

FOR
SALE

3.8± AC SAND LAKE ROAD COMMERCIAL ORANGE COUNTY

5001 WEST SAND LAKE ROAD, ORLANDO, FL 32819

**PRICE
REDUCED**

ABOUT THE PROPERTY

SIZE 3.8± acres

PRICE Now: \$3,450,000. Was \$4,250,000.
BRING OFFERS!

AREA Sand Lake Road & Tourist Corridor
5001 West Sand Lake Road, Orlando, FL

ZONING C-3 Commercial

FRONTAGE 515+/- feet of frontage, right in right out, plus a left turn median cut. Sand Lake Road has just been fully reconstructed. The road has been widened and is brand new.

UTILITIES Water, electricity and sewer to site

DESCRIPTION This 3.8+/- acres is located directly across Sand Lake Road from Universal Studio's newest 750+/- acre theme park (currently under construction) called "Universal's Epic Universe." The subject property will be a direct beneficiary to Universal's development of their new theme park.

C-3 Zoning allows for many commercial uses. Please see Orange County's code for full details to check and confirm your intended use is allowable. However, some uses that fit into this zoning are: Hotel; automotive sales, rentals, wash, and repairs; self storage; automotive storage; and much more.

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

DEMOGRAPHICS (1, 3, 5 MILE RADIUS) (ESRI 2020)

	1-Mile	3-Mile	5-Mile
Population	2,577	57,197	208,858
Median HH Income	\$47,521	\$47,762	\$50,507

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PRIME LOCATION

In addition to being directly across the street from Universal's Epic Universe, this property is in the middle of the I-4 Tourist Corridor and is near all other attractions and amenities in the Orlando area, including Orlando International Airport, which is only 7 miles east. With an Average Annual Daily Traffic (AADT) for all neighboring highways and major roadways at approx. 50,000+ vehicles, there's a tremendous drive by visibility for this property. This property also has current monthly cash flow and income. Property also requires retention. Please call for additional details.

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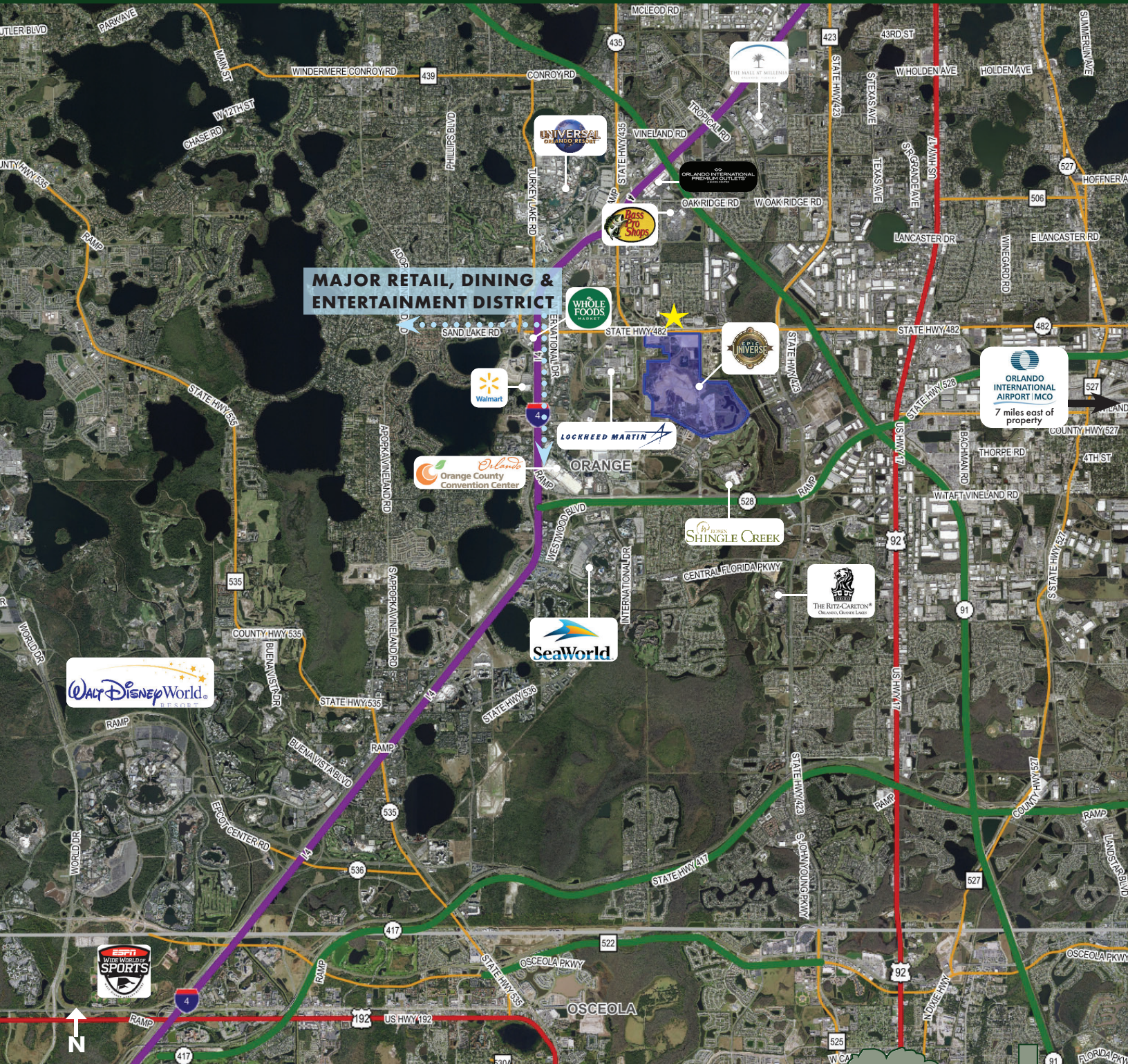
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REGIONAL MAP

