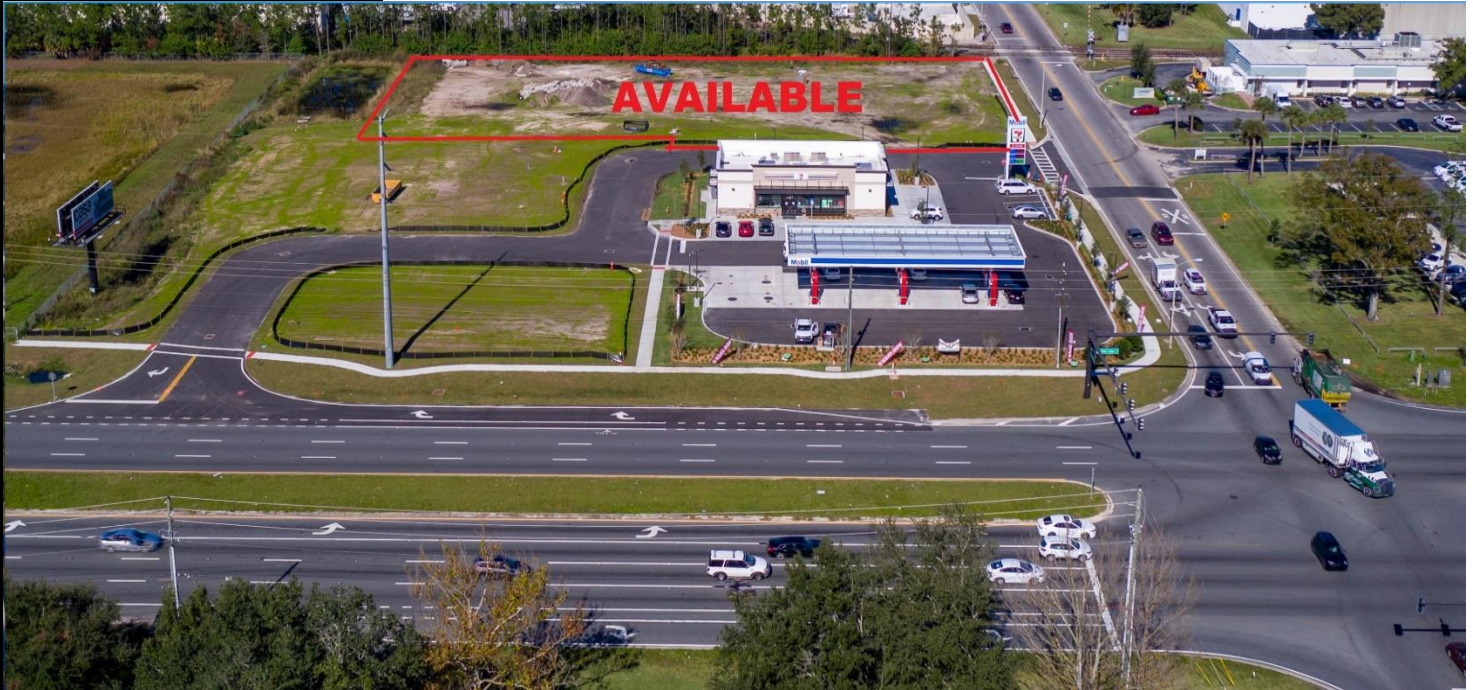


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**1.67 ACRE SITE WITH ON-SITE RETENTION
DEVELOPMENT OPPORTUNITY**



CONTACT

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108 Commerce Street, Suite 200
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PROPERTY HIGHLIGHTS

- 1.67 acre (Lot 3) with 181' Deep x 405' Width with Access on Presidents Drive and Sand Lake Road and Sand Lake Road Sign Rights
- Potential 14,400 SF Multi-Tenant Retail/Office Development with a 5.5/1000 parking ratio (See Concept plan)
- All site work completed in 2019, 1.4 acres usable with retention already in place and utilities and roads put in by developer (ready for development)
- At the gateway of Orlando Central Park which is an established 13MM SF+ Mixed Use Business Park with Great Exposure on Sand Lake Road
- Located between Orange Blossom Trail and John Young Parkway with over 58,518 VPD traffic count (2019) and visible from the Florida Turnpike
- Owner will consider a BTS for a credit tenant
- Possible Owner Financing Available (see broker for details)
- **Lease Rate: \$3.00 PSF NNN**
- **Sales Price: \$2,500,000**

