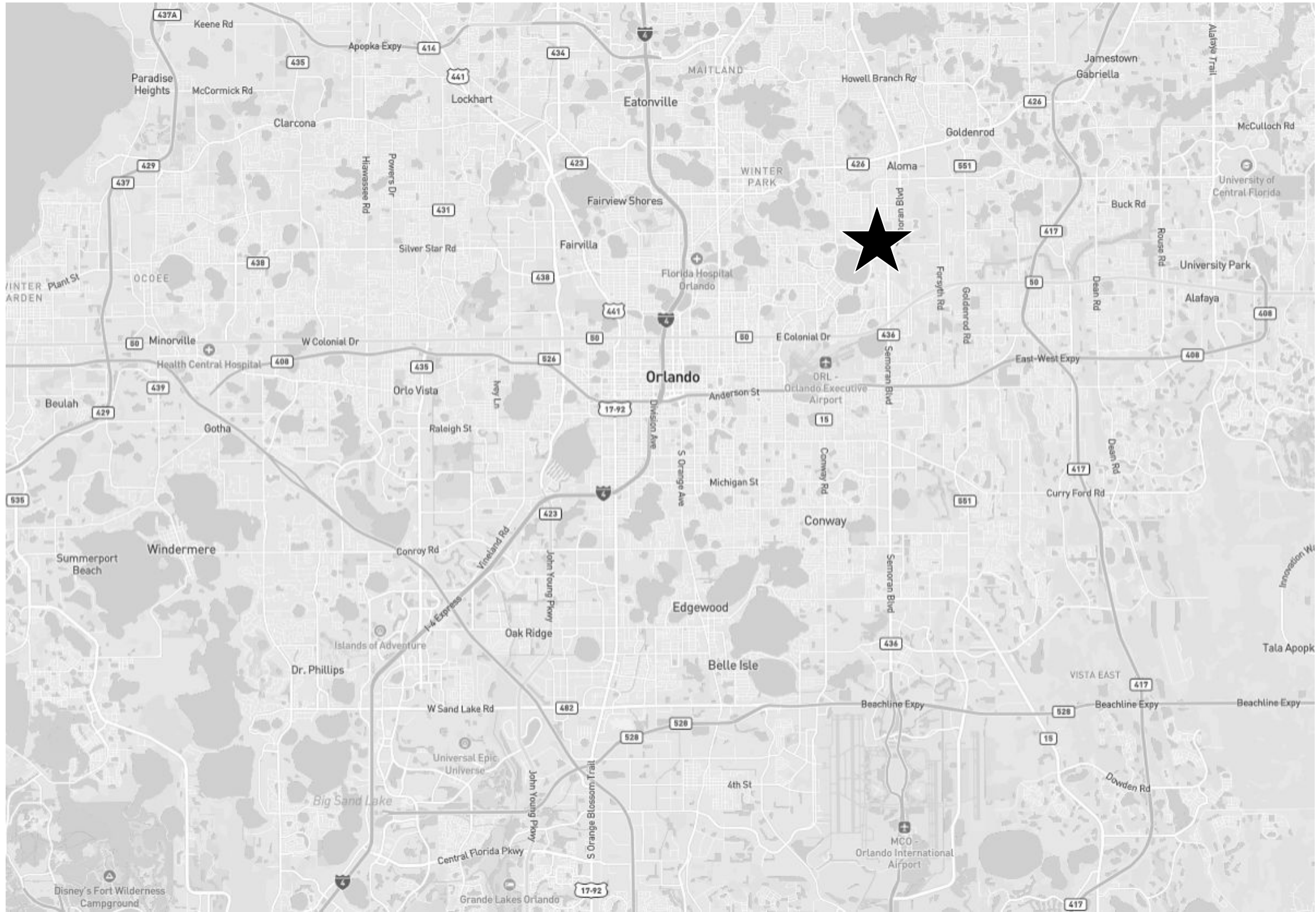


BALDWIN PARK DEVELOPMENT WINTER PARK, FLORIDA

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

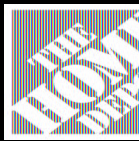
1 full access point at a signalized intersection
and 1 Right-in-Right-out from SR 436

