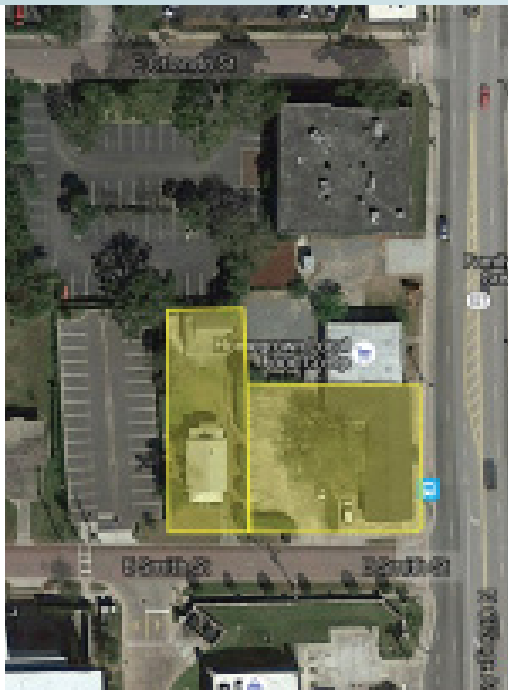


# COMMERCIAL REDEVELOPMENT SITE (INFILL)

20,000± sf Lot, 3,500± sf Commercial Building, and Former Residences  
Orlando, Orange County, FL

**SOLD!**

LAND FOR SALE



## DESCRIPTION

20,000± square foot corner site improved with a 3,500± square foot commercial building and two former residences. Located directly across the street from Florida Hospital Health Village and the SunRail station within a pedestrian friendly, urban neighborhood. The site is ideal for infill redevelopment with excellent physical, legal and economic characteristics.

## SIZE

20,000± square feet

## PRICE

\$2,300,000 / \$115.00 per square foot (land)

## ROAD FRONTAGE

100'± on W side of N. Orange Avenue  
168'± on N side of E. Smith Street

## ZONING

AC-2/T (Activity Center within the Traditional City Overlay District)

O-2/T (Office within the Traditional City Overlay District)

Zoning by the City of Orlando allowing:

- Intense Retail (restaurant)
- Office (medical/professional)
- Hospital/Clinic (emergency care)
- Multi-family
- Mixed uses

## UTILITIES

All available and provided by Orlando Utilities Commission and the City of Orlando.

Offering subject to errors, omission, prior sale or withdrawal without notice.

## LOCATION

Located 1 block north of Princeton Street, adjacent the emerging 172-acre Florida Hospital mixed-use Health Village development and the N. Orange Avenue SunRail Station. This is a dense urban location with a population of 83,505 and average yearly income of \$73,902 within 3 miles.

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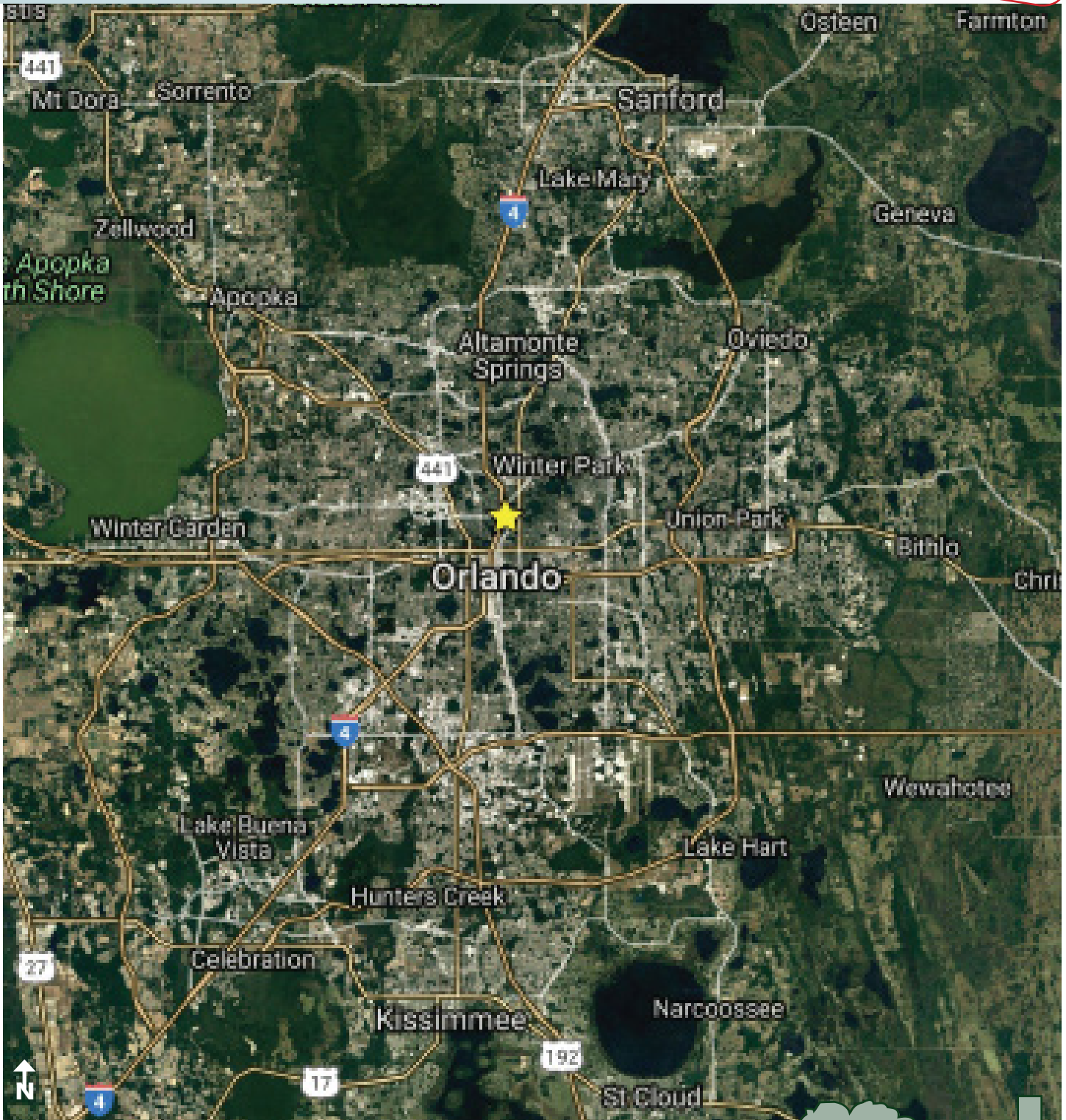
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LOCATION MAP

