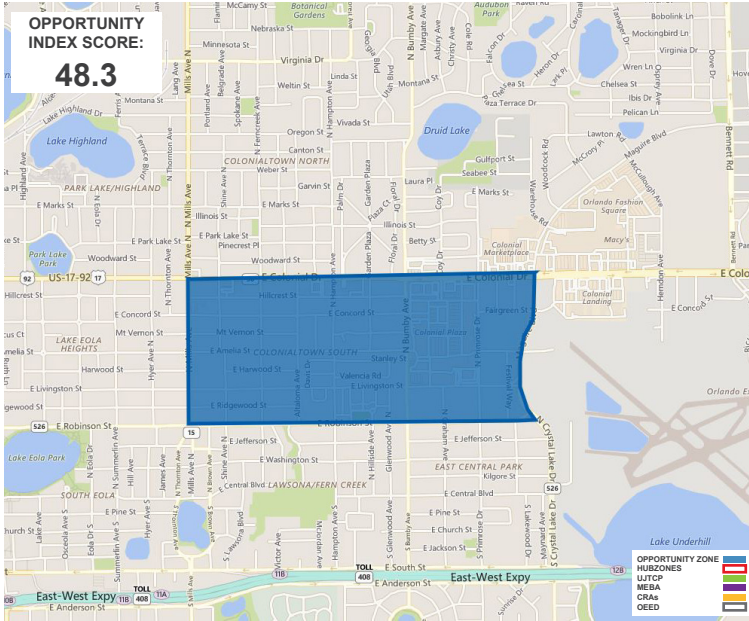




## OPPORTUNITY ZONE PROSPECTUS

# COLONIALTOWN SOUTH

"AN ECLECTIC COMMUNITY - THE EPICENTER OF CREATIVITY AND CULTURE"



## KEY FACTS



**1,527** POPULATION



**41.8** MEDIAN AGE

**1.8** AVG. HOUSEHOLD SIZE

**\$419,044** AVG. HOME VALUE

**942** TOTAL HOUSING UNITS

**1.3%**  
HOUSEHOLD  
UNEMPLOYMENT

**8%**

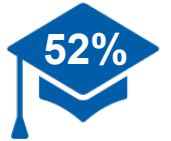
NO HS DIPLOMA



HS DIPLOMA



ASSOC. DEGREE



BACHELOR'S DEGREE+

## MARKET CHARACTERISTICS



**\$63,419**

AVG. DISPOSABLE INCOME



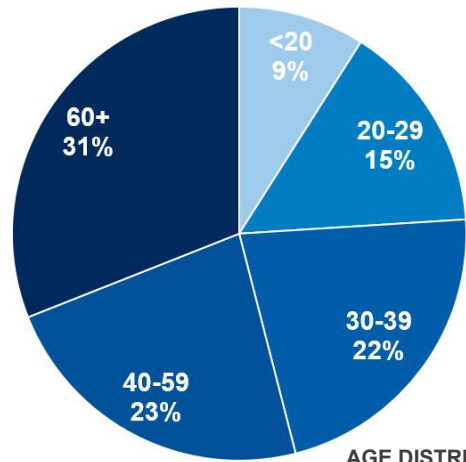
**\$46,181**

PER CAPITA INCOME



**\$81,808**

AVG. HOUSEHOLD INCOME



AGE DISTRIBUTION

## BUSINESS & EMPLOYMENT



**437** TOTAL BUSINESSES

**3,536** TOTAL EMPLOYEES

**0.6**  
SQUARE MILES  
LAND AREA

POPULATION DENSITY  
**2,545**  
PERSONS/SQ.MI.

**38%**  
RESIDENTIAL

PER SQ.MI.  
**\$998.7**  
(MILLIONS)  
MARKET VALUE

# VISION

Colonial Drive is known as **A Place of Beauty**. The Colonialtown South **vision plan** engaged major property owners and the community on fulfilling a coordinated strategy that adds to the economic vibrancy of the corridor.

**The Milk District**, an **Orlando Main Street Program**, is a cultural hub with a progressive lifestyle, music and arts scene which encompasses a large part of **Colonialtown South** - with the vision of transforming an older neighborhood with urban blight by home makeovers, trendy shops, and unique restaurants.

A high intensity mixed-use “town center” supported by inter-connected street networks and a transit system is the long-term goal to encourage growth in the community by bringing in more shoppers, creating higher property values and ultimately resulting in restored neighborhoods.

# CURRENT ACTIVITY

- Apartments and townhomes within the corridor have brought new customers and added pedestrian life.
- Envisioned public improvements include: relocation of Fire Training Facilities, Intersection Improvements, Sidewalk Reconstruction and a Park-to-Park Pedestrian Path.
- Redevelopment within the Milk District consists of rehabbing a building that has sat vacant for over a decade into Alchemy the Salon, or experimenting with unique food concepts such as their new restaurant MX Taco.
- Colonial Lanes, a bowling alley and dive bar staple within Orlando for the last 60 years will also be redeveloped into an “upscale entertainment complex” containing 16 wooden bowling lanes, bar, a potential stage in addition to the new four-story self-storage facility.

# ANCHOR DEVELOPMENT

The Milk District comprises colorful murals, diverse culinary experiences, unique shopping centers and award winning bars and coffee shops.

The old **T.G. Lee Dairy** property and the **Beefy King** restaurant are known landmarks within Colonialtown South. The neighborhood surrounding the T.G. Lee, Hampton Park, has recently blossomed with new rental townhomes and brought in a more youthful community to the district.

This area is well-known for its live music venue, **The Historic Plaza Life** which makes for a perfect night out with friends. Or, feel free to check out Tasty Tuesdays at **The Milk Bar**, weekly trivia at **Barley & Vine Biergarten**, or late night dancing at **Southern Nights**. Follow up the night with breakfast at one of the district’s cozy brunch places, such as **Dixie Dharma**, **Se7enBites**, **A La Cart** and **Valhalla Bakery**.

For family fun, check out the **Orlando Skate Park**. Or, enjoy a stroll thorough **Fesitval Park Community Garden** which has urban plots where you can grow and take home your own veggies.

