

# METRO ORLANDO

## ESTABLISHMENT ACTIVITY

COMPANY NAME	CAPITAL INVESTMENT (MILLIONS)	TYPE OF CO.
THE BURNHAM INSTITUTE	\$175.0	Biomedical R&D
.DECIMAL	\$4.8	Medical Apparatus Mfg.
BANK ATLANTIC	\$11.0	Back Office
BLUE RHINO	\$6.0	Refurb. Propane Cylinders
CURASCRIP II	\$12.6	Pharmaceutical
DARDEN RESTAURANTS	\$62.0	Headquarters
LOCKHEED MARTIN - MFC	\$177.1	Defense Systems
NORTHROP GRUMMAN	\$6.7	Defense Systems
PERI FORMWORK SYSTEMS	\$3.5	Supplier for Construction
PERSHING	\$8.7	Financial Services
PINK SNEAKERS	\$4.0	Television Production
THE R.A. SIEGEL COMPANY	\$3.0	Wholesale Flooring Dist.
REGAL MARINE INDUSTRIES	\$10.0	Boat Mfg./Dist.
ROSES SOUTHWEST PAPERS	\$32.0	Paper Products
RUTH'S CHRIS STEAK HOUSE	\$9.0	Headquarters
SAIC	\$14.5	Simulation & Training

## DEMOGRAPHICS

### POPULATION TRENDS

	1990	2000	2007	2012
Orange County	677,491	896,344	1,072,861	1,190,862
Seminole County	287,529	365,196	416,056	451,877
Lake County	152,104	210,528	303,152	361,066
Osceola County	107,728	172,493	254,902	306,383
City of Orlando	158,847	185,951	203,697	216,068
Total*	1,224,852	1,644,561	2,046,971	2,310,188

\*Four county total. City of Orlando is included in Orange County.

Source: Decision Data Resources - Dec. 2007

### POPULATION BY ETHNICITY\*

White	1,453,420	71.0%
Black	302,466	14.8%
American Indian or Alaskan Native	7,762	0.4%
Asian	80,710	3.9%
Other	127,640	6.2%
Multi-Race	74,956	3.7%
Total	2,046,954	100.0%
Hispanic	457,132	22.3%

\*Note: Hispanic is not a race, thus are delineated separately.

Source: Decision Data Resources - Dec. 2007

### MALE/FEMALE POPULATION STATISTICS

Male	1,013,541	49.5%
Female	1,033,430	50.5%

Source: Decision Data Resources - Dec. 2007

### POPULATION BY AGE

	MSA	Orange	Seminole	Lake	Osceola
0-14	20.3%	21.7%	19.0%	16.4%	21.3%
15-24	13.5%	14.0%	13.7%	10.8%	13.9%
25-44	28.5%	30.2%	27.0%	23.9%	29.6%
45-64	24.8%	24.2%	28.7%	22.7%	23.5%
65 and over	12.9%	9.9%	11.6%	26.2%	11.7%
Median age	36.8	34.9	38.7	44.1	34.9

Source: Decision Data Resources - Dec. 2007

301 EAST PINE STREET, SUITE 900 • ORLANDO, FLORIDA 32801  
407.422.7159 • 407.425.6428 FAX • WWW.ORLANDOEDC.COM • E-MAIL: INFO@ORLANDOEDC.COM

## LABOR \*

### LABOR DRAWING AREA

Labor force (monthly)	1,081,328
High school graduates (2005)	16,343
"Right-to-Work" state	Yes
Wage and/or labor survey available	Yes

### UNEMPLOYMENT RATE

National	4.4%
Florida	3.3%
Metro Orlando	4.0%

\*Note: Data is compiled monthly, not seasonally adjusted.

Source: Florida Agency for Workforce Innovation, Labor Market Statistics - Oct. 2007

## FACILITIES

### TOTAL INDUSTRIAL MARKET SUMMARY

Total existing industrial space	140.7 million sq. ft.
Under construction	2.8 million sq. ft.
Current vacancy rate	6.5%
Lease rate	\$7.19/sq. ft.
Net Absorption (YTD)	499,738 sq. ft.