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

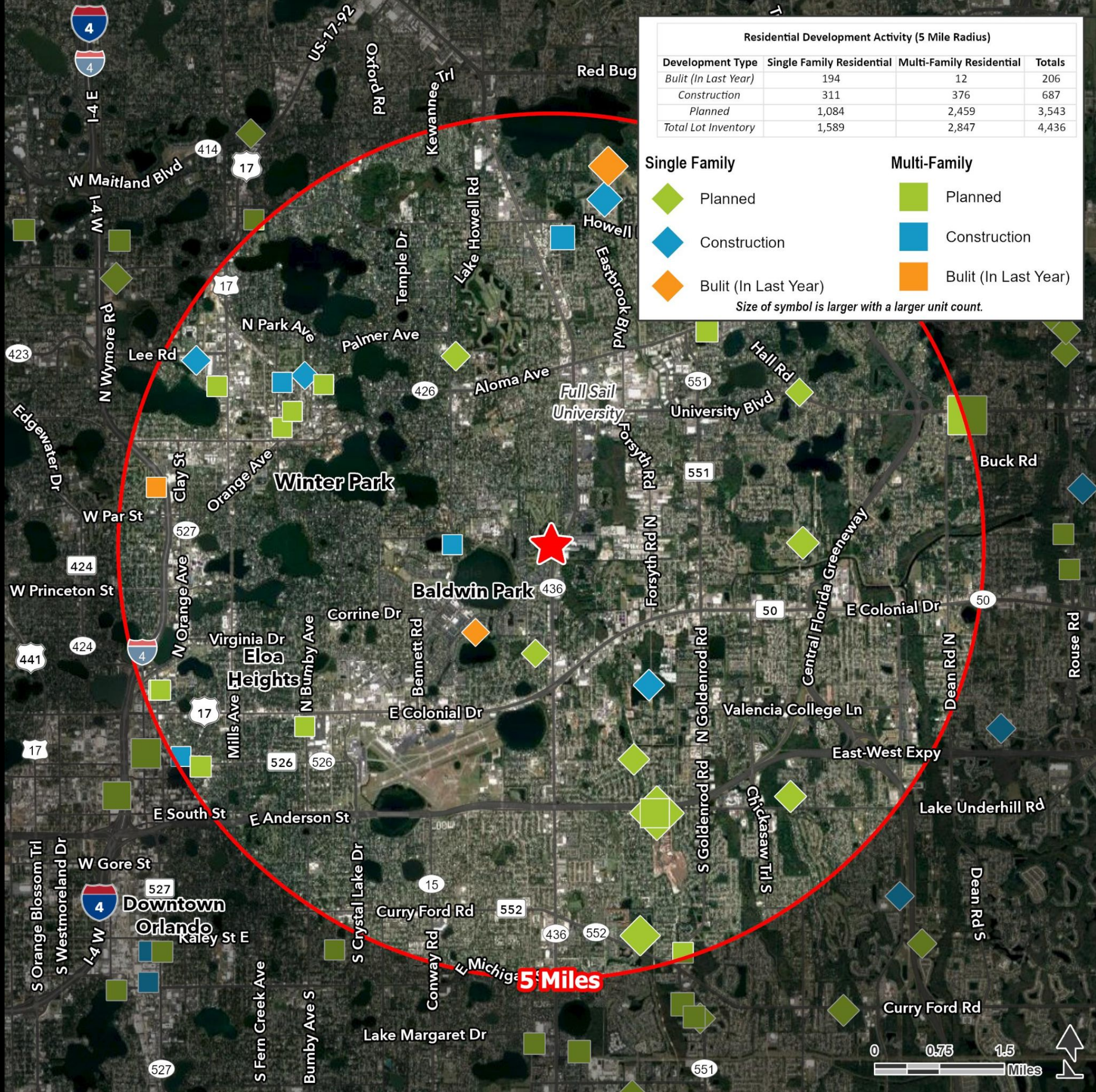


INTERCHANGE AERIAL



CONCEPTUAL SITE PLAN - OUTPARCELS

The map displays the Winter Park area in North Carolina, highlighting a proposed retail site on Hanging Moss Rd. The site is marked with a red arrow and labeled "SITE". The map shows major roads including N Semoran Blvd, E Colonial Dr, N Goldenrod Rd, and N Park Ave. Traffic volume data (AADT) is provided for several roads: 37,615 AADT on N Park Ave, 45,709 AADT on Aloma Ave, 45,363 AADT on University Blvd, 59,136 AADT on E Colonial Dr, 58,827 AADT on E Colonial Dr, 63,228 AADT on E Colonial Dr, 74,605 AADT on N Semoran Blvd, 36,400 AADT on N Goldenrod Rd, 59,272 AADT on N Goldenrod Rd, and 38,094 AADT on N Goldenrod Rd. The map also shows various retail and commercial establishments, including Publix, CVS, Target, Best Buy, and The Grove. A scale bar and north arrow are located in the bottom right corner.



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