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REGIONAL MAP

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PROPERTY MAP

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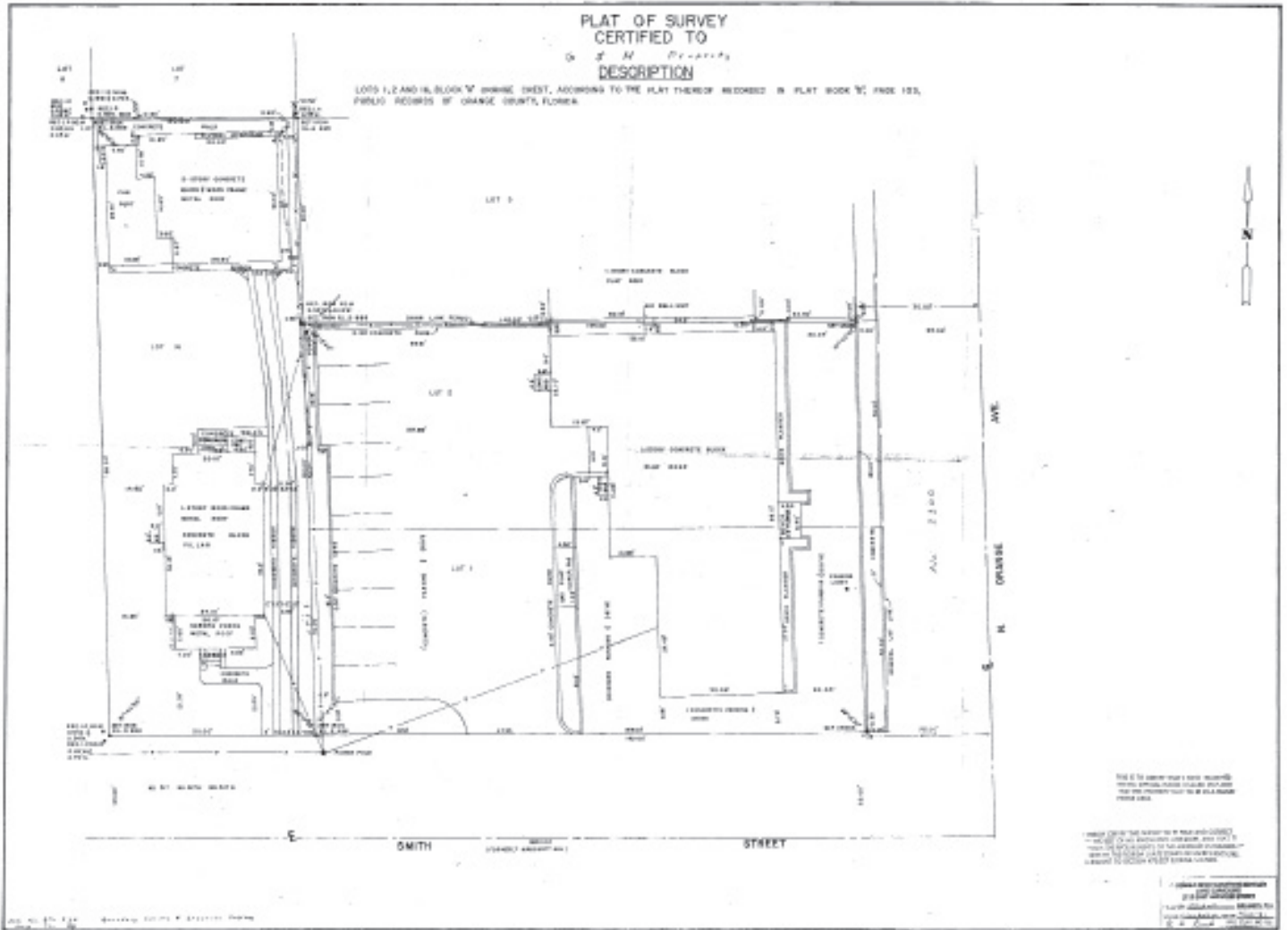
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SURVEY