Source: CoStar, 3rd Quarter 2007

### TOTAL OFFICE MARKET SUMMARY

Total existing office space	68.8 million sq. ft.
Under construction	2.36 million sq. ft.
Current vacancy rate	9.2%
Lease rate (Class A)	\$22.09/sq. ft.
Net Absorption (YTD)	214,697 sq. ft.

Source: CoStar, 3rd Quarter 2007

### CENTRAL BUSINESS DISTRICT OFFICE MARKET SUMMARY

Total existing CBD office space	10.00 million sq. ft.
Current vacancy rate	11.0%
Lease rate (Class A)	\$26.09/sq. ft.

Source: CoStar, 3rd Quarter 2007

### BULK DISTRIBUTION WAREHOUSE SUMMARY

Total existing warehouse space	15.9 million sq. ft.
Current vacancy rate	12.14%
Net Absorption (Projected 2007)	500,000 sq. ft.

Source: Rebman Properties, 3rd Quarter 2007

## BUSINESS START-UPS \*

	2003	2004	2005	2006
Orange County	24,085	30,948	32,149	30,948
Seminole County	9,990	12,211	11,604	10,924
Lake County	4,479	6,136	6,749	6,496
Osceola County	5,281	7,071	7,194	7,207
TOTAL	43,835	56,366	57,696	55,575

\*Note: Includes home-based businesses.

Source: www.MarketForceCorporation.com - May 2007

## EDUCATION

### NUMBER OF SCHOOLS/ENROLLMENT

	Orange	Seminole	Lake	Osceola
Elem.	120/70,729	41/25,280	24/15,407	26/19,085
Middle	29/52,558	12/21,047	9/11,611	10/15,337
H.S.	43/52,020	19/21,146	14/11,034	17/15,357

### SAT SCORES

	Orange	Seminole	Lake	Osceola
Mean Score	989	1034	985	946

### ACT SCORES

	Orange	Seminole	Lake	Osceola
Composite Score	20.1	21.9	20.5	19.4

Source: Florida Dept. of Education, 2005-2006 School Year

### COLLEGES AND UNIVERSITIES (FALL 2007)

University of Central Florida	46,907 (public state university)
Full Sail Real World Education	4,500 (private 4-year school)
Rollins College	3,478 (private liberal arts college)
Florida A&M Law School	225 (public state university)
Florida State University Medical School	34 (public state university)
Florida Hospital College of Health Sciences	1,000 (private independent college)

### COMMUNITY COLLEGES (ACADEMIC YEAR 05-06)

Valencia Community College	53,806
Seminole Community College	29,522
Lake-Sumter Community College	4,667

### EDUCATION PROFILE

Graduate Degree	119,705	8.8%
Bachelor's Degree	251,571	18.6%
Associate's Degree	138,393	10.2%
Some College (no diploma)	275,007	20.3%
High School Graduate	410,820	30.3%
Grade 9-12 (no diploma)	103,315	7.6%
Grade K-8	56,941	4.2%
Total Population Age 25+	1,355,752	

Source: Decision Data Resources - Dec. 2007

## HOUSEHOLD INCOME

Average Household	\$60,128
Median Household	\$51,437
Per Capita	\$23,663

Source: Decision Data Resources - Dec. 2007

## HOUSING \*

	Metro Orlando	National
MEDIAN HOME PRICE	\$265,100	\$223,800

\*Note: Not seasonally adjusted.

Source: National Association of Realtors, 2nd Quarter 2007

# TRANSPORTATION

## AIR

### ORLANDO INTERNATIONAL AIRPORT:

Serves Metro Orlando with full customs services and a designated Foreign Trade Zone.

Orlando International Airport rankings:

- 4th largest airport in the nation for domestic origin and destination.
- 2nd best airport in the world for customer service
- 11th fastest-growing major airport in the world
- 10th busiest airport in the nation; 20th in the world
- 17th largest port of entry for international visitors in the Continental U.S.
- More than 980 flight operations per day
- Domestic passengers (2007) – 34,182,947
- International passengers (2007) – 2,295,938
- Cargo tonnage (2007) - 205,733
- Foreign Trade Zone No. 42

### ORLANDO SANFORD INTERNATIONAL AIRPORT:

Provides full customs services and a designated Foreign Trade Zone.

