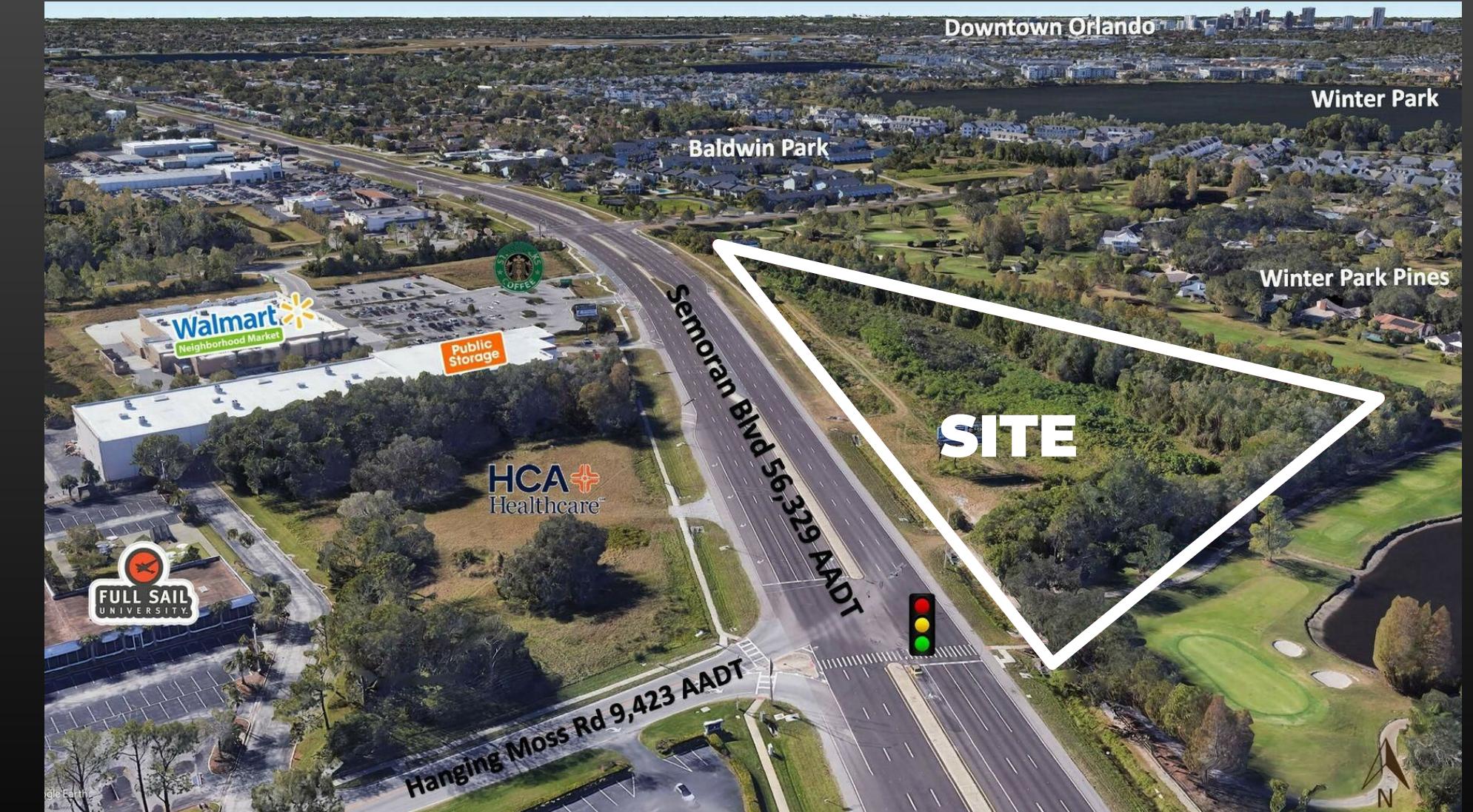


# BALDWIN PARK DEVELOPMENT

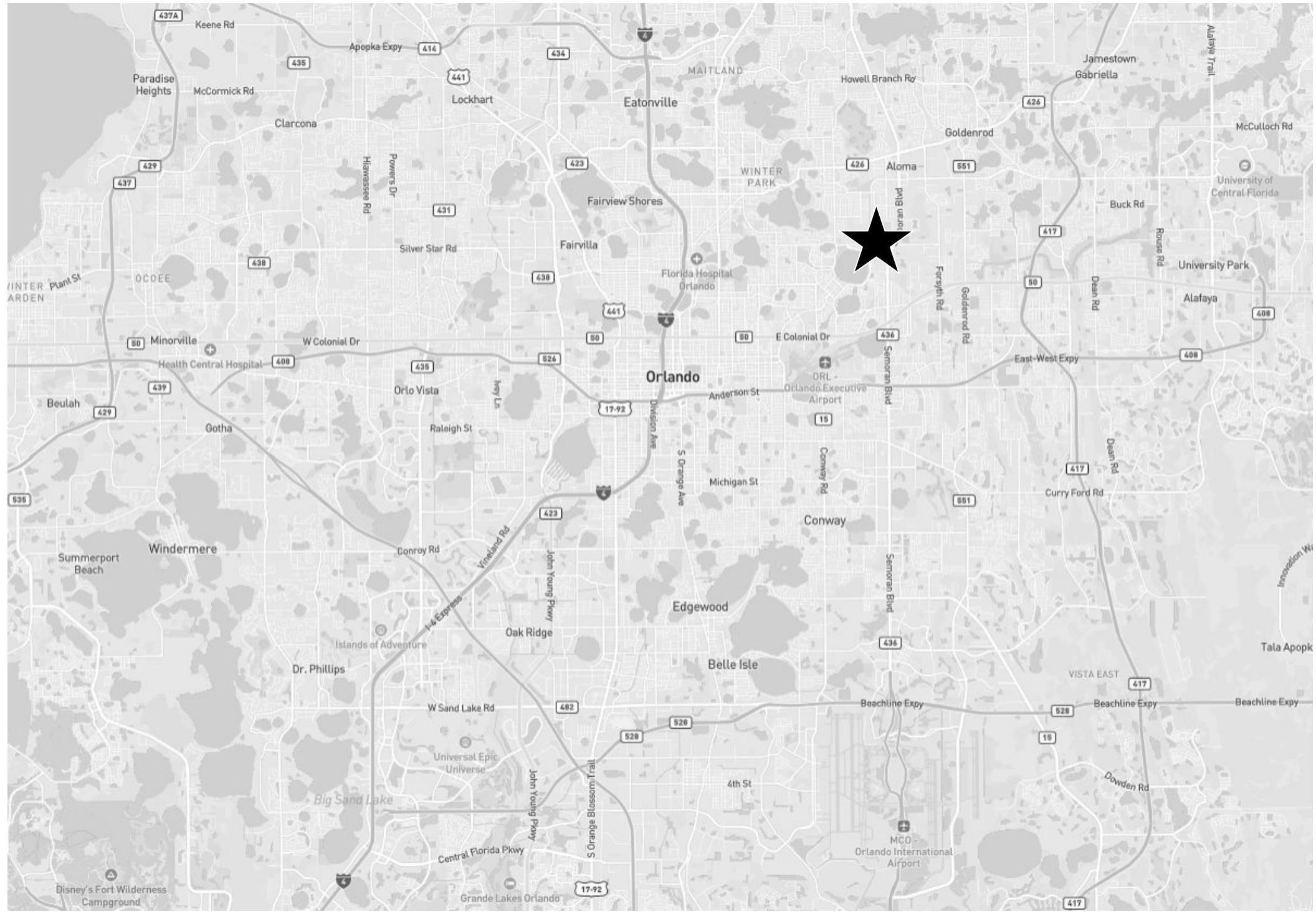
## WINTER PARK, FLORIDA

### FOR GROUND LEASE OR LEASE

Outparcels available for ground lease or space within a spec building located directly along Semoran Blvd (SR 436) at the signalized intersection with Hanging Moss Rd at the entrance to Baldwin Park.



# PROPERTY HIGHLIGHTS



Located along one of the primary arterial roads serving the core of Orlando and the 1st ring suburbs, Semoran Blvd / SR 436.

1 to 4 acres available for purchase or ground lease

Medical / Office / Retail / Light Restaurant  
Uses allowed for a planned spec building

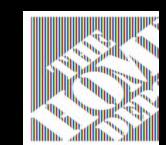
1 full access point at a signalized intersection  
and 1 Right-in-Right-out from SR 436

Situated at the eastern entrance to Baldwin Park, a top rated master planned community

## ADDRESS & LAT / LONG :

2300 N Semoran Blvd, Orlando, FL 32807  
28.578587, -81.309878

# AREA DESCRIPTION



The eastern edge of Winter Park & Baldwin Park along Semoran Blvd continues to evolve.

Apopka is experiencing a development boom coinciding with the completion of the final leg of the Western Beltway circling Central Florida.

2.5 million square feet of industrial development is underway at Apopka 420 Industrial Park across US 441 from this property. Additionally, 7,865 single family & multifamily units are under construction within the immediate trade area.

