

**FOR
SALE**

S ORANGE AVE COMMERCIAL PARCELS

12110 S Orange Ave, Orlando, FL 32824

**UNDER
CONTRACT**



AVERAGE DAILY TRAFFIC COUNTS (2022)

- 1 20,700 Wetherbee Rd
- 2 30,500 S Orange Ave
- 3 26,500 Landstar Blvd

ABOUT THE PROPERTY

SIZE 5.74± acres

PRICE Please call for pricing

ZONING P-D

FLU Commercial

UTILITIES Available

**ROAD
FRONTAGE** 1,100'± on S Orange Ave

PARCEL IDs 23-24-29-8238-00-021,
23-24-29-8238-00-020,
23-24-29-8238-00-030

DESCRIPTION

Commercial parcels well located on the Southwest corner of S. Orange Ave and Wetherbee Rd. This area of S. Orange Ave has an AADT of 30,500 trips. The Meadow Woods SunRail station is within walking distance, just 1,500' away. Adjacent to the rear of the property is a multifamily project with 250-300 proposed units. The combined parcels have entitlements of around 75,000 sqft of commercial. **Call for more information today!**

Property to be sold in bulk or parceled out. Seller will consider outright sale or ground lease.

- » Parcel A (1.02 ac)
- » Parcel B (0.93 ac)
- » Parcel C (3.79 ac)

MAURY L. CARTER & ASSOCIATES, INC.

Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144

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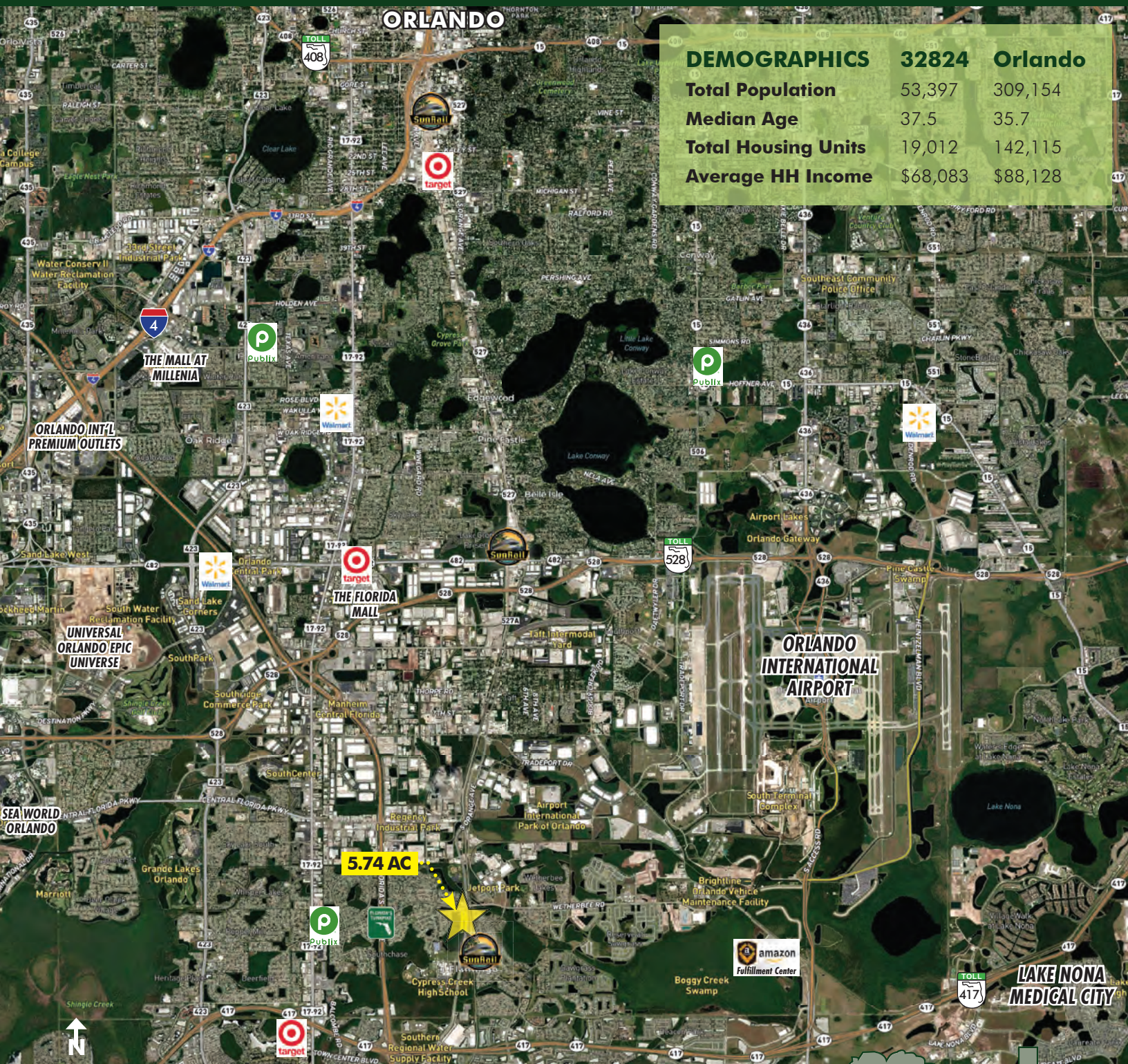




