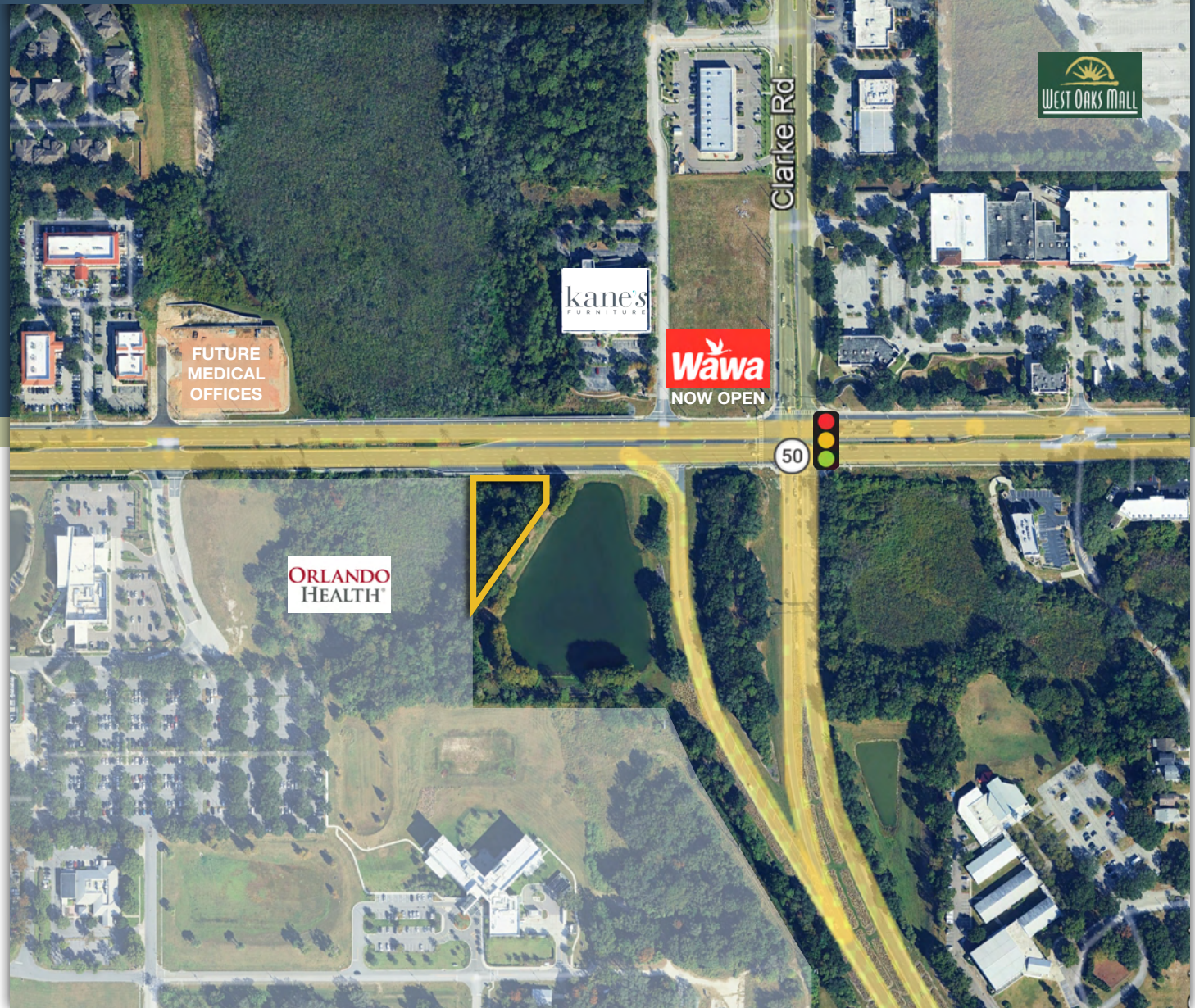




**MAURY L. CARTER
& ASSOCIATES, INC.**
FLORIDA LICENSED REAL ESTATE BROKER



±0.65 ACRE PROPERTY NEXT TO ORLANDO HEALTH CENTRAL HOSPITAL

9650 W Colonial Dr., Ocoee, FL 34761

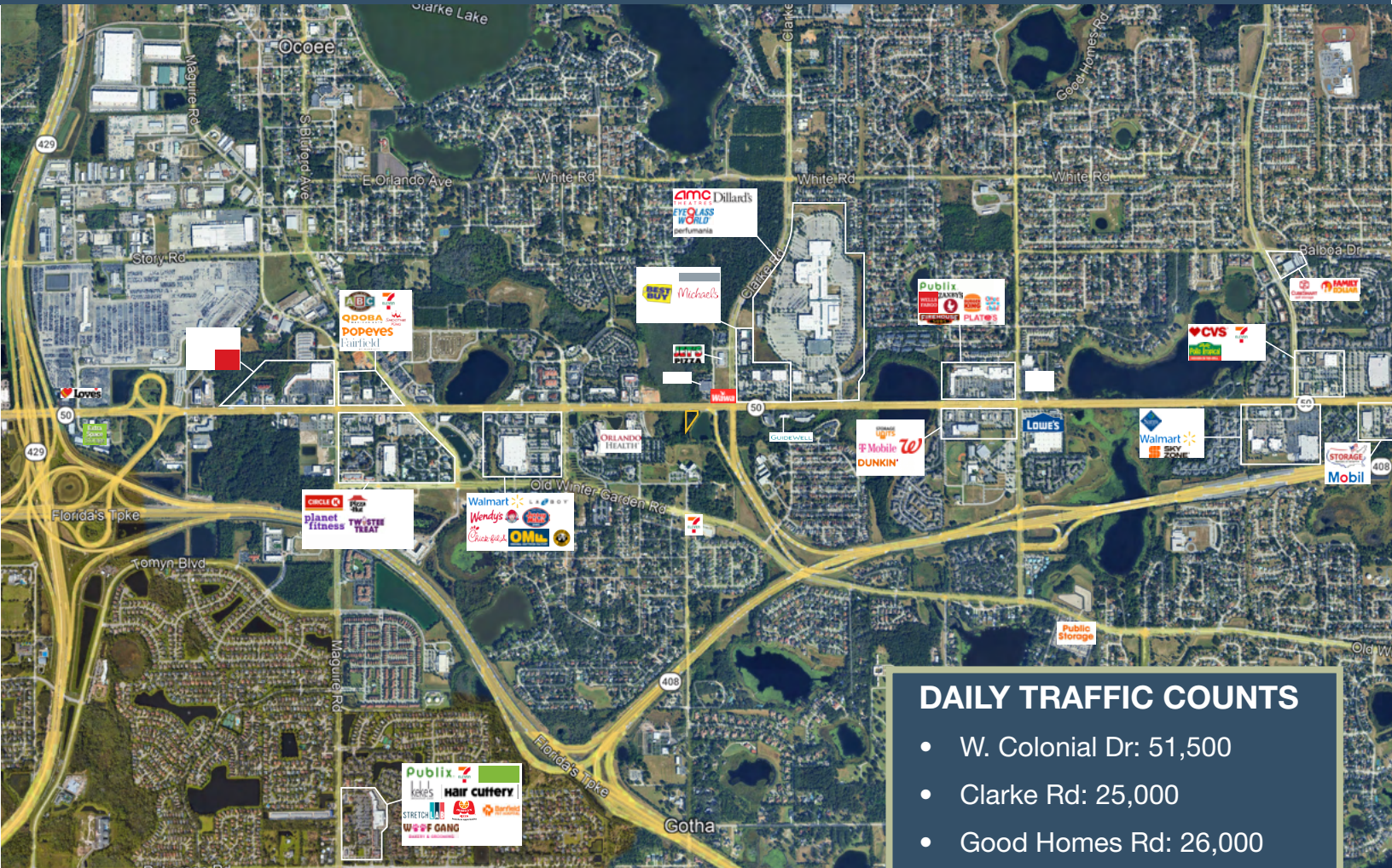
\$150,000

PROPERTY DETAILS

- Size: ±0.65 acres
- Zoning: C-1
- Price: \$150,000
- Parcel ID: 28-22-28-0000-00-013
- FLU: Commercial
- Utilites: All available

PROPERTY HIGHLIGHTS

This 0.65-acre commercial parcel is ideally situated next to Orlando Health – Health Central Hospital in Ocoee, offering a highly visible location along one of Central Florida’s primary corridors. The property features approximately 175 feet of frontage on West Colonial Drive (SR 50), a highly trafficked roadway connecting Orange County to Downtown Orlando and Lake County, and benefits from immediate proximity to the on-ramp for Florida’s Turnpike. This positioning provides exceptional exposure to daily commuter traffic and seamless regional access throughout the greater Orlando market. Surrounded by established medical facilities, national retailers, and dense residential communities, the site sits within a well-trafficked commercial area supported by consistent consumer activity. Its location at the intersection of healthcare services and major transportation infrastructure creates a compelling opportunity for users seeking high visibility, accessibility, and long-term presence along the West Colonial corridor.