- 3rd most active international airport in Florida; 13th in the nation
- Domestic passengers (2007) – 842,741
- International passengers (2007) – 937,754
- Cargo tonnage (2007) - 7,496
- 395-acre Sanford Airport Commerce Park
- 13,500 sq. ft. incubator, the Airport Enterprise Center
- 50,000 sq. ft. cargo building
- Foreign Trade Zone No. 250

## GENERAL AVIATION

Runway Length	
Orlando Executive Airport	6,000 ft.
Kissimmee Gateway Airport	6,000 ft.
Leesburg International Airport	5,000 ft.
Mid-Florida Airport	3,000 ft.

## HIGHWAYS

Interstate 4 • Florida's Turnpike • S.R. 417 (Greenway)  
 • S.R. 408 (East-West Expressway) • S.R. 528 (Beachline Expressway)  
 • U.S. 17/92 • U.S. 192 • U.S. 27 • U.S. 441

## BUS SERVICE

Commercial: Greyhound • Regional: Lynx

## RAILROADS

Commercial: Amtrak  
 Cargo: CSX Transportation (CSXT)  
 CSXT Facilities in Metro Orlando:  
 Locomotive servicing facilities • Car repair shops CSX intermodal terminals • Rail-to-truck TRANSFLO transloading facilities • Finished Automobile Distribution Centers (TDSI)

62 motor freight carriers have local terminals or storage facilities

## WATERWAYS

Distance from Orlando/Channel Depth	
Sanford	20 miles / 12 feet
Port Canaveral	50 miles / 35 feet
Tampa	84 miles / 34 feet
Jacksonville	139 miles / 38 feet

## COST OF LIVING

ACCRA, the professional association of community researchers, conducts a quarterly survey that assesses living costs in hundreds of cities nationwide. The resulting index measures relative price levels for consumer goods and services in participating cities and compares them to the national average - the index number 100 - for all cities.

	Composite Index	Grocery	Housing
Atlanta, GA	97.7	98.6	93.2
Boston, MA	136.4	119.2	161.8
Denver, CO	104.7	105.6	110.4
Las Vegas, NV	107.5	101.1	126.7
Los Angeles, CA	156.1	127.7	263.0
New York, NY	204.7	146.8	372.0
<b>ORLANDO, FL</b>	<b>104.9</b>	<b>106.1</b>	<b>104.1</b>
Richmond, VA	110.2	96.5	124.1
Seattle, WA	115.3	111.9	133.7
Tampa, FL	98.8	99.6	98.9
West Palm, FL	118.9	109.0	147.2

Source: ACCRA Cost of Living Index, 3rd Quarter 2007

## CONSUMER PRICE INDEX - CENTRAL FLORIDA

	Dec	Dec-Dec
	CPI*	% Change
2000	145.7	3.6
2001	148.8	2.1
2002	153.9	3.4
2003	158.1	2.7
2004	162.0	2.5
2005	168.5	4.0
2006	N/A	N/A

\*Note: The average of the indexes for the base years 1982 through 1987 is 100.0.

The purchasing power of \$1.00 for this time period was a \$1.00 value. The index for 2003 was 158.1. Therefore, the purchasing power of \$1.00 for this time period was \$0.63 (\$1.00/\$158 = \$0.63).

## CLIMATE

Temperature:	Annual average	83.8°
	Monthly average high - January	74.7° F
	Monthly average high - August	87.3° F
	Annual average rainfall (inches)	92.5"
	Annual average snowfall	0

Source: 2006, National Climactic Data Center - 2007

Metro Orlando data sheets are a resource of the Metro Orlando Economic Development Commission.

