

# METROWEST VILLAGE

ORLANDO, FL



## SIZE

106,857 square feet

## DEMOGRAPHICS

	1 mile	3 mile	5 mile
<b>Population</b>	15,636	97,997	258,711
<b>Households</b>	6,808	38,211	94,288
<b>Median HH Income (\$)</b>	64,639	57,404	57,556

## MAJOR TENANT(S)

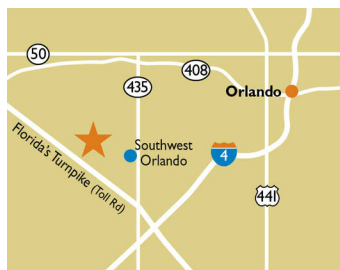
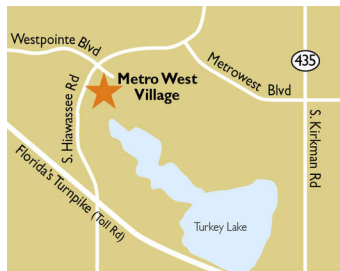
Publix

## LEASING CONTACT

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## MORE INFO

[www.phillipsedison.com](http://www.phillipsedison.com)



## LOCATION

2435 S. Hiwassee Road | Orlando, FL 32835

## PROPERTY HIGHLIGHTS

- Anchored by Publix, the number one grocer by market share in the Orlando area
- Additional national tenants include Marcos Pizza, Subway, and Pet Supermarket
- Part of a master-planned community located less than 5 miles from Universal Studios with a population exceeding 97,900 in a three-mile radius
- The center is located at the intersection of Hiwassee Road and Westpointe Boulevard which benefits from over 45,100 vehicles per day








**PHILLIPS EDISON & COMPANY®**

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SPACE	TENANT	SQ. FT.		
	150 Noire the Nail Bar	1,727 SF		
Shad1	Taco Bell	1,377 SF		
Shad2	SunTrust Bank	3,257 SF		
10	PCG Artisanal Burgers	1,207 SF	175 Lowfume	1,269 SF
20	Kome Chinese & Sushi Bar	1,147 SF	180 Full Circle Cycle	1,390 SF
30	Pet Kingdom	1,177 SF	200 Pet Supermarket	8,348 SF
50	PetVet Care Centers	3,036 SF	210 Habibi Fine Lebanese Cuisine	1,138 SF
60	A Brasileira Steakhouse	4,323 SF	220 Golden Touch Drycleaners	1,488 SF
80	Ocean Day Spa and Massage	1,254 SF	230 Cupcabana Gourmet	1,097 SF
90	Dennis Uniform	4,300 SF	240 Marco's Pizza	1,169 SF
100	Hiawassee Wine and Liquor	3,000 SF	250 Legend Martial Arts	1,499 SF
110	Home Expo Realty	1,484 SF	260 Majestee Barbershop Salon and Lounge	1,981 SF
130	Keke's Breakfast Cafe	4,604 SF	<b>270 AVAILABLE</b>	<b>7,030 SF</b>
140	Publix	48,555 SF	<b>TOTAL SQ. FT.</b>	<b>106,857</b>