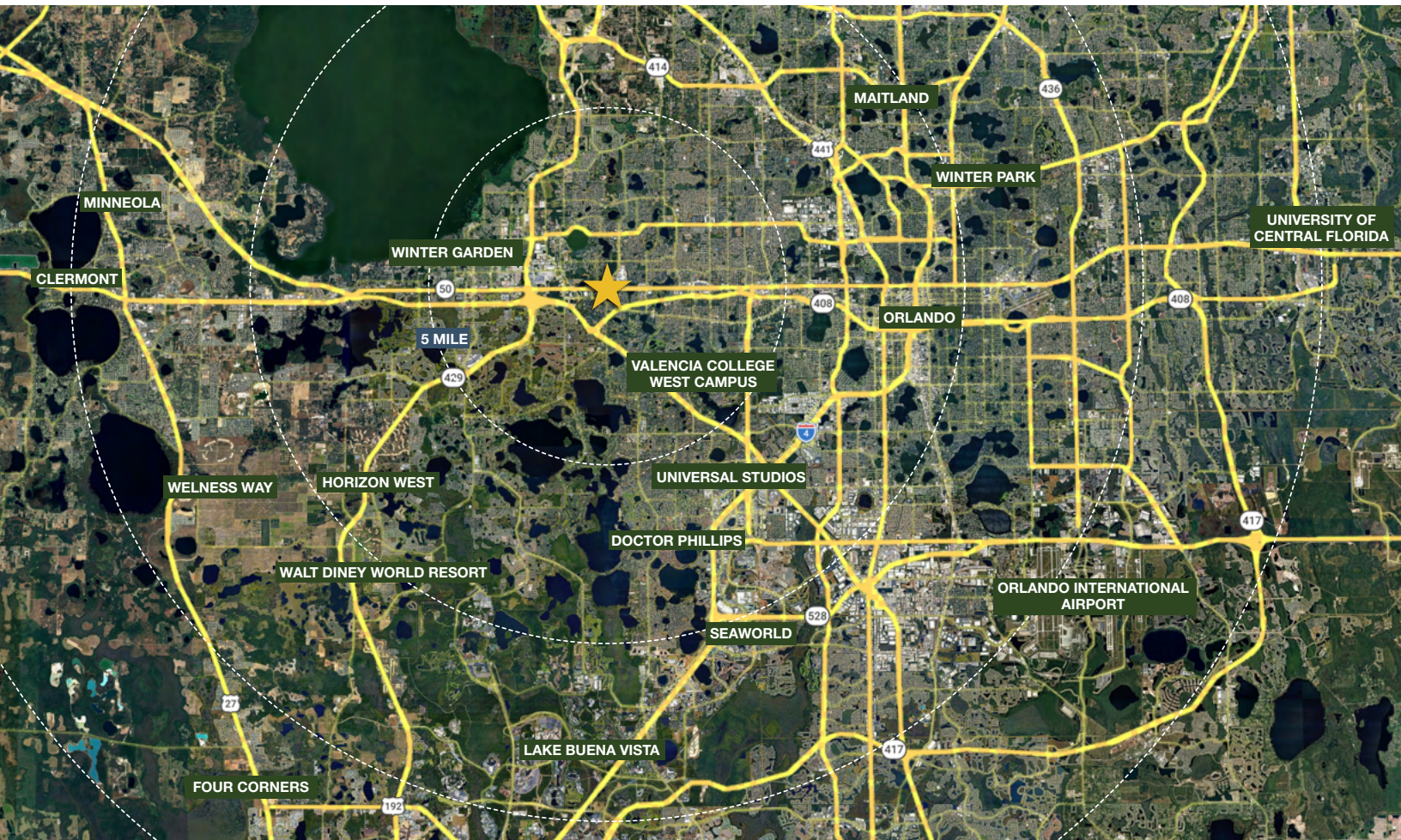
GEOGRAPHICAL DETAILS

DEMOGRAPHICS

Total Population	51,269	1,533,646
Median HH Income	\$98,911	\$79,719
Median Home Value	\$406,400	\$390,100

Ocoee, US Census

Orange County, US Census



DRIVE TIMES

- Valencia College West: 12 min
- Winter Garden: 15 min
- Orlando: 15 min
- Horizon West: 15 min
- Walt Disney World Resort: 20 min
- Universal Studios: 20 min
- Seaworld: 30 min
- Clermont: 30 min
- Winter Park: 30 min
- Four Corners: 30 min
- University of Central Florida: 30 min
- Orlando Intl Airport: 30 min