

# RETAIL PROPERTY FOR SALE

**\$1,715,000**



**OPPORTUNITY ZONE | ZONED C-3 AND R-1**



**3720 OLD WINTER GARDEN RD**  
ORLANDO, FL 32805

MELANIE R. KAYALEH | Director of Commercial | (407) 782-1989 | [melanie@choicecommercialgroup.com](mailto:melanie@choicecommercialgroup.com)

FLORIDIAN REAL ESTATE GROUP



OFFERING

|         |             |
|---------|-------------|
| Pricing | \$1,715,000 |
|---------|-------------|

PROPERTY SPECIFICATIONS

|                  |                                                                                                                                               |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Property Address | 3720 Old Winter Garden Rd Orlando, FL 32805                                                                                                   |
| Property Type    | Retail                                                                                                                                        |
| Property Subtype | Auto Repair                                                                                                                                   |
| Building Size    | 6,756 SF total including sales office, warehouse & paint booth area                                                                           |
| Building Class   | B                                                                                                                                             |
| Year Built       | 1972                                                                                                                                          |
| Tenancy          | Single                                                                                                                                        |
| Building Height  | 1 Story                                                                                                                                       |
| Lot Size         | 1.28 AC                                                                                                                                       |
| Zoning           | Zoned C-3 and R-1                                                                                                                             |
| Parking          | There is not a maximum amount of cars per code, but parking cannot be in the right of way or on the street. Also, no cars on the R-1 portion. |
| Frontage         | 60 FT on Old Winter Garden Rd                                                                                                                 |

## PROPERTY OVERVIEW

3720 OLD WINTER GARDEN ROAD

### AUTO REPAIR RETAIL PROPERTY FOR SALE

This versatile property offers a unique opportunity for investment or owner-occupancy. Located on Old Winter Garden Road, the property features excellent visibility and accessibility with 60 feet of frontage and ample parking for customers and staff.

#### Property Features: Three Buildings:

- Warehouse: Ideal for storage and operations.
- Office 1: Includes two bathrooms, suitable for administrative use or customer-facing activities.
- Office 2: Features one bathroom, perfect for additional office space or leasing and sales potential.

**Automotive Features:** Equipped with a paint booth and two lifts, this property is well-suited for auto repair or related industries.

**Flexibility with Tenants:** Currently, there are two tenants on-site. They can vacate or stay under negotiated leases, providing immediate rental income potential.

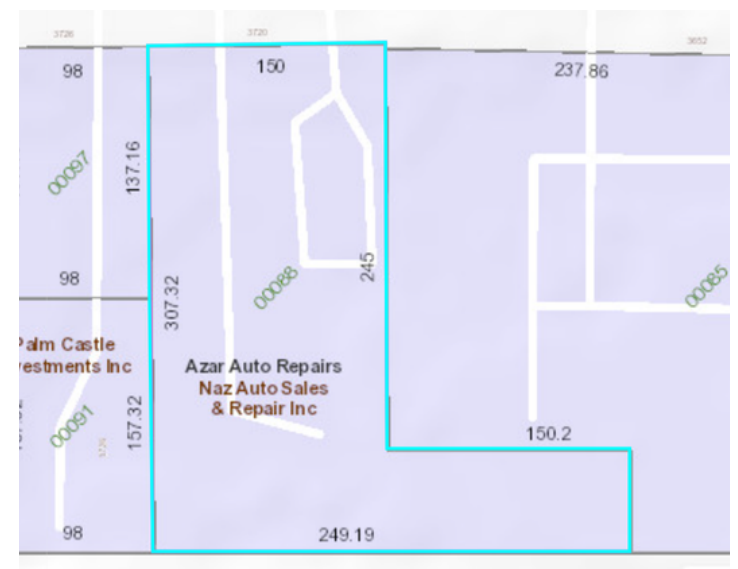
The property is being sold "AS IS", presenting an excellent opportunity to customize or renovate according to your needs. Its C-3 zoning supports a wide range of retail and commercial uses, making it ideal for businesses in automotive repair, retail, or other customer-service-oriented industries.

**Additional Zoning Information:** The property is zoned C-3 and R-1. It is up to the buyer to do full due diligence on this property. Per Orange County zoning, none of this area can be used for commercial uses. It is a code violation if code enforcement sees any commercial activity or cars parked on the R-1 portion of the property. While there is no maximum amount of cars per code, parking cannot be in the right of way or on the street. Additionally, no cars are permitted on the R-1 portion.