## MOTOR FREIGHT CARRIERS

## PROPERTY TAXES \*

### ORANGE COUNTY

Apopka	16.9893	Oakland	19.1519
Bay Lake	14.5940	Ocoee	18.4624
Belle Isle	16.8929	Orlando	19.9190
Lake Buena Vista	15.5858	Windermere	17.4124
Eatonville	20.1314	Winter Garden	17.5314
Edgewood	17.9274	Winter Park	17.8879
Maitland	17.4249	Unincorporated	18.1720

### SEMINOLE COUNTY

Altamonte Springs	19.1634	Oviedo	19.2825
Casselberry	18.6300	Sanford	19.9550
Lake Mary	17.6298	Winter Springs	18.3800
Longwood	18.6200	Unincorporated	16.3862

### LAKE COUNTY

Astatula	20.0059	Mascotte	22.1049
Clermont	19.8349	Minneola	20.6059
Eustis	21.9459	Montverde	19.0959
Fruitland Park	20.4959	Mount Dora	22.2109
Groveland	21.8559	Tavares	21.5259
Howey-in-the-Hills	21.5509	Umatilla	22.3459
Lady Lake	18.3059	Unincorporated	16.6059
Leesburg	20.6059		

### OSCEOLA COUNTY

Kissimmee	21.3538	Unincorporated	16.4627
St. Cloud	19.9875		

\*Note: Real property is assessed at 100% of value. Florida has a \$50,000 homestead exemption with 3% cap. Figures represent dollars per \$1,000 of assessed value. Personal property (excluding personal household items) is assessed at "just value" according to schedules established by owners and tax assessor.

Source: County Tax Collectors - 2008

### OTHER TAXES

	State	County	City
Inventory	0	0	0
Sales	6%	0-1%	0
Intangible	1%	0	0
Gasoline	\$.09/gal.	\$.06/gal.	0
Income	0	0	0
Corporate	5.5%	0	0
(apportioned)			
Personal	0	0	0

Source: 2006 State & Local Taxes

### MEDICAL

Hospitals/beds	25/4,900
Doctors of medicine/Osteopaths	3,559/323
Dentists/Hygienists	890/919
Nurses	21,546
Nursing homes	223

Source: Florida Statistical Abstract - 2005

## COMMUNITY FACILITIES

### HOUSES OF WORSHIP

Protestant	583 Churches
Catholic	44 Churches
Jewish	14 Synagogues
Mormon	13 Stakes/1 Temple
Buddhist	3 Temples
Seventh Day Adventist	52 Churches
Others	924 Churches
Religious Organizations	750 Locations

Source: 2004, Florida Statistical Abstract - 2005

### GATHERING PLACES

Hotels & Motels/rooms - 2005	453/111,564
Restaurants/seating capacity	4,154/599,405
Major shopping centers and regional malls	68
Libraries	53

Source: Florida Statistical Abstract - 2005; Orlando/Orange County Visitors Bureau - 2006

### LOCATION

Average elevation above sea level	127 feet
-----------------------------------	----------

### DISTANCE FROM ORLANDO

Atlanta, GA	435 miles north
Chicago, IL	1,109 miles north
Dallas, TX	1,078 miles west
Denver, CO	1,815 miles west
Jacksonville, FL	140 miles north
Los Angeles, CA	2,465 miles west
Miami, FL	236 miles south
New York, NY	1,098 miles north
Phoenix, AZ	2,076 miles west
Seattle, WA	3,053 miles west
Tampa, FL	85 miles west

### RECREATION/CULTURE

Boating & sailing	2,000+ fresh water lakes
Camping	3,000 acres of public parks
Golf	131 courses
Tennis	800+ outdoor & indoor courts

### OTHER RECREATIONAL AND CULTURAL ACTIVITIES

AFL (Orlando Predators)	NBA (Orlando Magic)
Atlanta Braves Spring Training	Orlando Opera Company
Broadway Theatre	Orlando Museum of Art
Capital One Bowl	Orlando Science Center
Champs Sports Bowl	SeaWorld Orlando
Civic and Dinner Theatres	Silver Spurs Rodeo
Central Florida Zoo	Southern Ballet Company
Dog Racing	Tampa Bay Bucs Training Camp
Harness Racing	UCF Division 1 Football
Houston Astros Spring Training	Universal Orlando
Jai-Alai	Walt Disney World Resort

