

**FOR  
SALE**

# 7.07 AC BOGGY CREEK RD INDUSTRIAL

12401 Boggy Creek Rd, Orlando, FL 32824



## ABOUT THE PROPERTY

**SIZE** 7.07 acres

**PRICE** \$1,950,000

**AREA** Intersection of Boggy Creek Road and Access Road

**FUTURE LAND USE** Industrial

**ZONING** IND-1/IND-5

**UTILITIES** Orange County Utilities

**TRAVEL** Directly across the street from new Amazon Fulfillment Center. Just 5 miles north to Orlando Int'l Airport. One mile south to SR 417. Just 5 miles south to Lake Nona area.

## 32824 DEMOGRAPHICS (US CENSUS 7/2017)

**POPULATION**

280,257

**MEDIAN HH INCOME**

\$45,436 (2013-2017)

## AVERAGE DAILY TRAFFIC COUNTS (2017)

**1** 22,026 SE on Boggy Creek Rd (Wetherbee Rd to S Access Rd)

**2** 36,561 S on Access Rd (Airport Blvd to SR 417 Greenway)

**MAURY L. CARTER & ASSOCIATES, INC.**

Licensed Real Estate Brokers | [www.maurycarter.com](http://www.maurycarter.com) | 407-422-3144

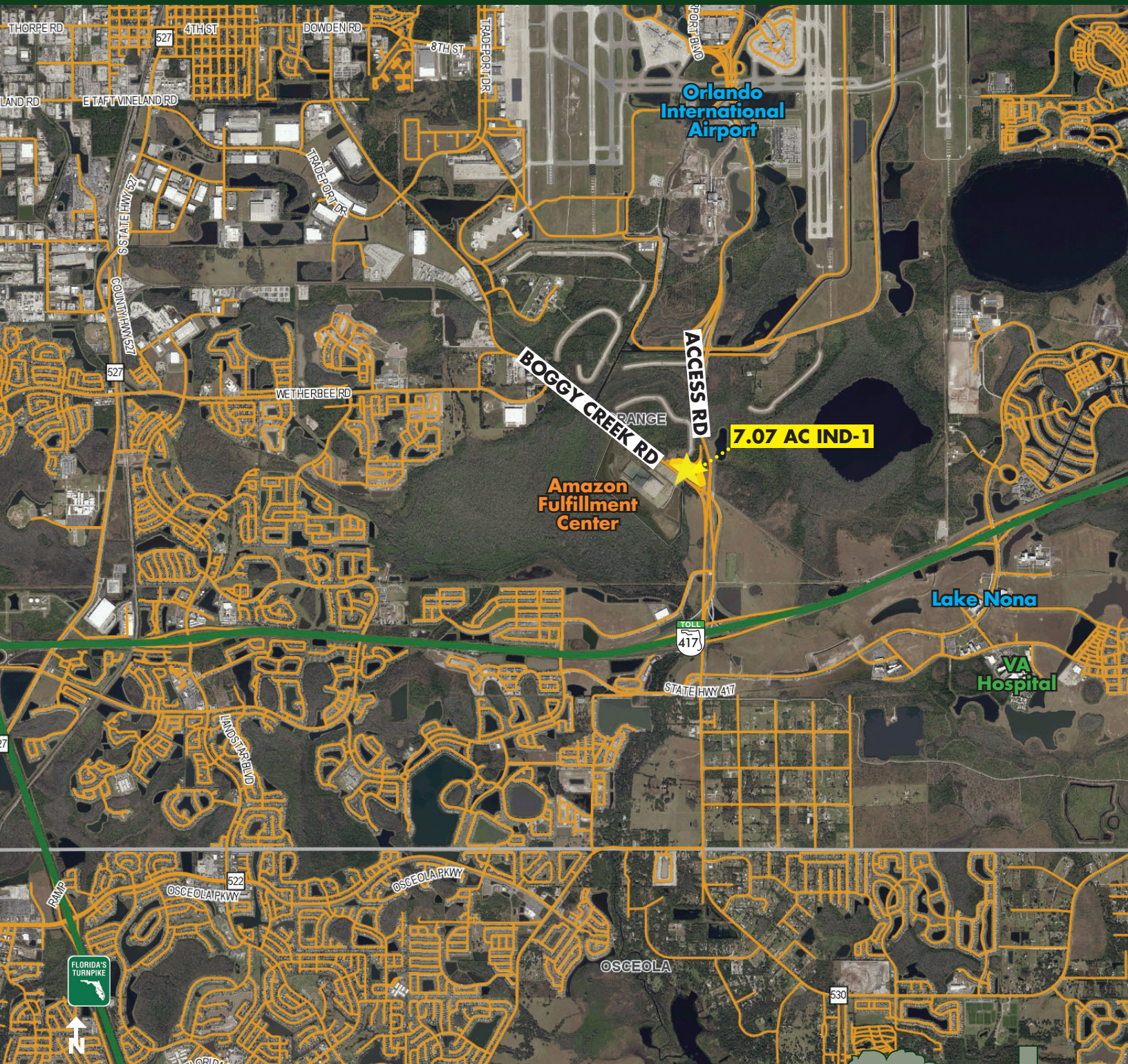




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**REGIONAL MAP**

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### AMAZON FULFILLMENT CENTER

**JOBS** New fulfillment center planned to create 1,500 new full time jobs (with benefits)

**SQUARE FOOTAGE** 850,000+ sq.ft. multi-level facility with potential to expand to 2.4 million sq.ft.

**TECHNOLOGY** The fulfillment center will include Amazon Robotics, cutting-edge technology that will work with employees



### LAKE NONA

**AREA** Lake Nona is a 7,000+ acre mixed-use community including the 650- acre Lake Nona Medical City health & life sciences park

**JOBS** Expect jobs for over 30,000 people and an economic impact of \$7.6 billion

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