**To rezone the R-1, buyers can contact the Planning Division at [planning@ocfl.net](mailto:planning@ocfl.net).**

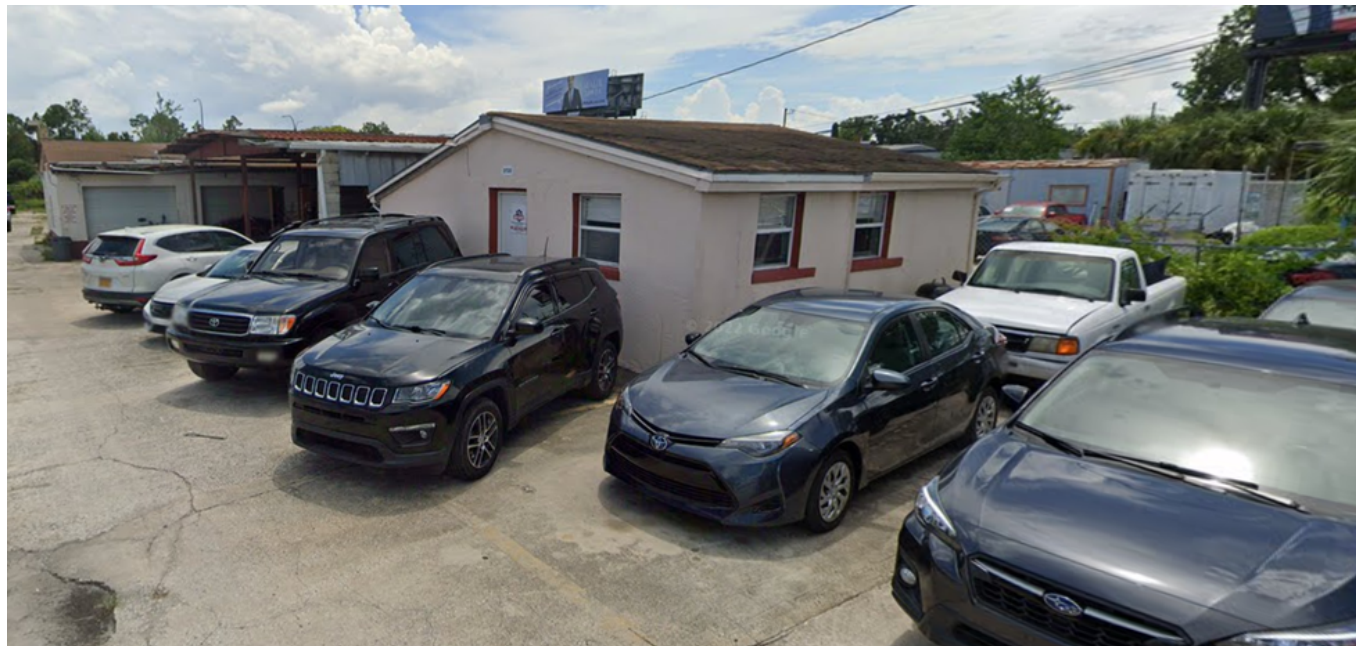
Don't miss out on this prime investment opportunity. With its combination of location, amenities, and flexibility, this property is perfect for investors or business owners looking to establish a presence in this thriving area.