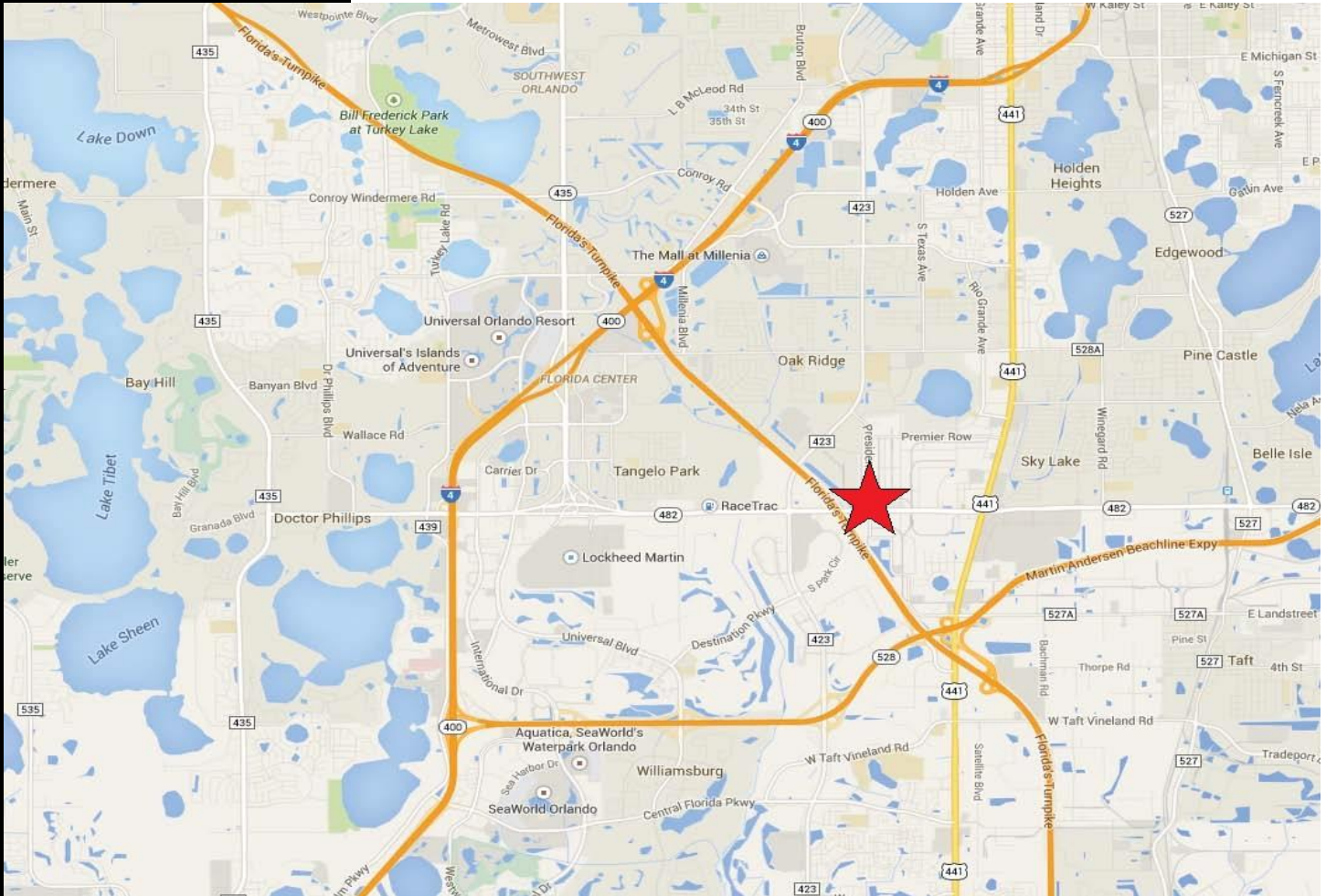
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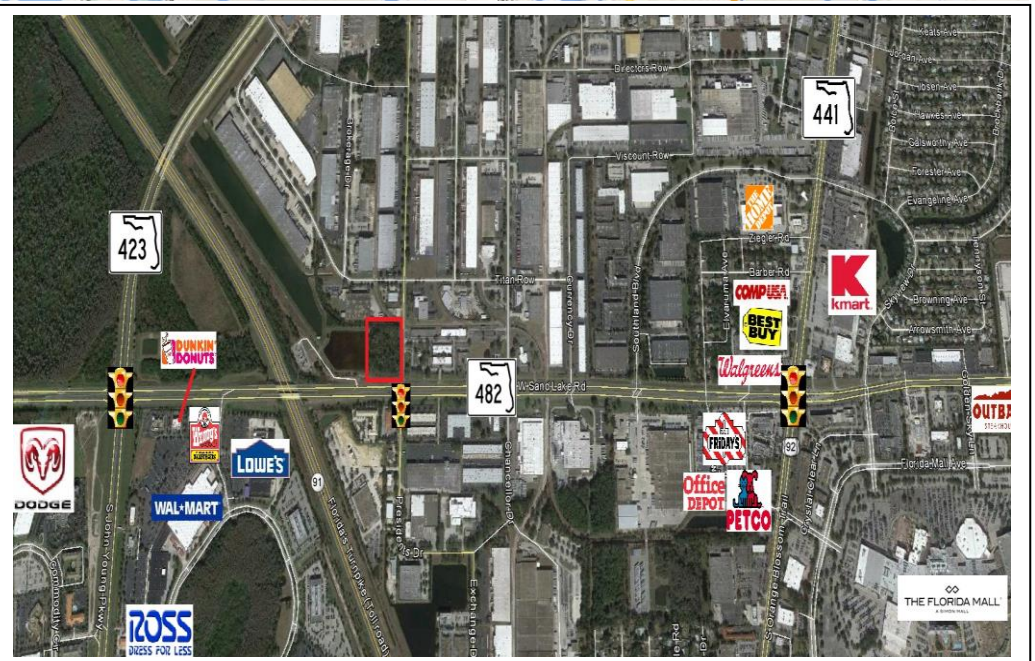
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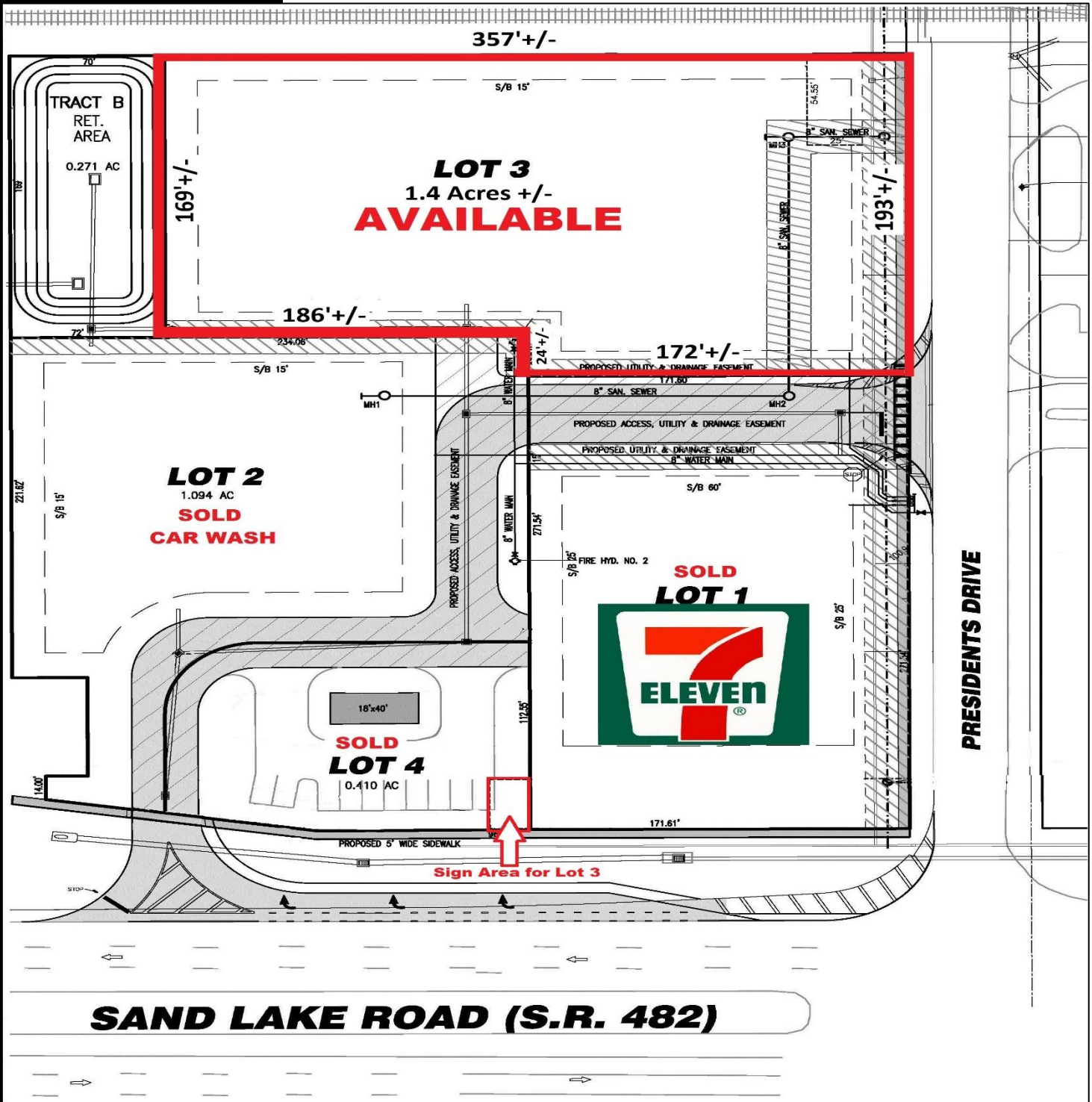