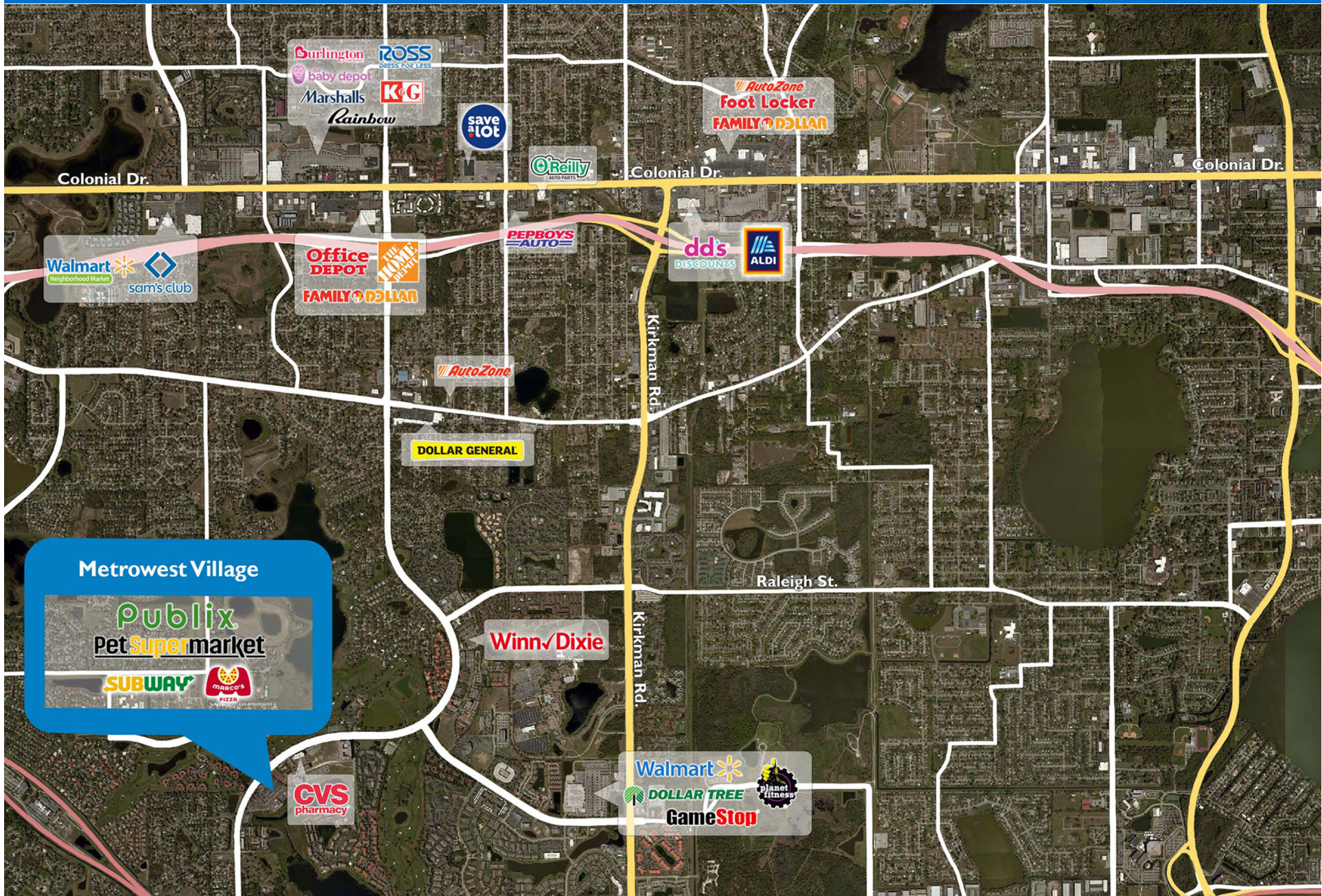
SITE LEGEND	
	Available
	Leased (not occupied)
	Site Boundary
	Occupied
	Owned by Others



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.

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# Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



<b>MetroWest Village Orlando, FL</b>		<b>1.00 Mile Radius</b>	<b>3.00 Mile Radius</b>	<b>5.00 Mile Radius</b>
<b>Population</b>	Q2 2022 Estimated Population	15,636	97,997	258,711
	2027 Projected Population	15,568	99,521	266,934
	2010 Census Population	14,344	88,221	227,541
	2000 Census Population	7,961	73,147	195,374
	1990 Census Population	3,141	45,541	142,508
	Historical Annual Growth 1990 to 2000	9.75%	4.85%	3.21%
	Historical Annual Growth 2000 to 2010	6.06%	1.89%	1.54%
	Estimated Annual Growth 2010 to 2022	0.68%	0.83%	1.01%
	Projected Annual Growth 2022 to 2027	-0.09%	0.31%	0.63%
	Median Age	37.7	37.3	37.2
<b>Households</b>	Q2 2022 Estimated Households	6,808	38,211	94,288
	2027 Projected Households	6,781	38,791	97,388
	2010 Census Households	6,221	34,297	82,318
	2000 Census Households	3,651	28,512	69,100
	1990 Census Households	1,222	17,048	49,920
	Historical Annual Growth 1990 to 2000	11.57%	5.28%	3.30%
	Historical Annual Growth 2000 to 2010	5.47%	1.86%	1.77%
	Estimated Annual Growth 2010 to 2022	0.71%	0.85%	1.07%
	Projected Annual Growth 2022 to 2027	-0.08%	0.30%	0.65%
	Population per Household	2.30	2.56	2.69
<b>Population by Race</b>	White	41.8%	36.2%	31.7%
	Black or African American	18.9%	30.4%	37.4%
	Asian & Pacific Islander	8.7%	6.3%	5.3%
	Other Races	7.0%	5.8%	4.5%
	Hispanic Population	23.7%	21.3%	21.0%
<b>Income</b>	Average Household Income	\$88,413	\$86,497	\$87,186
	Median Household Income	\$64,639	\$57,404	\$57,556
	Per Capita Income	\$38,504	\$33,777	\$32,269
<b>Education (Age 25+)</b>	Elementary	2.0%	3.6%	5.1%
	Some High School	1.9%	5.5%	7.7%
	High School Graduate	20.3%	23.0%	25.7%
	Some College	16.8%	19.3%	19.0%
	Associates Degree Only	15.2%	12.3%	11.2%
	Bachelors Degree Only	31.5%	25.1%	21.3%
	Graduate Degree	12.2%	11.3%	9.9%
<b>Business</b>	Number of Businesses	422	2,638	7,371
	Total Number of Employees	4,658	37,115	120,872
	Employees per Business	11.03	14.07	16.40
	Residential Population per Business	37.01	37.14	35.10

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