## MAJOR MANUFACTURERS

Lockheed Martin Missiles	5,000
Siemens Westinghouse Power (HQ)	3,000
Lockheed Martin - Simulation, Training & Support	2,300
Orlando Sentinel Communications (HQ)	1,500
Oracle Corp.	1,000
Northrop Grumman Electronic	725
Transpo Electronics (PA)	720
Regal Marine Industries	700
Coca-Cola Enterprises	600
Florida Extruders International Inc.	600
A-1 Block Corp.	500
Frito-Lay	500
T.G. Lee Dairy Inc. (DH)	500
Wheeled Coach Corp.	500
Nephron Pharmaceuticals Corp.	440
Art & Frame Direct Inc.	400
Datamax Corp. (PA)	400
Dura-Stress Inc.	400
Electronic Arts Inc.	400
Sealy Stearns & Foster	400
Sawtek Inc. (HQ)	370
Pepsi Bottling Corp.	350
Tupperware Brands Corp. (HQ)	350

DH= Division Headquarters; HQ = Headquarters; PA = Parent Company

Source: Lexis Nexis, Harris InfoSource & Direct Company Contact - 2006

## MAJOR EMPLOYERS

Walt Disney World Company	56,800
Florida Hospital	19,220
Universal Orlando	12,500
Orlando Regional Healthcare	11,093
University of Central Florida	8,946
Central Florida Investments	8,300
Darden Restaurants Inc.	7,361
Marriott International, Inc.	6,312
Starwood Hotels & Resorts Worldwide Inc.	5,369
SeaWorld Orlando	4,500
SunTrust Banks, Inc.	4,105
Cox Enterprises Inc.	3,931
Embarq-Florida, Inc. (formerly Sprint)	3,900
Siemens AG	3,600
Cendant Corp.	3,201
Space Gateway Support	2,886
United Parcel Service Inc.	2,846
Rosen Hotels & Resorts	2,750
Northrop Grumman Corp.	2,546
Valencia Community College	2,500
Lowes Corp.	2,500
Convergys Corporation	1,800
Chase	1,685
Seminole Community College	1,386
Progress Energy Inc.	1,300

Source: Lexis Nexis, Harris InfoSource & Direct Company Contact - 2006

## MAJOR GOVERNMENT

### EMPLOYERS

Orange County Public Schools	24,063
Orange County Government	7,426
Seminole County Public Schools	7,000
Osceola County Public Schools	6,465
Lake County Public Schools	4,353
United States Postal Service	4,000
City of Orlando	3,272
Osceola County Government	1,715
Orange County Corrections Department	1,673
Seminole County Government	1,446
Naval Air Warfare Center - TSD	1,053
Lake County Government	690

Source: Lexis Nexis, Harris InfoSource & Direct Company Contact - 2006

## CORPORATE HEADQUARTERS

A. Duda & Sons Inc.	Jardon & Howard Tech. Inc.
ABC Fine Wine & Spirits	Keene Construction Co.
Acousti Engineering Co. of Florida	Orlando Regional Healthcare
Adventist Health System	Priority Healthcare Corp.
AirTran Holdings Inc.	Recreational Factory Whse.
Attorneys' Title Insurance Fund Inc.	Regal Marine Industries Inc.
Bairnco Corp.	RKC Construction Inc.
Cambridge Homes	Rosen Hotels & Resorts Inc.
Central Florida Investments	Rotech Healthcare Inc.
Coleman Technologies Inc.	Ruth's Chris Steakhouse
Color Wheel Paint Manufacturing Co.	Schenck Co.
Commercial Net Lease Realty Inc.	Smart City Holdings
ContraVest Construction Co.	Sonny's Franchise Co.
Darden Restaurants Inc.	Sunniland Corp.
Dynetech Corp.	Terry's Electric Inc.
Epoch Properties Inc.	Tri-City Electrical Contractors Inc.
FARO Technologies Inc.	Tupperware Brands Corp.
FDN Communications	United Medical Corp.
Florida Extruders Int'l Inc.	Villages of Lake-Sumter Inc.
Florida Irrigation Supply Inc.	Walker & Co. Construction Inc.
Global Travel International Inc.	WELBRO Group of Companies
H.J. High Construction Co.	Wiginton Corp.
Hammond Electronics Inc.	Williams Co.
Heller Bros. Packing Corp.	Winter Park Construction Co.