Nearby retailers include Racetrac, Advance Auto, 7-Eleven (under const), Lowes, Home Depot, Winn-Dixie, Staples, Advent Health, Trulieve, Dollar Tree, Tire Kingdom, Planet Fitness, Panera Bread, Chilis, McDonalds, Wendys, First Watch, Kumon, Firehouse Subs



## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	10,371	102,793	303,713
POPULATION GROWTH - ANNUAL	0.1%	0.2%	0.2%
DAYTIME POPULATION	3,830	57,924	196,272
AVERAGE HH INCOME	\$85,187	\$91,742	\$90,389
MEDIAN HH INCOME	\$63,957	\$68,164	\$67,612

## TRAFFIC COUNTS

SEMORAN BLVD / SR 436	56,329 AADT
HANGING MOSS RD	9,423 AADT
BALDWIN PARK ST	13,221 AADT

# INTERCHANGE AERIAL



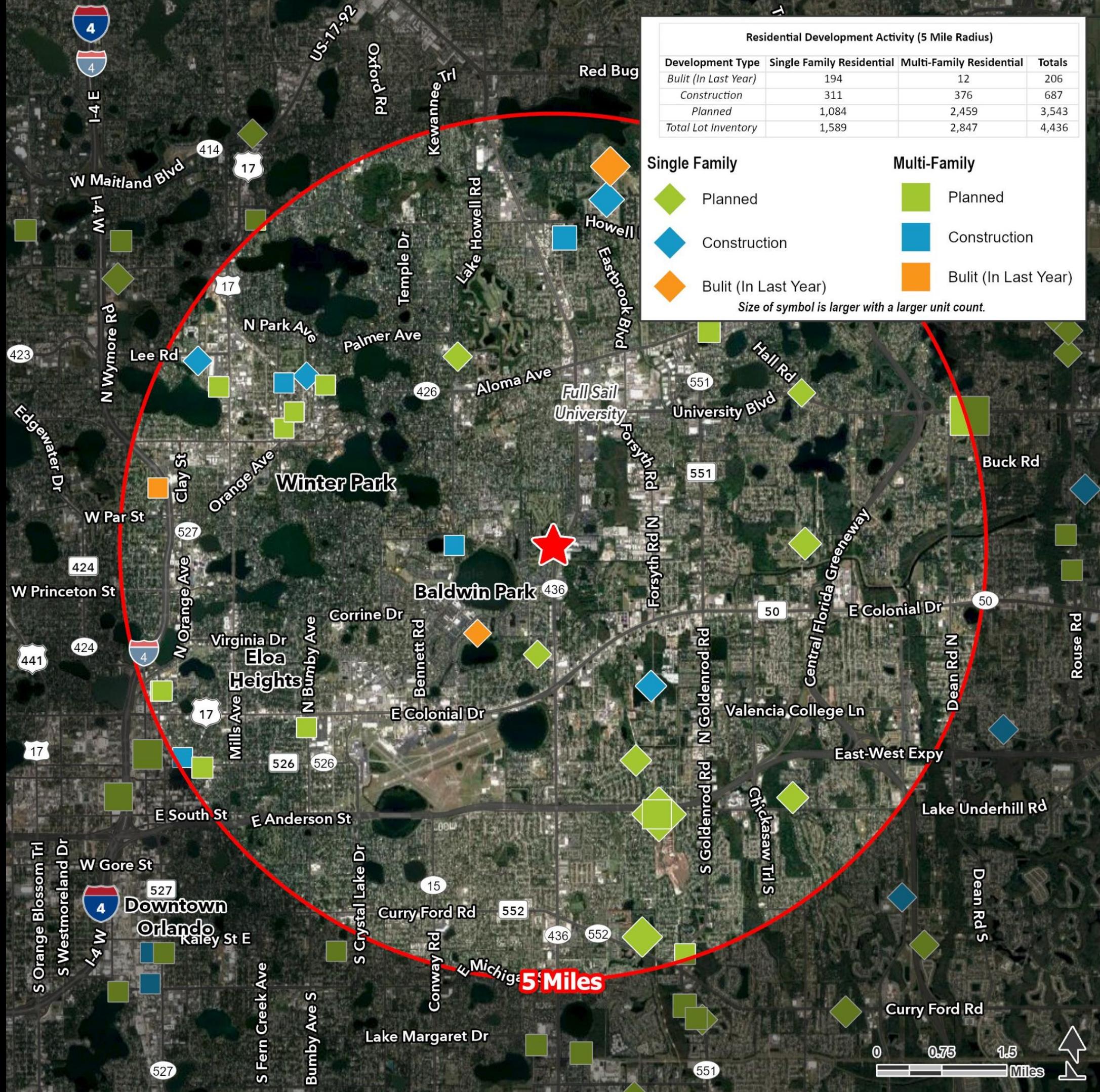
# CONCEPTUAL SITE PLAN - OUTPARCELS



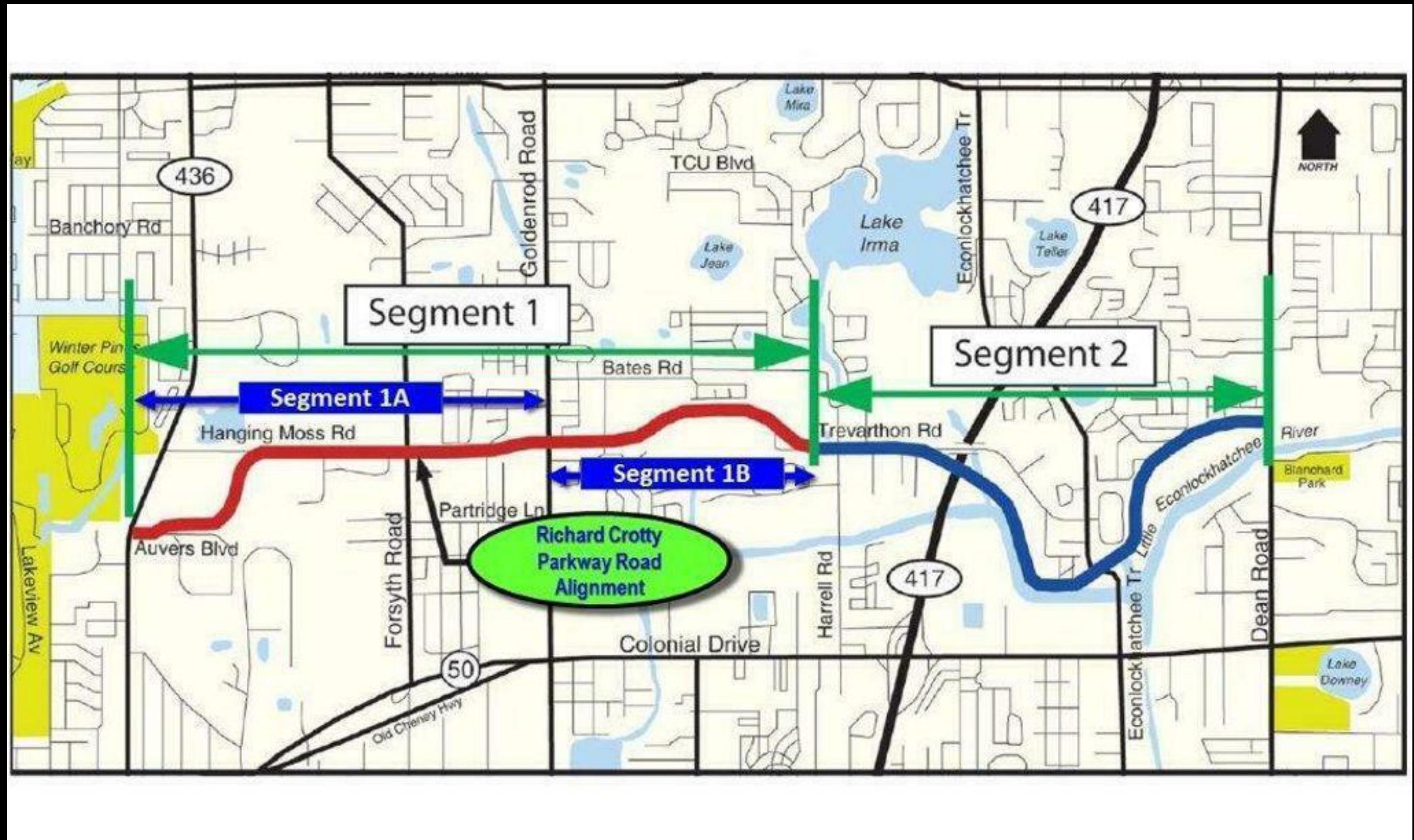
# RETAIL AERIAL



# RESIDENTIAL DEVELOPMENT PIPELINE



# RICHARD CROTTY PKWY ALIGNMENT



**FOR MORE INFORMATION, CONTACT**



**407 988 0092**

R. BOBBY PALTA  
bp@blvdretail.com  
407 279 0050

<http://us.blvdretail.com/baldwinpark-development>



Click to  
Download  
this as a PDF