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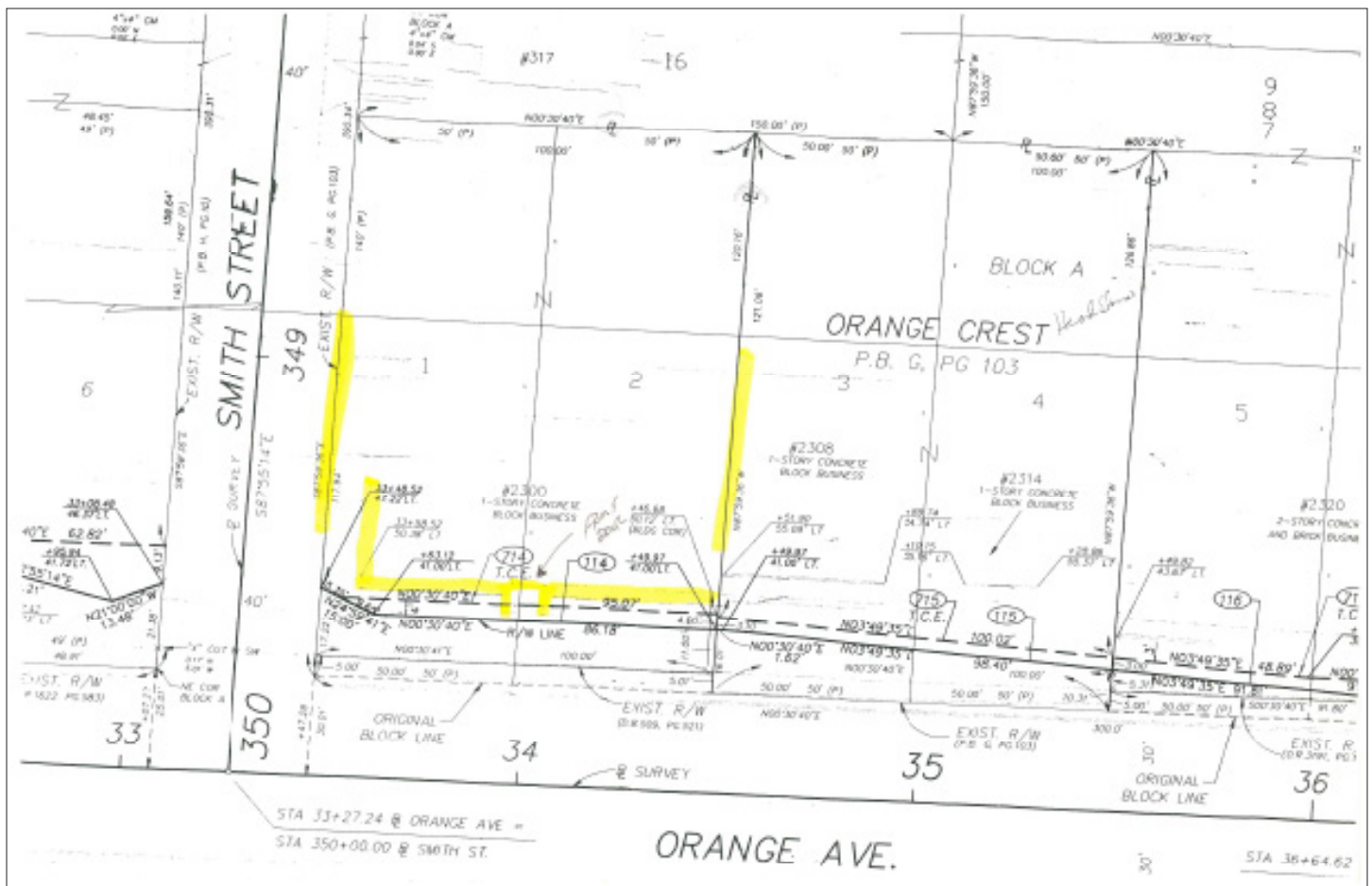
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