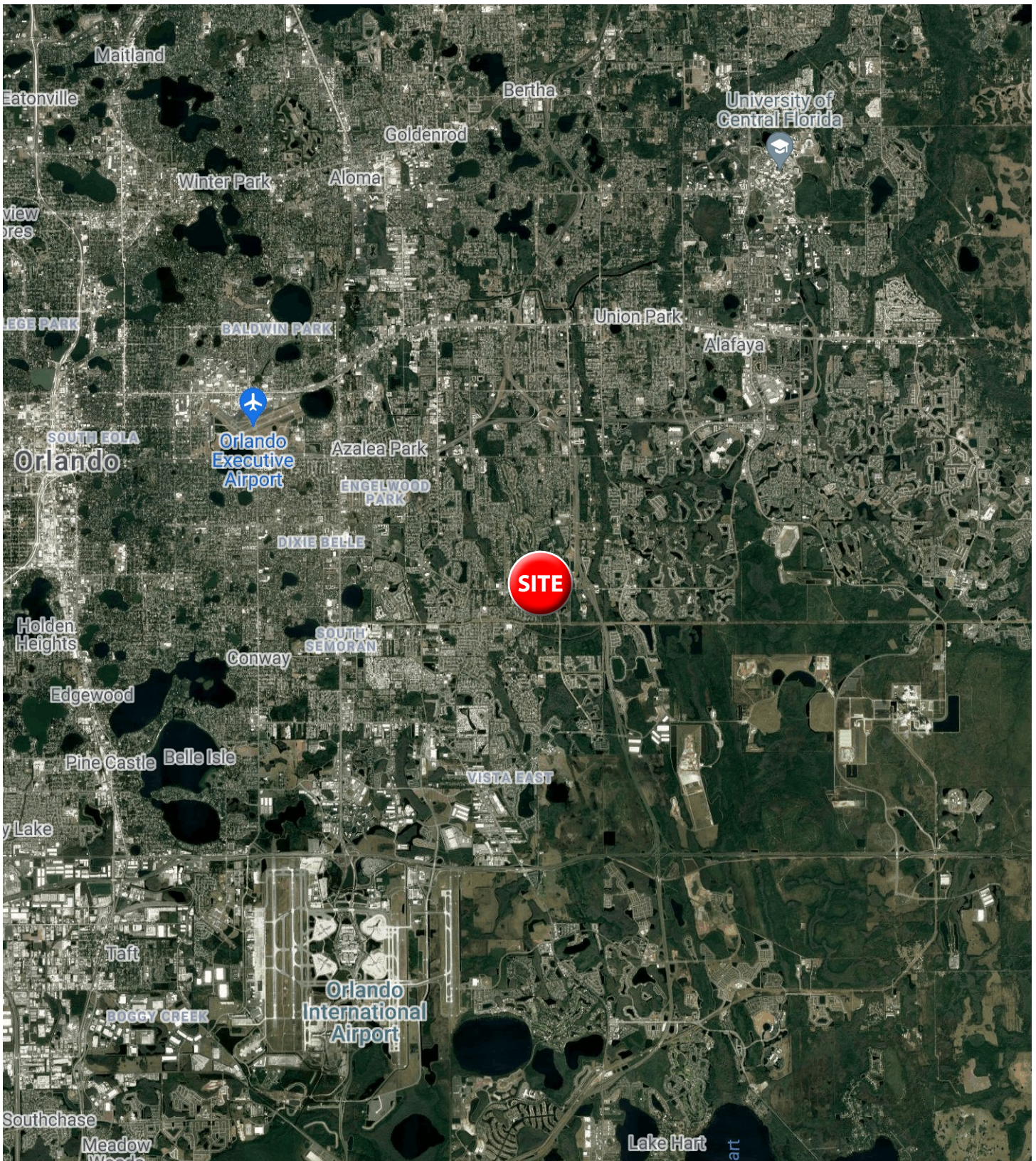
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Mary Dufour
Outparcels

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LOCATION



THE SITE



SITE PLAN

Outparcels	Tenant
1	Mavis Tire & Brakes
2	Auto Zone
3	UNDER CONTRACT 1.19 Ac.