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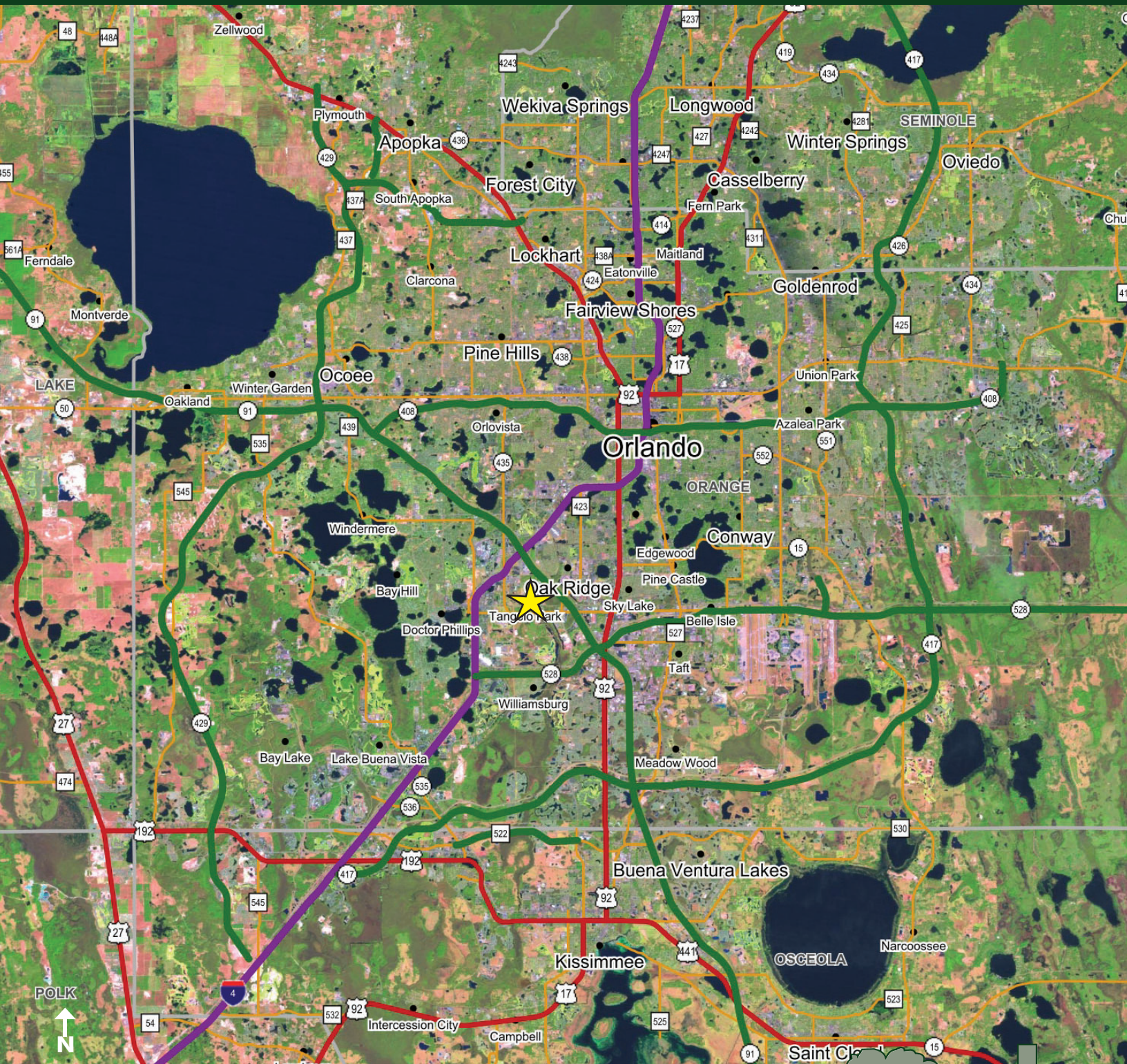
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LOCATION MAP

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