METROWEST VILLAGE

ORLANDO, FL

SIZE

106,857 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	15,162	104,554	263,024
Households	6,107	38,823	94,903
Median HH Income ($)	70,254	60,599	60,071

MAJOR TENANT(S)

Publix

LOCATION

2435 S. Hiawassee Road | Orlando, FL 32835

PROPERTY HIGHLIGHTS

- Anchored by Publix, the number one grocer by market share in the Orlando area
- Additional national tenants include Marco's Pizza and Pet Supermarket
- Part of a master-planned community located less than 5 miles from Universal Studios with a population exceeding 104,500 in a three-mile radius
- The center is located at the intersection of Hiawassee Road and Westpointe Boulevard which benefits from over 33,851 vehicles per day

LEASING CONTACT

Jamie Pearson
Mobile (770) 355-0954
jpearson@phillipsedison.com

MORE INFO

www.phillipsedison.com

PHILLIPS EDISON & COMPANY®

METROWEST VILLAGE

2435 S. Hiawassee Road | Orlando, FL 32835

SPACE	TENANT	SQ. FT.
Shad1	Taco Bell	
Shad2	SunTrust Bank	
10	Un Date	1,207 SF
20	Kome Chinese & Sushi Bar	1,147 SF
30	Pet Kingdom	1,177 SF
50	MetroWest Veterinary Clinic	3,036 SF
60	A Brasileira Steakhouse	4,323 SF
80	Ocean Day Spa and Massage	1,254 SF
90	Dennis Uniform	4,300 SF
100	Hiawassee Wine and Liquor	3,000 SF
110	Home Expo Realty	1,484 SF
130	Keke's Breakfast Cafe	4,604 SF
140	Publix	48,555 SF
150	Noire the Nail Bar	1,727 SF
160	Singh's Jewelry	1,377 SF
170	Brooks Rehabilitation	3,257 SF
175	Lowfume	1,269 SF
180	AVAILABLE	1,390 SF
200	Pet Supermarket	8,348 SF
210	Habibi Fine Lebanese Cuisine	1,138 SF
220	Golden Touch Drycleaners	1,488 SF
230	Cupcabana Gourmet	1,097 SF
240	Marco's Pizza	1,169 SF
250	Legend Martial Arts	1,499 SF
260	Suzuki Salon	1,981 SF
270	Yami Buffet	7,030 SF
TOTAL SQ. FT.		106,857

SITE LEGEND

- Available
- Leased (not occupied)
- Site Boundary
- Occupied
- Owned by Others

DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

PHILLIPS EDISON & COMPANY®

METROWEST VILLAGE

2435 S. Hiawassee Road | Orlando, FL 32835

PHILLIPS EDISON & COMPANY®

Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections
Calculated using TAS Retrieval Retrieval
Apr 17, 2024

PHILLIPS EDISON & COMPANY

Latitude: 28.514878 Longitude: -81.483471

	MetroWest Village Orlando, FL	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	15,162	104,554	263,024
	2028 Projected Population	15,068	104,874	268,123
	2010 Census Population	13,888	90,832	226,893
	2000 Census Population	7,860	73,846	196,158
	1990 Census Population	3,569	46,997	139,039
	Historical Annual Growth 1990 to 2000	8.22%	4.62%	3.50%
	Historical Annual Growth 2000 to 2010	5.86%	2.09%	1.47%
	Estimated Annual Growth 2010 to2023	0.64%	1.03%	1.08%
	Projected Annual Growth 2023 to 2028	-0.12%	0.06%	0.38%
	Median Age	36.3	36.6	37.0
Households	Q4 2023 Estimated Households	6,107	38,823	94,903
	2028 Projected Households	6,070	38,963	96,886
	2010 Census Households	6,011	35,275	82,211
	2000 Census Households	3,455	28,537	69,378
	1990 Census Households	1,728	17,622	48,658
	Historical Annual Growth 1990 to 2000	7.17%	4.94%	3.61%
	Historical Annual Growth 2000 to 2010	5.69%	2.14%	1.71%
	Estimated Annual Growth 2010 to 2023	0.12%	0.70%	1.05%
	Projected Annual Growth 2023 to 2028	-0.12%	0.07%	0.41%
	Population per Household	2.47	2.68	2.73
Population by Race	White	33.7%	29.8%	26.5%
	Black or African American	18.7%	29.9%	37.4%
	Asian & Pacific Islander	8.6%	6.2%	5.4%
	Other Races	14.5%	9.2%	7.0%
	Hispanic Population	24.6%	24.8%	23.8%
Income	Average Household Income	$98,467	$94,874	$90,857
	Median Household Income	$70,254	$60,599	$60,071
	Per Capita Income	$39,879	$35,353	$33,033
Education (Age 25+)	Elementary	2.3%	4.1%	5.7%
	Some High School	2.8%	6.3%	8.0%
	High School Graduate	20.8%	25.0%	27.2%
	Some College	17.2%	17.1%	18.0%
	Associates Degree Only	16.2%	11.2%	9.9%
	Bachelors Degree Only	28.2%	24.2%	20.8%
	Graduate Degree	12.6%	12.0%	10.3%
Business	Number of Businesses	947	4,066	10,158
	Total Number of Employees	6,412	48,802	159,907
	Employees per Business	6.77	12.00	15.74
	Residential Population per Business	16.00	25.71	25.89

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.

©2023, Trade Area Systems

Data Source: Synergos Technologies Inc Austin, TX