In-Line Retail	Tenant
1	Under LOI
2	Under LOI
3	AVAILABLE 1,500 SF
4	AVAILABLE 1,500 SF
5	AVAILABLE 1,500 SF
6	AVAILABLE 1,500 SF
7	AVAILABLE 1,500 SF
8	AVAILABLE 2,400 SF



5 MILE DEMOGRAPHIC SNAPSHOT



**Estimated
Population**

246,697



**Estimated
Households**

94,988



**Average HH
Income**

\$93,004



**Median HH
Income**

\$76,870



**Total
Businesses**

11,840



**Total
Employees**

68,274



DEMOGRAPHICS

Lat/Lon: 28.5113/-81.2577

9047 Curry Ford Rd Orlando, FL 32825	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	6,446	101,634	246,797
2030 Projected Population	6,077	96,014	232,769
2020 Census Population	6,677	101,788	243,067
2010 Census Population	5,774	86,660	209,093
Projected Annual Growth 2025 to 2030	-1.1%	-1.1%	-1.1%
Historical Annual Growth 2010 to 2025	0.8%	1.2%	1.2%
Households			
2025 Estimated Households	2,260	37,324	94,988
2030 Projected Households	2,158	35,707	90,810
2020 Census Households	2,241	36,075	90,860
2010 Census Households	1,985	31,055	79,005
Projected Annual Growth 2025 to 2030	-0.9%	-0.9%	-0.9%
Historical Annual Growth 2010 to 2025	0.9%	1.3%	1.3%
Age			
2025 Est. Population Under 10 Years	9.8%	10.8%	10.8%
2025 Est. Population 10 to 19 Years	11.1%	11.0%	11.0%
2025 Est. Population 20 to 29 Years	11.7%	13.8%	15.9%
2025 Est. Population 30 to 44 Years	20.6%	22.8%	23.6%
2025 Est. Population 45 to 59 Years	21.7%	19.6%	18.8%
2025 Est. Population 60 to 74 Years	17.4%	15.0%	13.8%
2025 Est. Population 75 Years or Over	7.7%	6.9%	6.0%
2025 Est. Median Age	42.1	38.9	37.1
Marital Status & Gender			
2025 Est. Male Population	48.7%	48.4%	48.8%
2025 Est. Female Population	51.3%	51.6%	51.2%
2025 Est. Never Married	31.8%	37.5%	39.3%
2025 Est. Now Married	46.1%	40.9%	39.5%
2025 Est. Separated or Divorced	15.9%	16.3%	16.7%
2025 Est. Widowed	6.3%	5.3%	4.6%
Income			
2025 Est. HH Income \$200,000 or More	10.6%	8.9%	7.4%
2025 Est. HH Income \$150,000 to \$199,999	9.5%	7.7%	7.6%
2025 Est. HH Income \$100,000 to \$149,999	25.1%	20.1%	18.3%
2025 Est. HH Income \$75,000 to \$99,999	15.5%	15.0%	15.0%
2025 Est. HH Income \$50,000 to \$74,999	15.5%	17.7%	18.3%
2025 Est. HH Income \$35,000 to \$49,999	6.2%	11.5%	12.1%
2025 Est. HH Income \$25,000 to \$34,999	9.4%	6.4%	7.2%
2025 Est. HH Income \$15,000 to \$24,999	5.0%	6.0%	6.4%
2025 Est. HH Income Under \$15,000	3.4%	6.7%	7.7%
2025 Est. Average Household Income	\$110,018	\$98,351	\$93,004
2025 Est. Median Household Income	\$96,817	\$81,756	\$76,870
2025 Est. Per Capita Income	\$38,640	\$36,172	\$35,848
2025 Est. Total Businesses	389	3,908	11,840
2025 Est. Total Employees	1,257	17,511	68,274

