

**FOR
SALE**

2.2 Acre Hard Corner Site

4700 N. Orange Blossom Trail
Orlando, FL 32810



**Reduced Price
For Quick Sale**



Property Details:

- 2.2 Acres of vacant land at a Major Intersection
- Can be combined with 1 Acre to the north total 3.2 Acres with impact fee credits (see broker for details)
- AC-1/W-City Zoning, City of Orlando
- Dual access on both John Young Pwky (SR 434) and HW 441
- Utilities at site (water, sewer, electric)
- Impact fee credits available (previous use was a gas station)
- 145'+/- of frontage on HW 441, 190'+/- on John Young Pwky
- Mixed use area that comprises of both Retail and Industrial
- Easy access to Winter Park, College Park, Downtown Orlando, SR 434, 408, I-4, and SR 429 (Western Beltway)
- Total Population exceeds \$260,000 in a 5 mile radius
- Daytime Population exceeds 190,000 in a 5 mile radius
- Will Consider a Built to Suit for long term credit tenant
- In-House Financing Available (see broker for details)
- **Sales Price: \$850,000**

C O N T A C T

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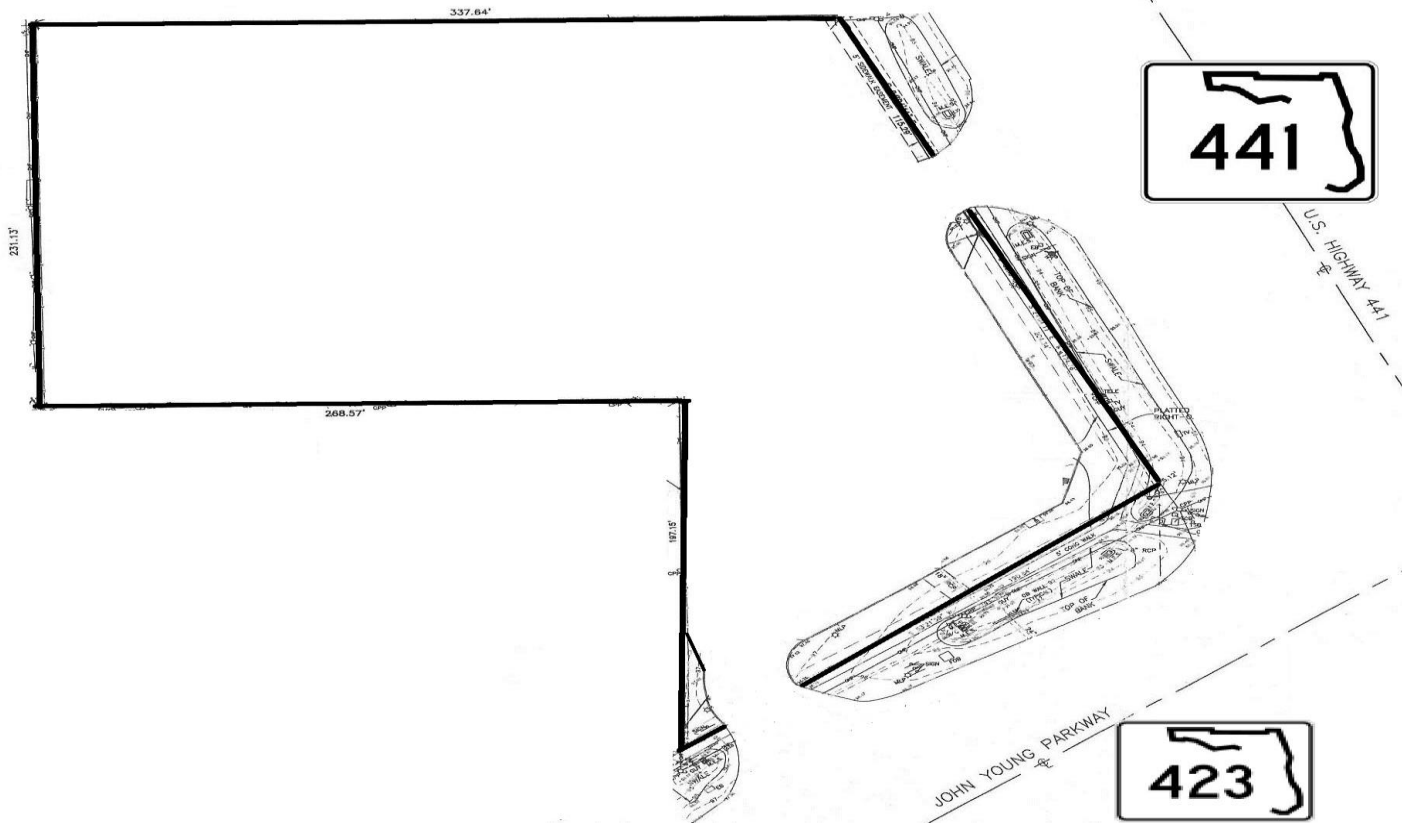
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