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DEMOGRAPHICS	32824	Orlando
Total Population	53,397	309,154
Median Age	37.5	35.7
Total Housing Units	19,012	142,115
Average HH Income	\$68,083	\$88,128

REGIONAL MAP

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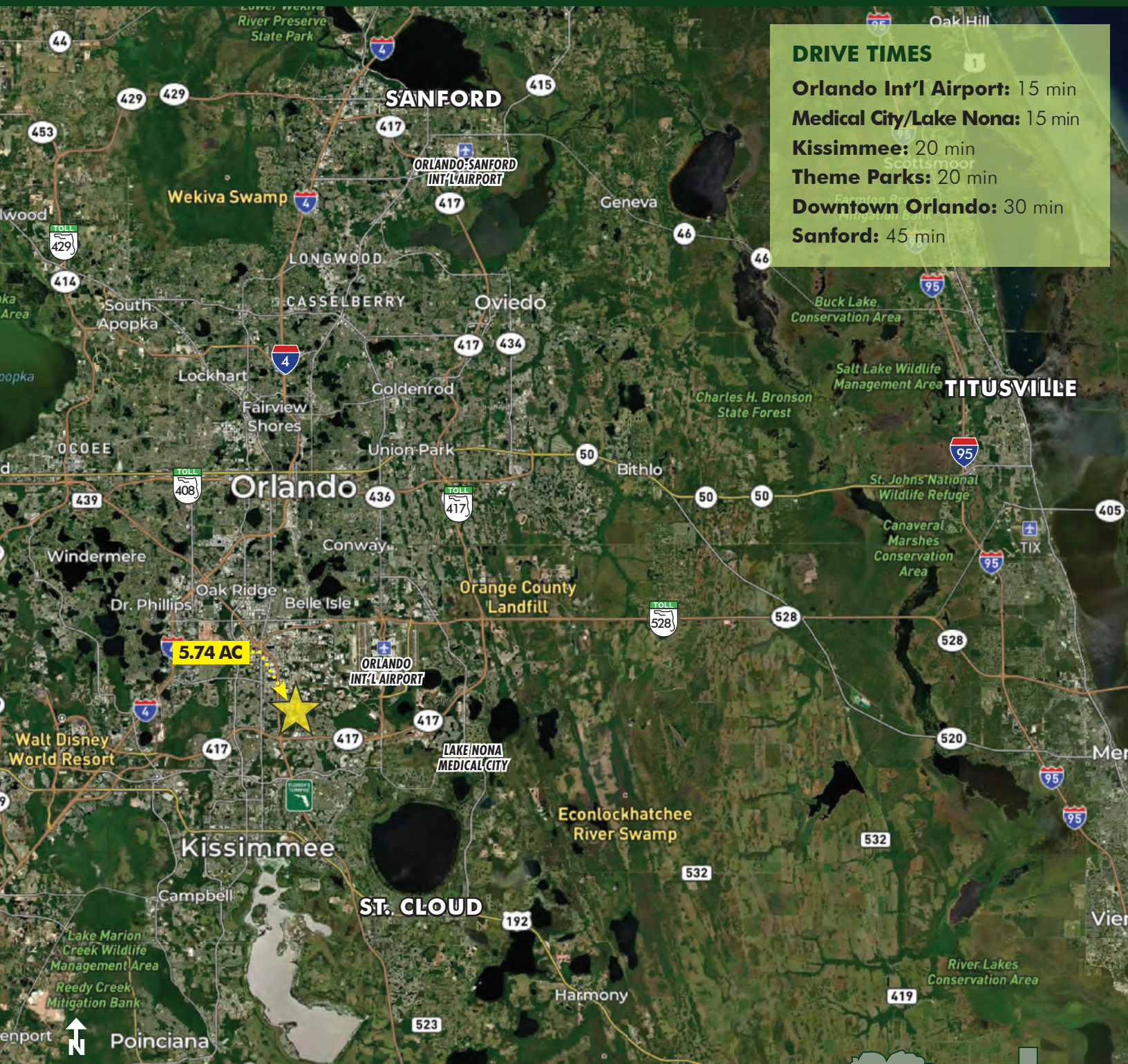
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LOCATION MAP

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