

# VISTA LAKES CENTER

ORLANDO



**Vista Lakes Center** is located at the northeast corner of the new intersection of Lee Vista Boulevard and Chicksaw Trail in Orlando, Florida. The new Lee Vista extension will provide the much needed east-west connection between SR 436 (Semoran Blvd.) and SR 417 (the Greenway).

**Vista Lakes Center** • Lee Vista Boulevard and Chickasaw Trail • Orlando, Florida

## Market

Vista Lakes Center is strategically situated within the new community of Vista Lakes located in the growth corridor of Southeast Orlando. Population increases in the Vista Lakes area are expected to be between 15% to 20% per year.

## Advantages

An excellent location with great neighborhood access, Vista Lakes Center is situated to take advantage of the high traffic volumes that will be generated from the new roads. That together with limited commercial competition within the immediate trade area will provide the merchants of Vista Lakes Center with all the ingredients for success.

Join our upscale retailers

# Publix

Food & Pharmacy

Subway

Hair Masters

Mailboxes Etc.

and other retailers

Contact: **Denise Gregg** Phone 407-835-9000 Fax 407-835-9955 Toll Free 800-616-6266

200 Pasadena Place Orlando, FL 32803

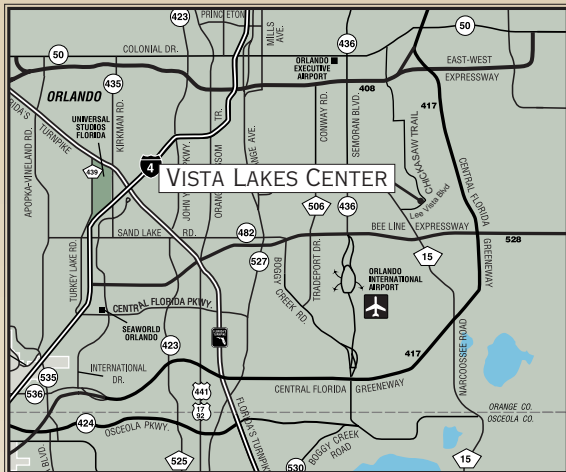
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Description	1 Mile	2 Mile	3 Mile
<b>Population</b>			
2007 Projection	2,119	13,570	37,136
2002 Estimate	1,833	11,757	32,129
2000 Census	1,714	11,000	30,038
<b>Housing Units</b>			
2007 Projection	797	4,864	14,069
2002 Estimate	695	4,260	12,324
2000 Census	651	3,997	7,666
<b>Population by Race</b>			
White	75.09%	75.36%	73.56%
Black	8.15%	7.39%	7.31%
Asian / Pacific Islander	2.57%	2.42%	3.15%
Other Races	14.19%	14.83%	15.98%
Hispanic Population	32.46%	34.29%	37.03%
<b>2002 Estimated Households by Income</b>			
\$150,000 or More	1.57%	1.56%	1.64%
\$100,000 - \$149,999	9.55%	9.36%	6.63%
\$ 75,000 - \$ 99,999	14.99%	14.40%	13.40%
\$ 50,000 - \$ 74,999	28.41%	29.87%	28.42%
\$ 25,000 - \$ 49,999	31.40%	32.38%	32.69%
\$ 15,000 - \$ 24,999	8.60%	7.69%	10.48%
Under \$15,000.00	5.48%	4.75%	6.74%
<b>2002 Estimated Income</b>			
Average HH Income	\$60,245	\$60,435	\$56,591
Median HH Income	\$53,977	\$54,350	\$50,089
Per Capita Income	\$22,836	\$21,861	\$21,506
<b>2002 Estimated Age</b>			
Median Age	34.58	35.22	34.07

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