

14601 STATE ROAD 535

ORLANDO, FLORIDA



Price	Call for Details
Acreage	1.03 AC
Zoning	A-1 Agriculture
Future Land Use	ACMU – Activity Center Mixed-Use
Proposed Uses	Retail, Office, Hospitality, Community Uses
Frontage	SR-535 (~150 ft)

INVESTMENT HIGHLIGHTS

Prime Location:

150 ft of Frontage along State Road 535 (Apopka-Vineland Road) with 60,000+ vehicles per day, minutes from I-4, Disney, World Center Drive, and International Drive.

Future Land Use – ACMU:

Current A-1 zoning with a Future Land Use designation of Activity Center Mixed Use (ACMU), unlocking potential for higher-density retail, residential, office, and hospitality projects aligned with Orlando’s long-term growth.

Proposed Uses:

1.03 acres suited for specialty retail, boutique dining, professional office, or residential-over-retail concepts.

Permitted A-1 uses also allow faith-based, educational, and community-serving projects that can be delivered quickly.

Surrounding Demand Drivers:

Within a 3-mile radius: 25,000+ hotel rooms, 11,000 timeshares, 10,000 vacation rentals, and 10,000 apartments—a 24/7 consumer base fueled by residents, tourists, and employees.

INVESTMENT SALES ADVISORY

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