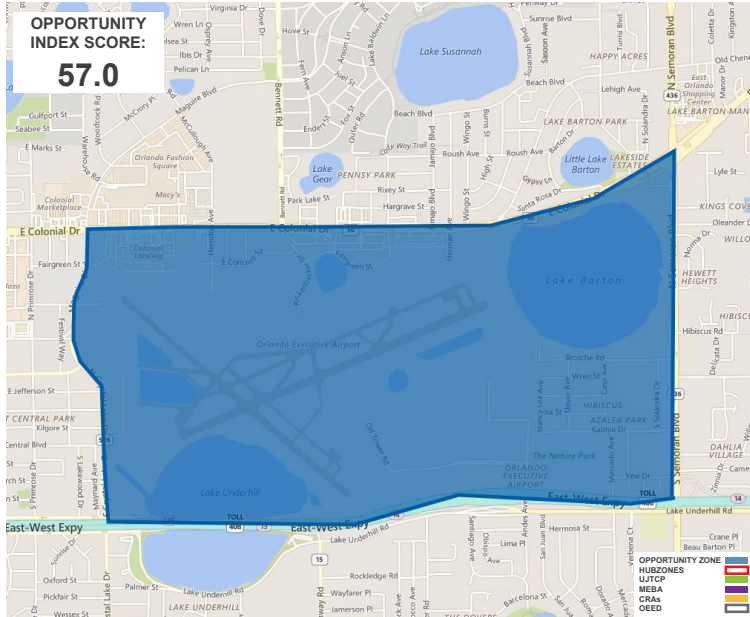




## OPPORTUNITY ZONE PROSPECTUS

# EXECUTIVE AIRPORT

"IDEALLY LOCATED FOR THE PERFECT FLIGHT PATH OF THE CORPORATE TRAVELER"



## KEY FACTS



**871** POPULATION



**38.6** MEDIAN AGE

**2.9** AVG. HOUSEHOLD SIZE

**\$159,300** AVG. HOME VALUE

**333** TOTAL HOUSING UNITS

**13.1%**  
HOUSEHOLD  
UNEMPLOYMENT

**21%**

NO HS DIPLOMA



HS DIPLOMA



ASSOC. DEGREE



BACHELOR'S DEGREE+

## MARKET CHARACTERISTICS



**\$52,913**

AVG. DISPOSABLE INCOME



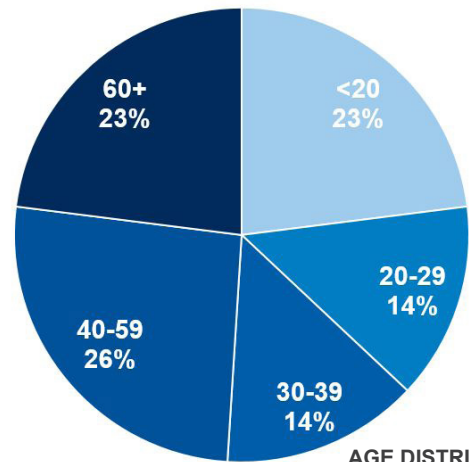
**\$22,529**

PER CAPITA INCOME



**\$65,059**

AVG. HOUSEHOLD INCOME



AGE DISTRIBUTION

## BUSINESS & EMPLOYMENT



**272** TOTAL BUSINESSES

**3,039** TOTAL EMPLOYEES

**2.11**  
SQUARE MILES

LAND AREA

POPULATION DENSITY

**413**  
PERSONS/SQ.MI.

**52%**

RESIDENTIAL

MARKET VALUE

PER SQ.MI.  
**\$276.7**  
(MILLIONS)

# VISION

The Greater Orlando Aviation Authority (GOAA) controls a large number of the City-owned properties along the East Colonial Drive corridor between Bumby Avenue and Semoran Boulevard, consists of a patchwork of various sized strip commercial uses.

The vision plan is to refocus development towards a diversity of options including: housing, lodging, office and other uses, ultimately creating a more customer-friendly corridor by expanding the market for commercial activities and lessening the oversupply of retail uses.

# CURRENT ACTIVITY

- The GOAA represent a major opportunity for redevelopment with the possibility to change the shapes, sizes and depths of the parcels within the area, while staying consistent with the OEA Airport Layout Plan (ALP) and FAA Regulations.
- To transform the East Colonial Drive corridor, future redevelopment for new uses of the major parcels such as: Colonial Landing, Fashion Square, Koger Center, Colonial Plaza, Best Buy etc. are under consideration in order to add economic vibrancy to the corridor.
- The Executive Airport currently relies on the funding from the lease income of the commercial properties along the East Colonial corridor.

# ANCHOR DEVELOPMENT

The Orlando Executive Airport is conveniently located just three miles from Downtown Orlando - making it the perfect flight path for the corporate traveler. Additional airport tenants include nationally known rental car agencies, restaurants, shopping centers and manufacturing facilities.

Located within the airport is Sheltair Aviation Services; the leading aviation real estate, development, and FBO network in Florida.

Easy access to all of Orlando's major highways puts the majority of industrial and business centers within minutes of the airport.

Surrounding the airport are retail properties, single-family residential properties, Park of the Americas, and Azalea Park elementary school.