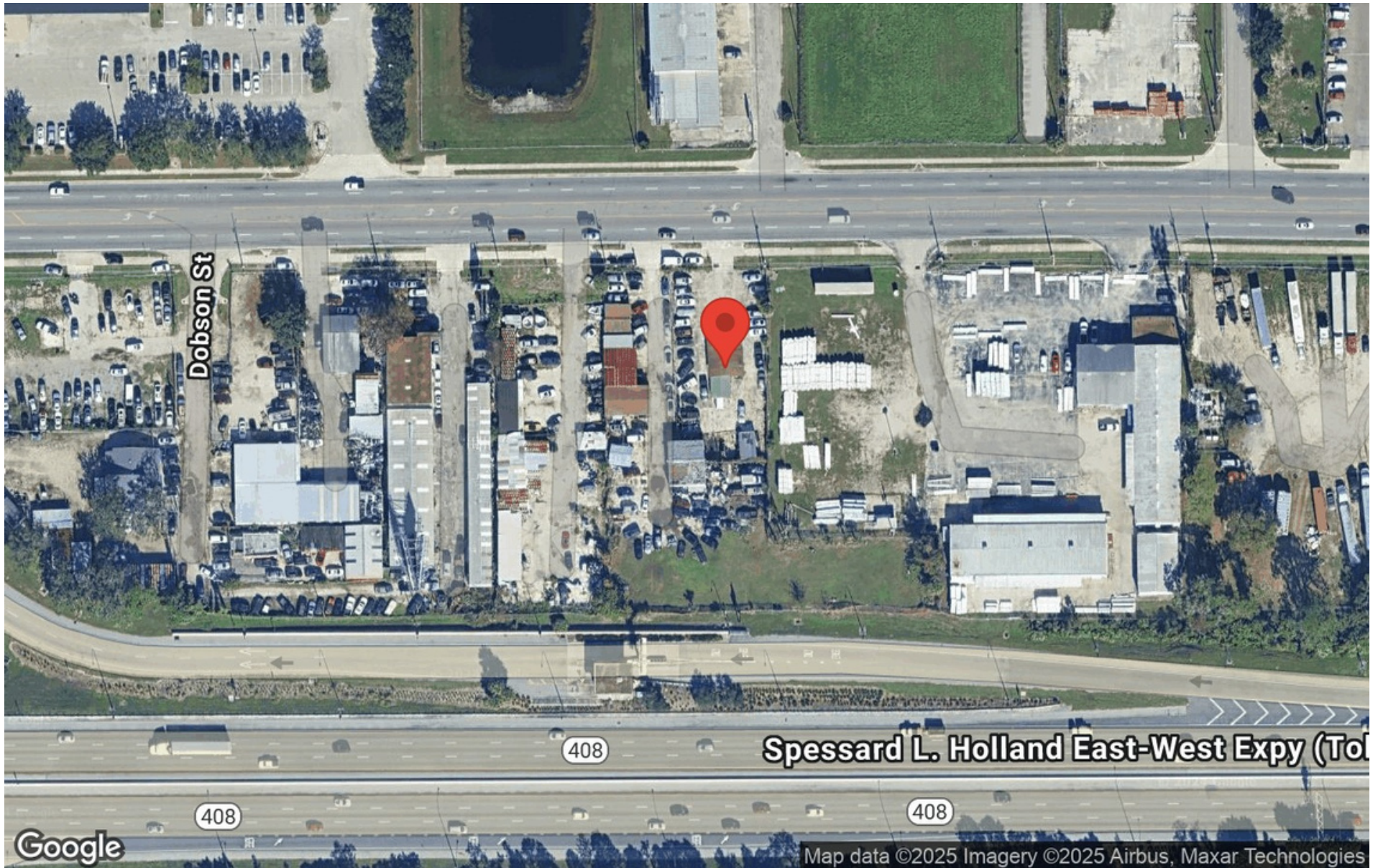
**For more details or to schedule a tour, please contact us!  
Please do not go to property without the listing broker.**



