

FOR SALE/LEASE



AUTO REPAIR PROPERTY
1307 W SR 434, WINTER SPRINGS, FL 32708



Neighboring
vacant land
included in sale

PROPERTY HIGHLIGHTS

- 3,000 SF +/- Total Land Size: 1.24 AC
- (2,040 SF Warehouse / 960 SF Office/Storefront)
- 1307 W SR 434: 0.53 AC Vacant Land: 0.71 AC
- Zoning: C-2 FLU: Commercial
- 5-Bay Doors Can hold 50+ cars
- Utilities: Water = well (new) Sanitary = septic
- Within 300ft of Signalized Intersection 434 & 17-92
- Frontage SR 434: 360 Linear Foot +/-
- Close to: US Hwy 17-92, FL SR-417, I-4, Ronald Reagan, Winter Springs High School, FL SR 436
- Purchase Price: **\$1,900,000** Lease: **\$9,500 NNN**

Traffic Count:
35,472 VPD

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PHOTO REVIEW



	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
Population:	12,636	68,126	201,397
Households:	5,100	26,440	81,523
AVG HH \$:	\$68,357	\$82,812	\$91,381



Auto Repair Facility
1307 W SR 434

0.71 AC vacant land
included in sale

This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.

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AERIAL OVERVIEW



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