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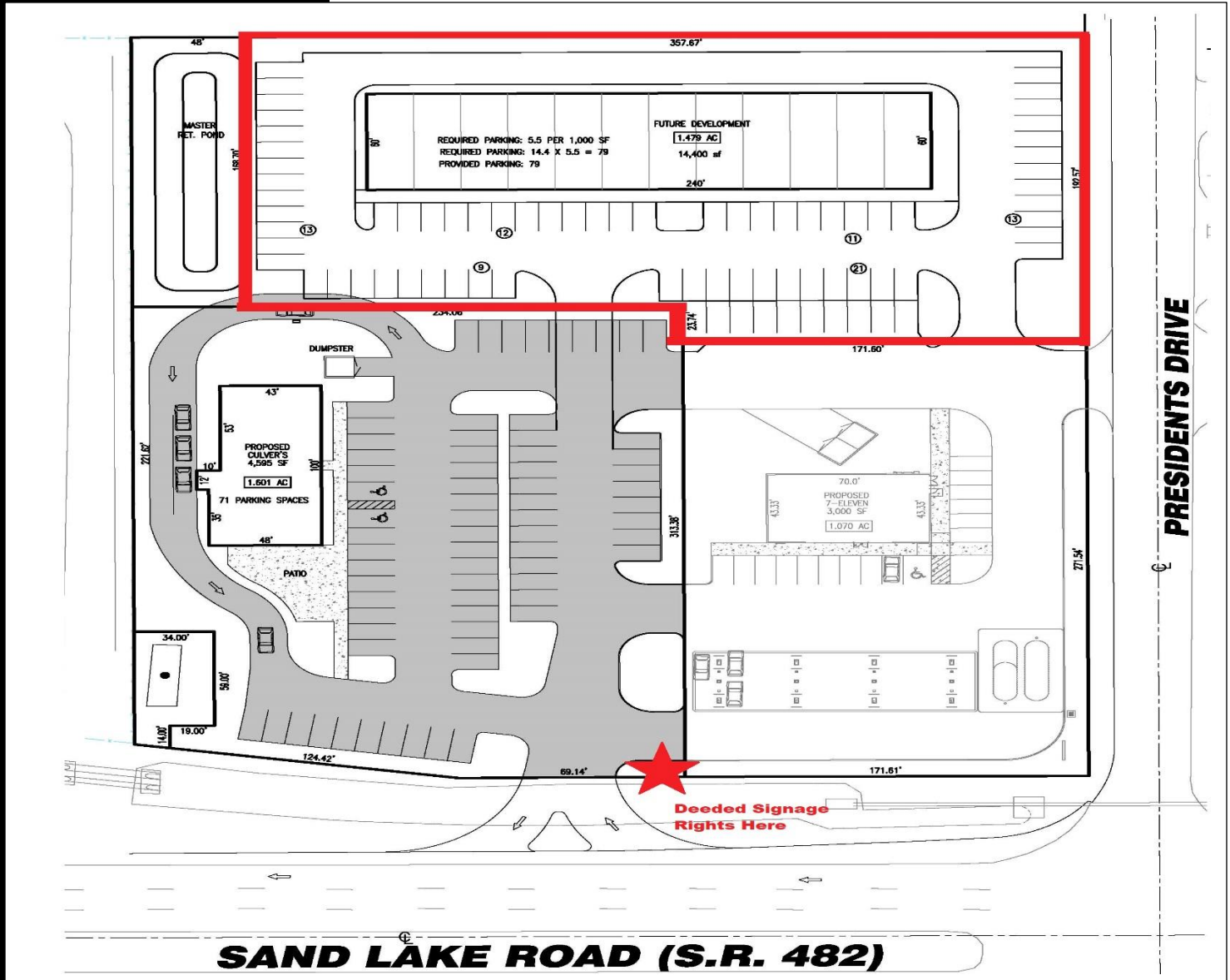
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Concept Plan



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2019 Demographic and Income Profile

	<u>3 Mile</u>	<u>5 Mile</u>
Population:	74,114	199,605
Households:	26,142	74,176
Median Income:	\$50-75K	\$50-75K
Age:	25-34	25-34

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