



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



OVIEDO MALL COMMERCIAL DEVELOPMENT OPPORTUNITY

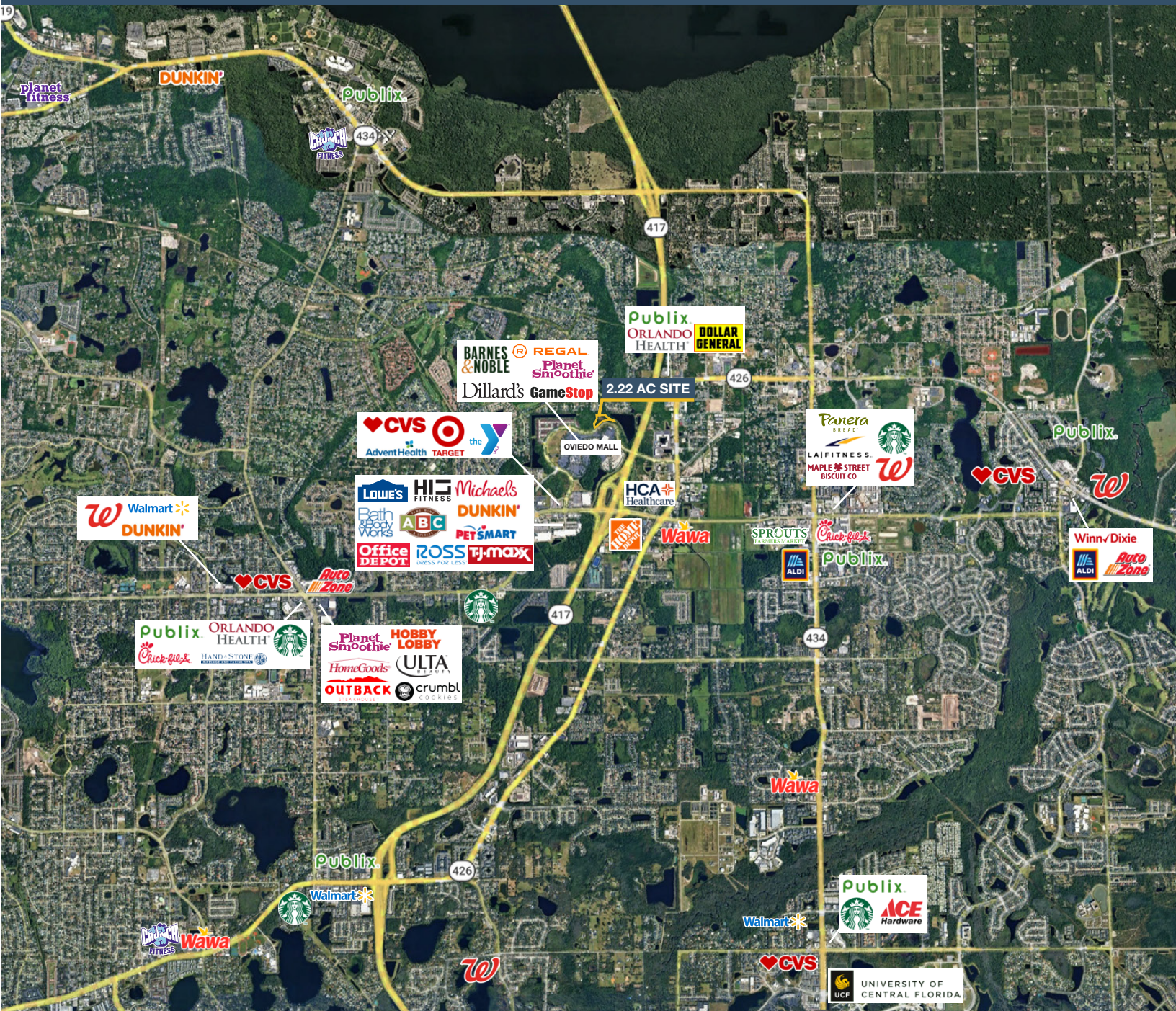
2501 Oviedo Mall Blvd, Oviedo, FL 32765

PROPERTY DETAILS

- Size: ±2.22 acres
- Zoning: MP
- Price: \$1,500,000
- Parcel ID: 172131300001N0000
- FLU: PUD
- Utilities: Power, water, sewer

PROPERTY HIGHLIGHTS

A great opportunity to acquire a 2.22-acre parcel for commercial development, located directly across from the Oviedo Mall. Positioned along Oviedo Mall Blvd, the site has great access and visibility. Within one of Central Florida's most desirable communities, this opportunity won't last long. Call for a showing today!