## PROPERTY PHOTOS

3720 OLD WINTER GARDEN ROAD





## AREA DEMOGRAPHICS

3720 OLD WINTER GARDEN ROAD

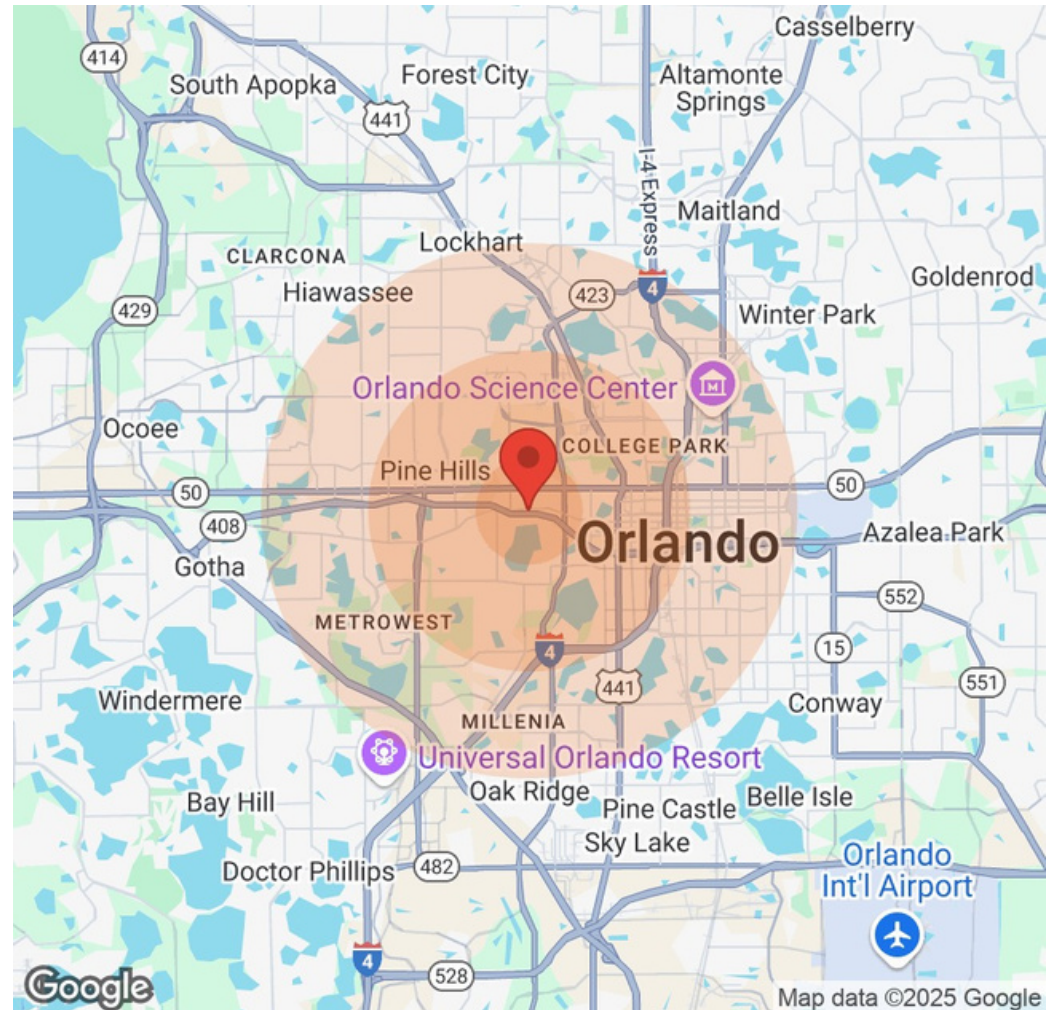
| Population       | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male             | 2,189  | 45,807  | 144,589 |
| Female           | 2,270  | 48,451  | 152,230 |
| Total Population | 4,459  | 94,258  | 296,819 |

| Age        | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| Ages 0-14  | 939    | 21,210  | 60,889  |
| Ages 15-24 | 590    | 13,029  | 36,426  |
| Ages 25-54 | 1,520  | 37,593  | 127,750 |
| Ages 55-64 | 560    | 9,891   | 33,814  |
| Ages 65+   | 850    | 12,535  | 37,940  |

| Race         | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| White        | 361    | 25,021  | 130,874 |
| Black        | 3,986  | 61,737  | 134,228 |
| Am In/AK Nat | 2      | 71      | 218     |
| Hawaiian     | N/A    | 10      | 39      |
| Hispanic     | 225    | 11,937  | 51,835  |
| Multi-Racial | 180    | 12,302  | 46,862  |

| Income              | 1 Mile   | 3 Miles  | 5 Miles  |
|---------------------|----------|----------|----------|
| Median              | \$37,402 | \$33,671 | \$40,367 |
| < \$15,000          | 240      | 7,419    | 17,127   |
| \$15,000-\$24,999   | 315      | 5,451    | 15,349   |
| \$25,000-\$34,999   | 209      | 5,138    | 15,938   |
| \$35,000-\$49,999   | 256      | 6,292    | 21,051   |
| \$50,000-\$74,999   | 233      | 5,737    | 21,691   |
| \$75,000-\$99,999   | 150      | 2,406    | 11,053   |
| \$100,000-\$149,999 | 77       | 1,730    | 9,480    |
| \$150,000-\$199,999 | N/A      | 506      | 2,776    |
| > \$200,000         | N/A      | 623      | 2,708    |

| Housing         | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units     | 1,870  | 44,490  | 143,816 |
| Occupied        | 1,632  | 37,207  | 122,228 |
| Owner Occupied  | 885    | 15,533  | 53,247  |
| Renter Occupied | 747    | 21,674  | 68,981  |
| Vacant          | 238    | 7,283   | 21,588  |



## DISCLAIMER

3720 OLD WINTER GARDEN ROAD

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### FLORIDIAN REAL ESTATE GROUP

483 Montgomery Place Altamonte  
Springs, FL 32714

### PRESENTED BY:

MELANIE RASKIN KAYALEH

O: (407) 782-1989 C: (407) 782-1989  
melanie@choicecommercialgroup.com

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