# ECONOMIC INCENTIVES

## STATE TAX INCENTIVES

- No state personal income tax
- No sales tax on food and medicine
- No state-level ad valorem tax
- No inventory tax
- No ad valorem tax on goods-in-transit
- Exemptions from sales tax on manufacturing machinery and equipment used in production
- Exemptions from sales tax on purchases of research and development equipment
- Exemptions from sales tax on electricity, steam and natural gas used in the manufacturing process
- Sales and use tax exemptions for research/development costs
- No sales tax on containers/packaging/materials incorporated into a final product
- No sales tax on boiler fuels
- Up front sales tax exemption for the motion picture, television and recording industries
- Tax refunds up to \$3,000 per job created for qualified target industries

## STATE FINANCING INCENTIVES

- Industrial Development Revenue Bonds (IDRB) tax-exempt bond financing, offering below prime rates, for industrial and non-profit organizations with projects requiring \$1.25 to 10 million in bonds. Provided that the total of all of the borrower's capital expenditures during the period beginning 3 years prior to the issuance of the bonds and ending 3 years after the issuance of the bonds with respect to the borrower's facilities within the local jurisdiction, plus the amount of the bonds, will not exceed \$20 million. No limit for tax-exempt organizations.
- Enterprise Bonds provide tax-exempt bond financing at attractive rates for small to medium manufacturers requiring \$800,000 up to \$2 million.
- Enterprise Florida provides capital for start-ups, expansions, technology-transfer and businesses seeking to export goods and services.
- Florida First Capital Finance Corporation is a non-profit corporation certified to issue SBA debentures.
- International transactions are exempted from documentary stamp tax and international banking transactions are exempted from intangible tax.
- Florida Black Business Investment Board provides financing for black-owned businesses.

## LOCAL INCENTIVES

On a case-by-case basis, local jurisdictions are prepared to offer inducements to companies that will have an impact on the community. This may include items such as tax abatements, fee abatements, relocation costs and infrastructure enhancements.

## LOCATION

- Instant access to a computerized directory of available industrial and office buildings and sites in Metro Orlando
- Complete professional assistance in site selection
- Comparison of taxes and location factors for Florida and all other states
- Fully permitted and developed industrial/office parks and sites available
- Foreign trade zone designation
- 90-day state permitting for targeted projects
- Rapid local permitting for approved projects

## HUMAN RESOURCES

- Florida is a "Right to Work" state
- Training programs tailored to meet the company's needs
- Assistance with recruiting, testing and screening employees at no cost to the employer

## RESEARCH AND DEVELOPMENT

- One of the nation's finest university-related research and development parks, where firms may locate facilities to access university resources and expertise
- Southern Technology Applications Center provides on-line research
- University of Central Florida's Institute for Simulation and Training (IST), Center for Research and Education in Optics and Lasers (CREOL) and Materials Characterization Facility (MCF) provide advanced high tech education and research
- Internationally renowned engineering and computer science programs at the University of Central Florida.

## TRANSPORTATION

- Deregulated trucking industry
- State grants authorized to build or improve roads for new and expanding industry
- Lower transportation rates because of backhaul advantage

01/08

Metro Orlando data sheets are a resource of the Metro Orlando Economic Development Commission.

Founded in 1977, the EDC is a not-for-profit, public/private partnership serving Orange, Seminole, Lake and Osceola counties and the City of Orlando. For more information about the Metro Orlando Economic Development Commission visit our website at [www.OrlandoEDC.com](http://www.OrlandoEDC.com) or call 407.422.7159.

"Putting imagination to work" is a registered service mark of the Metro Orlando Economic Development Commission.