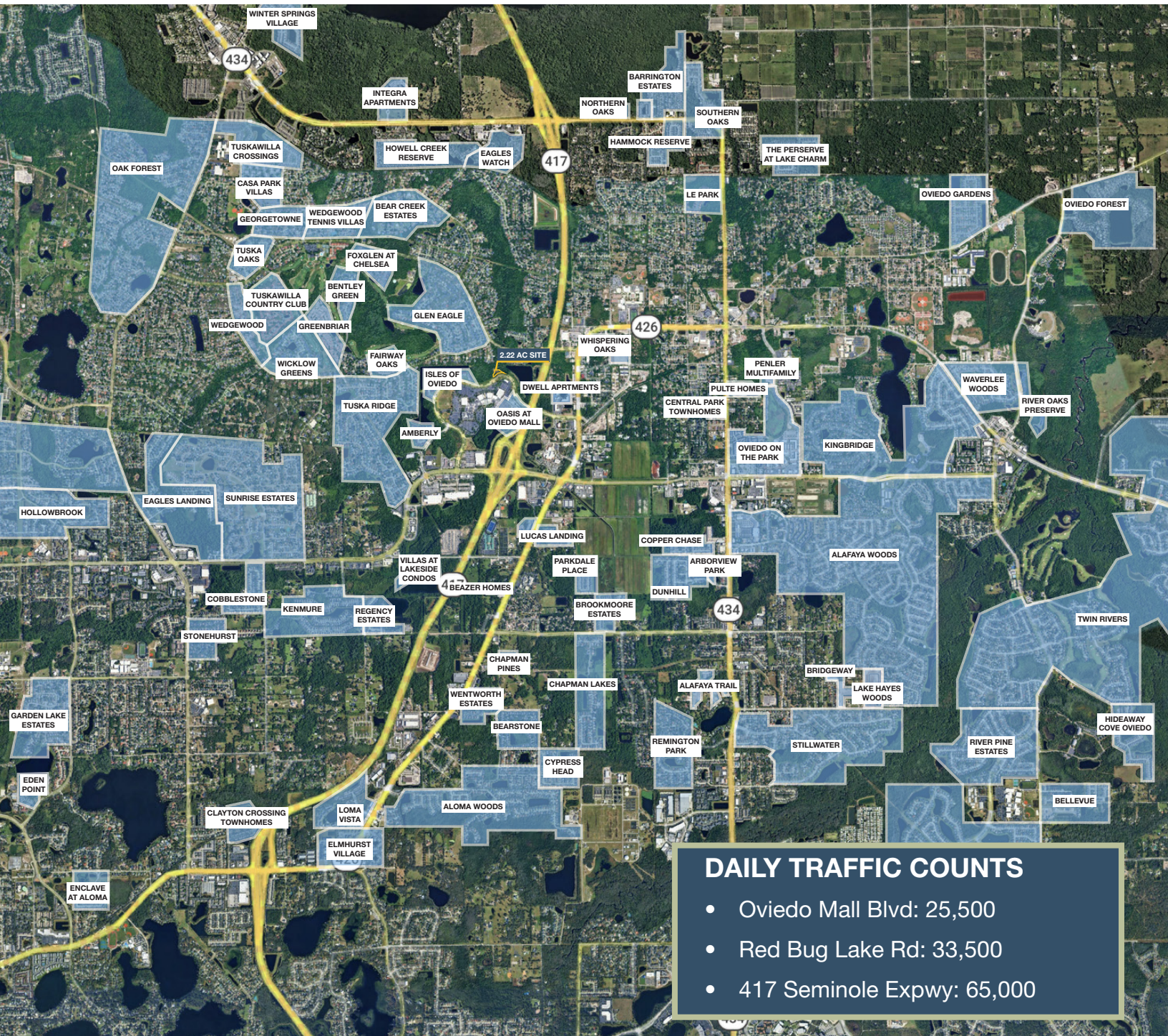
GEOGRAPHICAL DETAILS

DEMOGRAPHICS

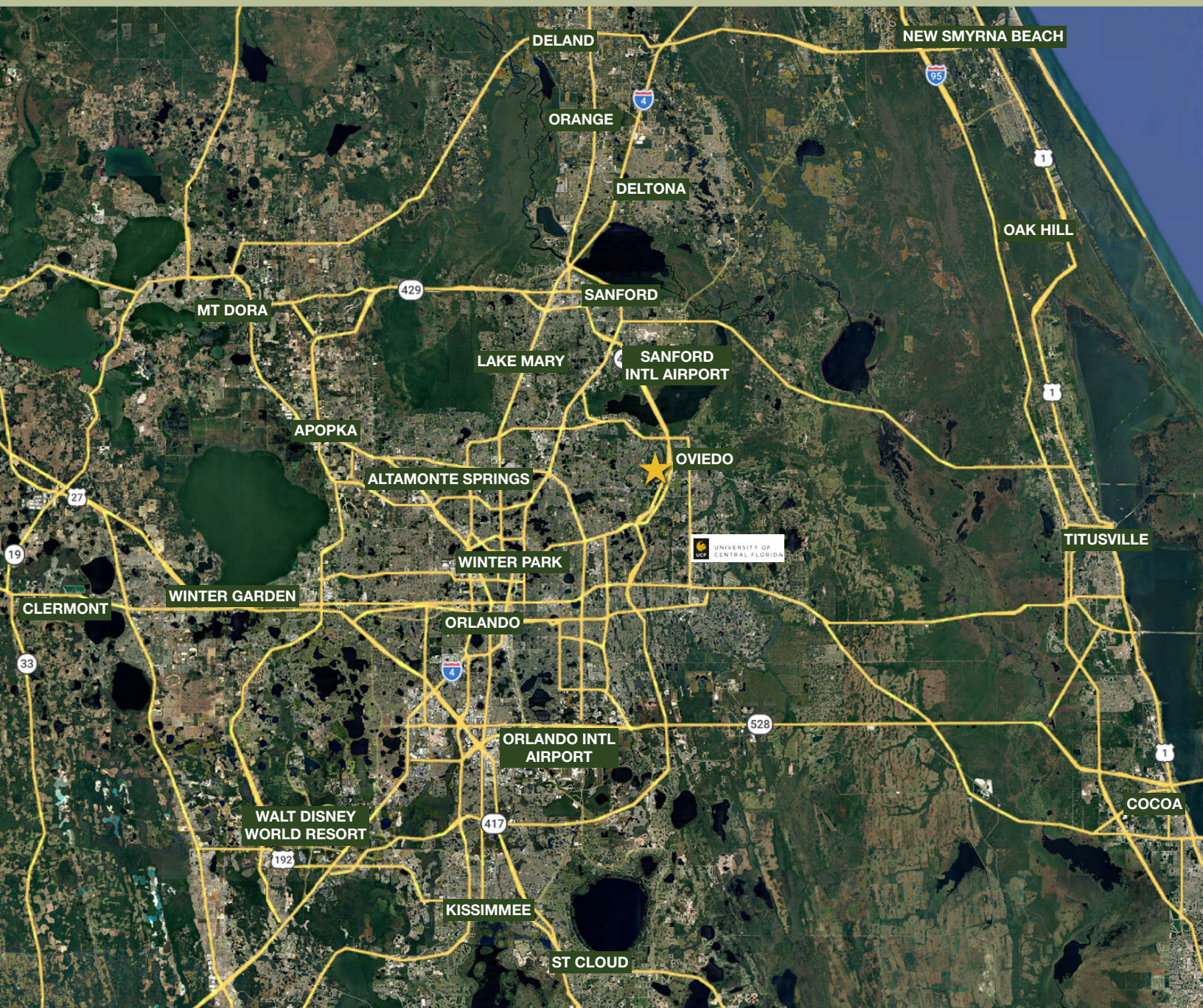
Total Population	41,901	491,884
Median HH Income	\$117,070	\$85,761
Median Home Value	\$454,000	\$386,900

Oviedo, US Census

Seminole County, US Census



REGIONAL MAP



DRIVE TIMES

- UCF: 15 min
- Sanford International Airport: 15 min
- Sanford: 20 min
- Lake Mary: 20 min
- Orlando: 20 min
- Orlando International Airport: 25 min
- Winter Park: 30 min
- Walt Disney World Resort: 40 min
- Titusville: 45 min
- New Smyrna Beach: 1 hr 10 min