DEMOGRAPHICS

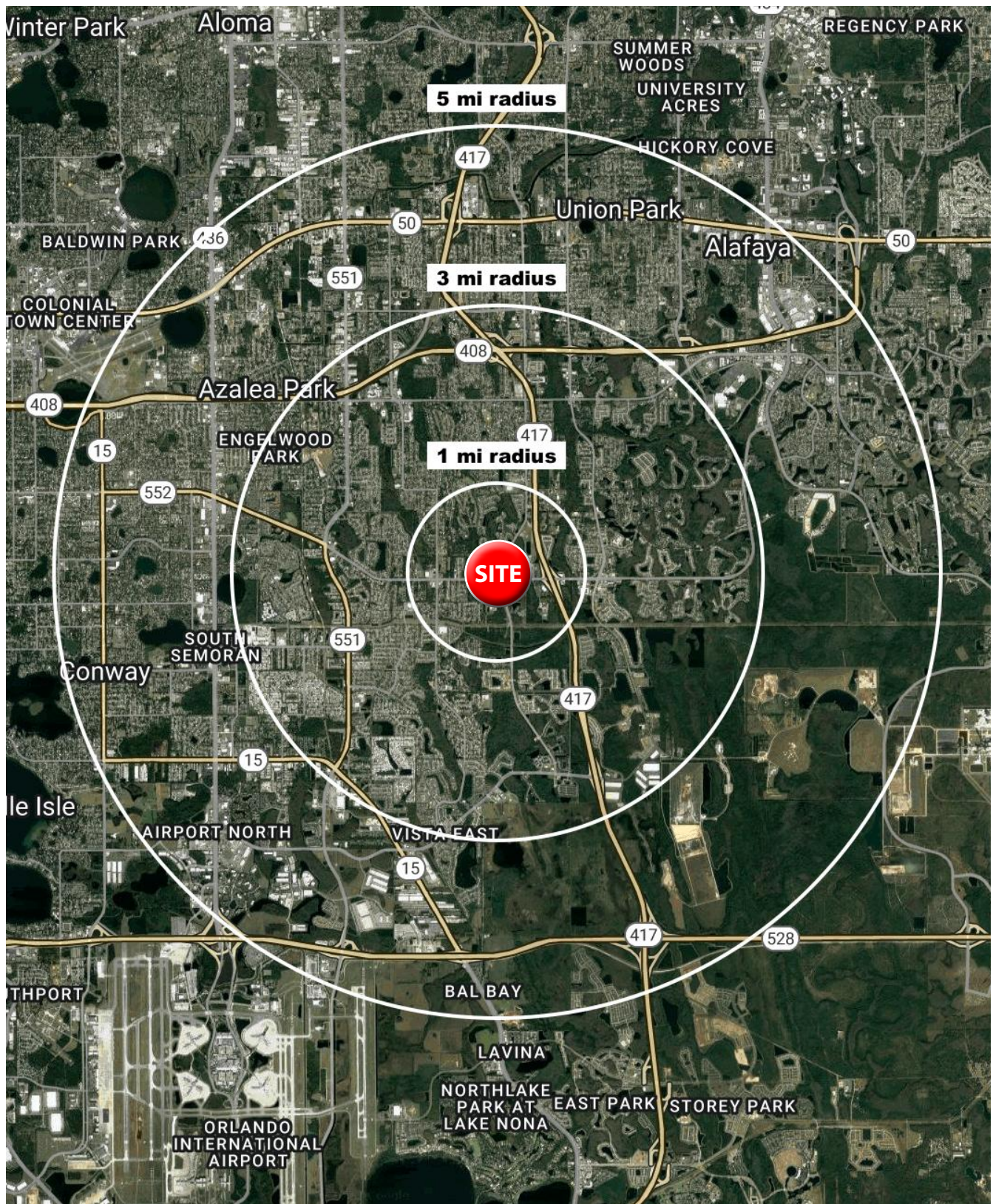
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9047 Curry Ford Rd		1 mi radius	3 mi radius	5 mi radius
Orlando, FL 32825				
Race				
2025 Est. White		43.0%	39.8%	41.4%
2025 Est. Black		13.4%	14.4%	14.7%
2025 Est. Asian or Pacific Islander		8.3%	6.5%	5.7%
2025 Est. American Indian or Alaska Native		0.4%	0.5%	0.5%
2025 Est. Other Races		34.9%	38.7%	37.6%
Hispanic				
2025 Est. Hispanic Population		2,965	51,617	121,095
2025 Est. Hispanic Population		46.0%	50.8%	49.1%
2030 Proj. Hispanic Population		43.3%	47.0%	45.8%
2020 Hispanic Population		56.3%	64.6%	61.0%
Education (Adults 25 & Older)				
2025 Est. Adult Population (25 Years or Over)		4,736	72,742	174,139
2025 Est. Elementary (Grade Level 0 to 8)		4.2%	4.8%	4.2%
2025 Est. Some High School (Grade Level 9 to 11)		5.7%	5.3%	4.9%
2025 Est. High School Graduate		27.6%	26.1%	26.3%
2025 Est. Some College		14.6%	18.2%	17.6%
2025 Est. Associate Degree Only		9.7%	12.9%	12.3%
2025 Est. Bachelor Degree Only		24.5%	22.3%	23.9%
2025 Est. Graduate Degree		13.6%	10.3%	10.7%
Housing				
2025 Est. Total Housing Units		2,380	39,505	100,499
2025 Est. Owner-Occupied		79.3%	59.9%	48.9%
2025 Est. Renter-Occupied		15.7%	34.6%	45.6%
2025 Est. Vacant Housing		5.0%	5.5%	5.5%
Homes Built by Year				
2025 Homes Built 2010 or later		9.6%	12.4%	12.6%
2025 Homes Built 2000 to 2009		27.8%	24.6%	20.3%
2025 Homes Built 1990 to 1999		23.8%	17.5%	17.5%
2025 Homes Built 1980 to 1989		19.7%	21.0%	20.5%
2025 Homes Built 1970 to 1979		8.5%	10.2%	11.4%
2025 Homes Built 1960 to 1969		3.8%	4.9%	6.8%
2025 Homes Built 1950 to 1959		1.1%	3.1%	4.2%
2025 Homes Built Before 1949		0.7%	0.9%	1.2%
Home Values				
2025 Home Value \$1,000,000 or More		2.2%	2.2%	2.3%
2025 Home Value \$500,000 to \$999,999		20.7%	15.6%	15.9%
2025 Home Value \$400,000 to \$499,999		19.1%	16.0%	15.8%
2025 Home Value \$300,000 to \$399,999		33.9%	29.5%	28.2%
2025 Home Value \$200,000 to \$299,999		16.5%	19.6%	20.5%
2025 Home Value \$150,000 to \$199,999		3.2%	5.7%	6.6%
2025 Home Value \$100,000 to \$149,999		1.3%	3.4%	3.5%
2025 Home Value \$50,000 to \$99,999		0.8%	2.9%	2.5%
2025 Home Value \$25,000 to \$49,999		0.5%	2.8%	2.4%
2025 Home Value Under \$25,000		1.7%	2.4%	2.3%
2025 Median Home Value		\$391,919	\$333,693	\$332,967
2025 Median Rent		\$1,802	\$1,648	\$1,605

