

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)

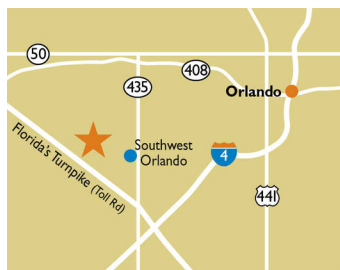
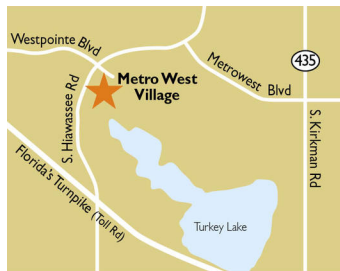
Publix

LEASING CONTACT

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MORE INFO

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 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 Hiwassee Road and Westpointe Boulevard which benefits from over 33,851 vehicles per day



PHILLIPS EDISON & COMPANY®

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SPACE	TENANT	SQ. FT.		SQ. FT.
	150 Noire the Nail Bar			1,727 SF
Shad1	Taco Bell		160 Singh's Jewelry	1,377 SF
Shad2	SunTrust Bank		170 Brooks Rehabilitation	3,257 SF
10	Un Date	1,207 SF	175 Lowfume	1,269 SF
20	Kome Chinese & Sushi Bar	1,147 SF	180 AVAILABLE	1,390 SF
30	Pet Kingdom	1,177 SF	200 Pet Supermarket	8,348 SF
50	MetroWest Veterinary Clinic	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	Hiawasse Wine and Liquor	3,000 SF	250 Legend Martial Arts	1,499 SF
110	Home Expo Realty	1,484 SF	260 Suzuki Salon	1,981 SF
130	Keke's Breakfast Cafe	4,604 SF	270 Yami Buffet	7,030 SF
140	Publix	48,555 SF	TOTAL SQ. FT.	106,857

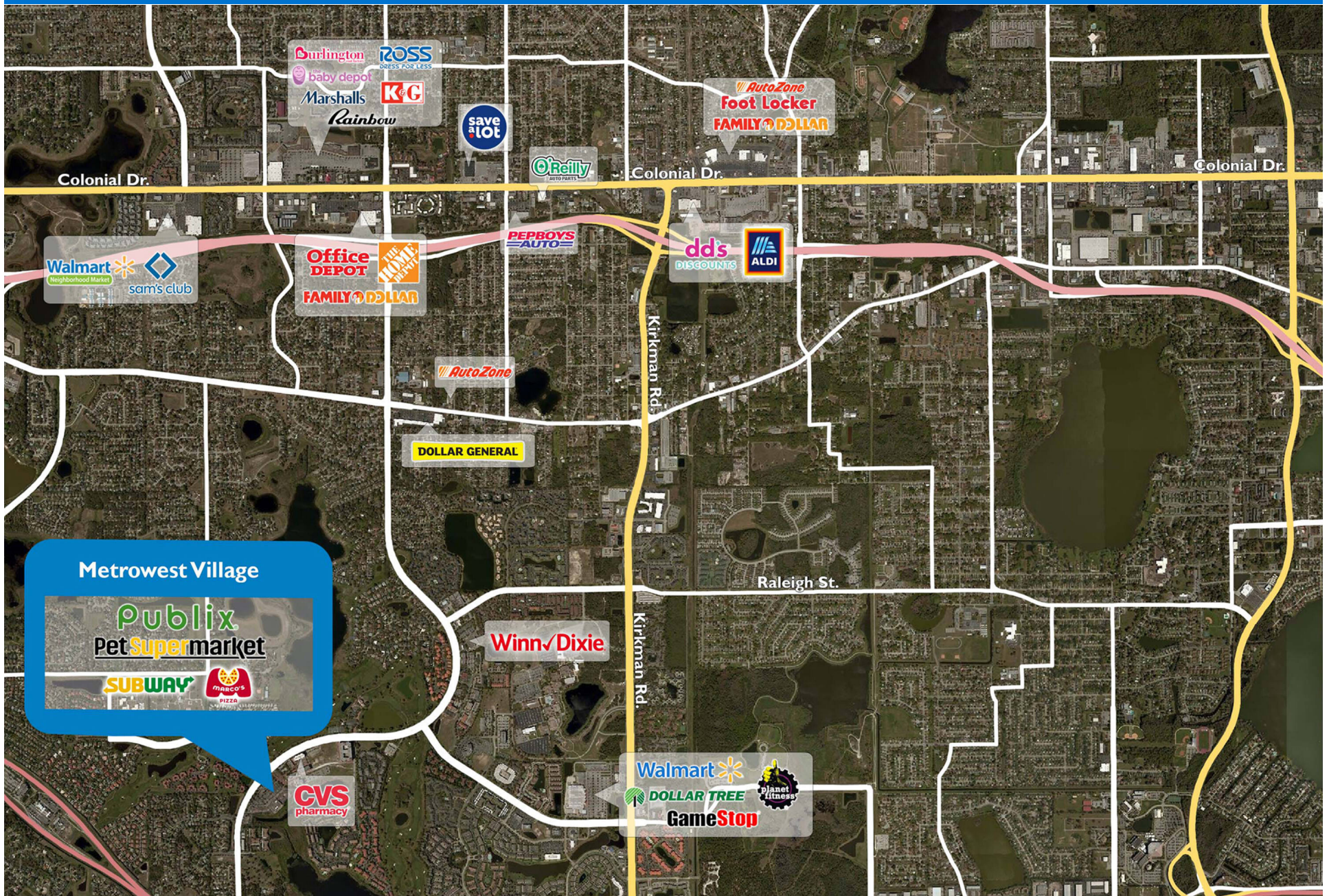
SITE LEGEND	
 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



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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2435 S. Hiawasse Road | Orlando, FL 32835



Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



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 to 2023	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.