DEMOGRAPHICS

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Labor Force			
2025 Est. Labor Population Age 16 Years or Over	5,380	83,844	203,822
2025 Est. Civilian Employed	62.5%	65.9%	67.1%
2025 Est. Civilian Unemployed	2.1%	2.1%	2.7%
2025 Est. in Armed Forces	-	-	0.1%
2025 Est. not in Labor Force	35.3%	31.9%	30.1%
2025 Labor Force Males	48.7%	48.0%	48.3%
2025 Labor Force Females	51.3%	52.0%	51.7%
Occupation			
2025 Occupation: Population Age 16 Years or Over	3,364	55,266	136,727
2025 Mgmt, Business, & Financial Operations	24.1%	17.2%	16.7%
2025 Professional, Related	24.5%	22.3%	22.0%
2025 Service	13.4%	16.5%	18.0%
2025 Sales, Office	22.0%	20.6%	21.4%
2025 Farming, Fishing, Forestry	0.5%	0.3%	0.2%
2025 Construction, Extraction, Maintenance	6.2%	8.0%	7.1%
2025 Production, Transport, Material Moving	9.3%	15.2%	14.6%
2025 White Collar Workers	70.6%	60.1%	60.1%
2025 Blue Collar Workers	29.4%	39.9%	39.9%
Transportation to Work			
2025 Drive to Work Alone	68.5%	70.7%	70.1%
2025 Drive to Work in Carpool	11.7%	10.0%	11.4%
2025 Travel to Work by Public Transportation	1.4%	1.5%	1.4%
2025 Drive to Work on Motorcycle	-	0.1%	-
2025 Walk or Bicycle to Work	0.8%	1.0%	1.3%
2025 Other Means	1.9%	0.9%	0.9%
2025 Work at Home	15.7%	15.8%	14.7%
Travel Time			
2025 Travel to Work in 14 Minutes or Less	10.6%	10.8%	11.9%
2025 Travel to Work in 15 to 29 Minutes	49.5%	40.2%	42.0%
2025 Travel to Work in 30 to 59 Minutes	33.0%	42.9%	40.2%
2025 Travel to Work in 60 Minutes or More	6.9%	6.1%	5.9%
2025 Average Travel Time to Work	26.0	27.3	26.8
Consumer Expenditure			
2025 Est. Total Household Expenditure	\$250.81 M	\$3.8 B	\$9.24 B
2025 Est. Apparel	\$4.77 M	\$72.1 M	\$174.96 M
2025 Est. Contributions, Tax and Retirement	\$66.6 M	\$959.56 M	\$2.28 B
2025 Est. Education	\$5.79 M	\$86.12 M	\$207.93 M
2025 Est. Entertainment	\$14.77 M	\$223.49 M	\$542.85 M
2025 Est. Food, Beverages, Tobacco	\$31.61 M	\$486.38 M	\$1.19 B
2025 Est. Health Care	\$15.3 M	\$243.18 M	\$603.13 M
2025 Est. Household Furnishings and Equipment	\$6.84 M	\$102.82 M	\$249.21 M
2025 Est. Household Operations, Shelter, Utilities	\$56.34 M	\$902.12 M	\$2.26 B
2025 Est. Miscellaneous Expenses	\$4.39 M	\$66.19 M	\$160.73 M
2025 Est. Personal Care	\$3.39 M	\$52.27 M	\$127.71 M
2025 Est. Transportation	\$41.01 M	\$602.93 M	\$1.45 B





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