

Holden Avenue

±12.88 acres
(±5.03 usable)

COMMERCIAL LAND FOR SALE

**4800 S. Orange Blossom Trail
Orlando, Florida 32839**

This land encompasses approximately 12.88 acres of commercial land (±5.03 acres usable), presenting a substantial opportunity for development. Situated on S Orange Blossom Trail (US 441), it boasts outstanding visibility. Its location is conveniently close to key destinations, including Universal Orlando Resort, The Florida Mall, and The Mall at Millenia. The property provides future owners with the versatility to explore traditional retail opportunities or consider potential office/mixed-use developments.



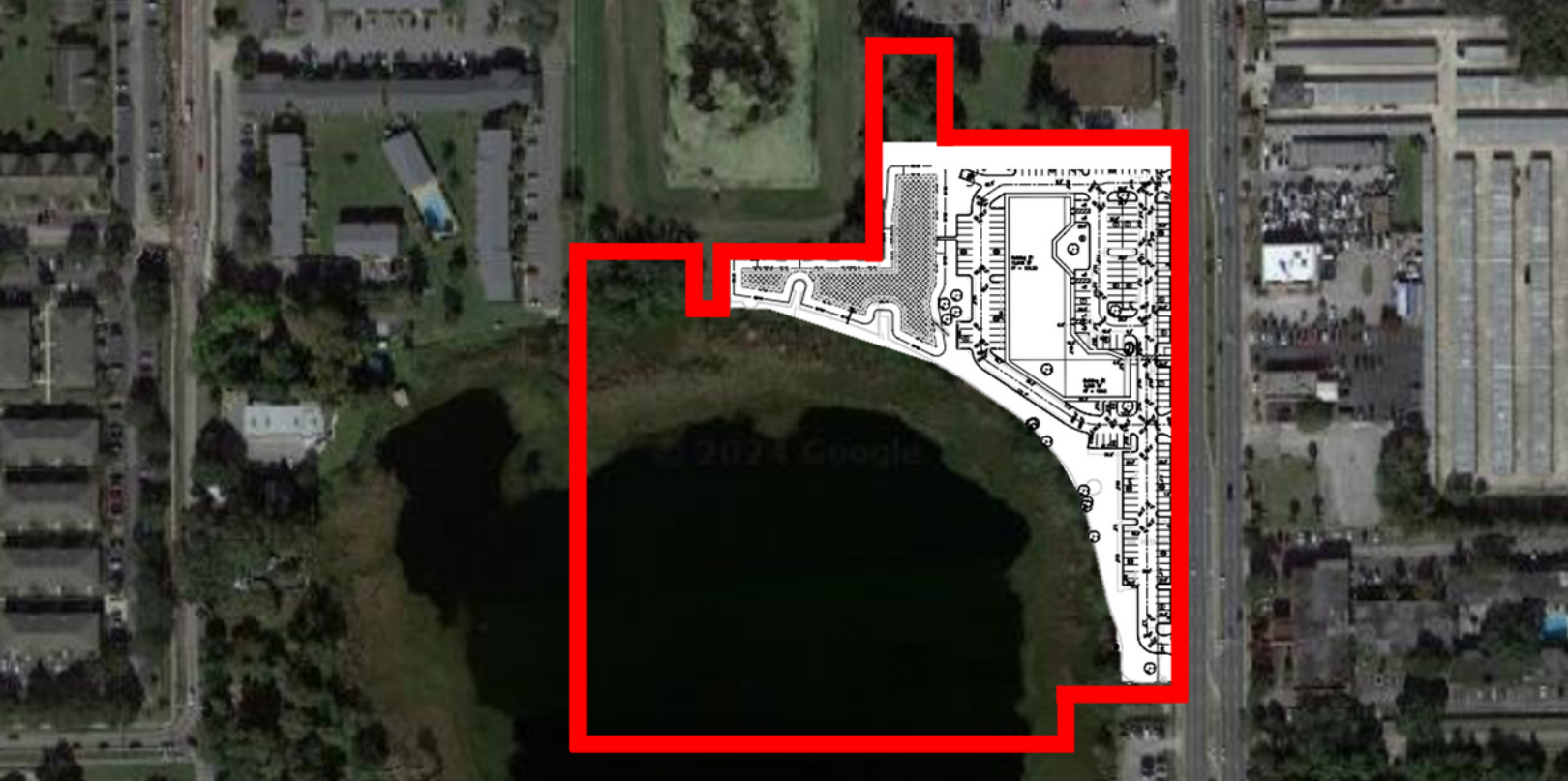
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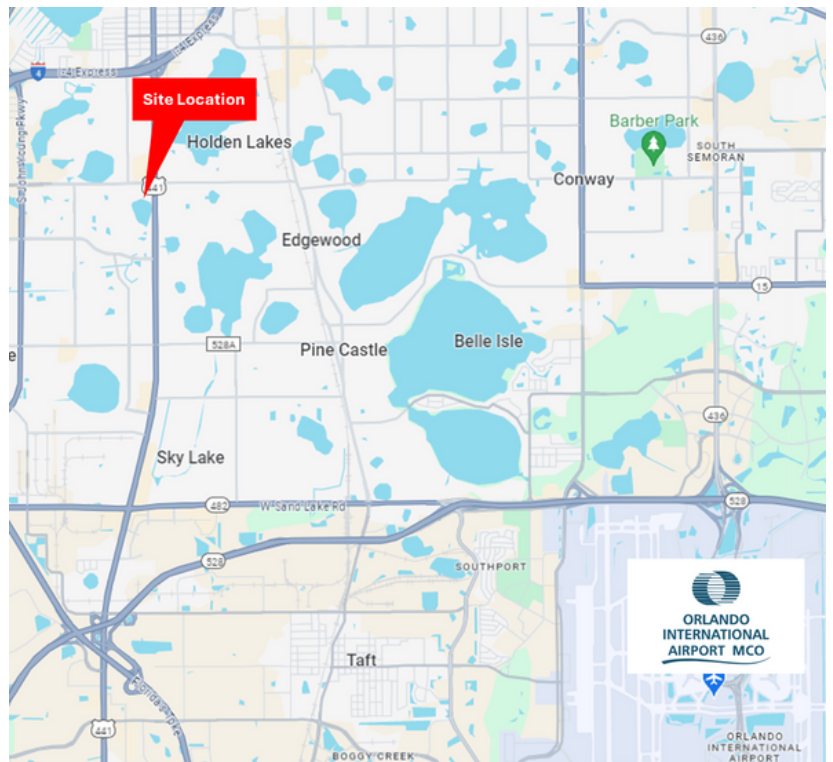


LAND INFORMATION

Address:	4800 S. Orange Blossom Trail Orlando, FL 32839
Folio number:	30-23-19-2784-06-001
Land:	±12.88 ac total (±561,052 sf) ±5.03 ac usable (±219,106 sf)
Zoning:	C-1/C-2
Frontage:	±732 sf on S. Orange Blossom Trail

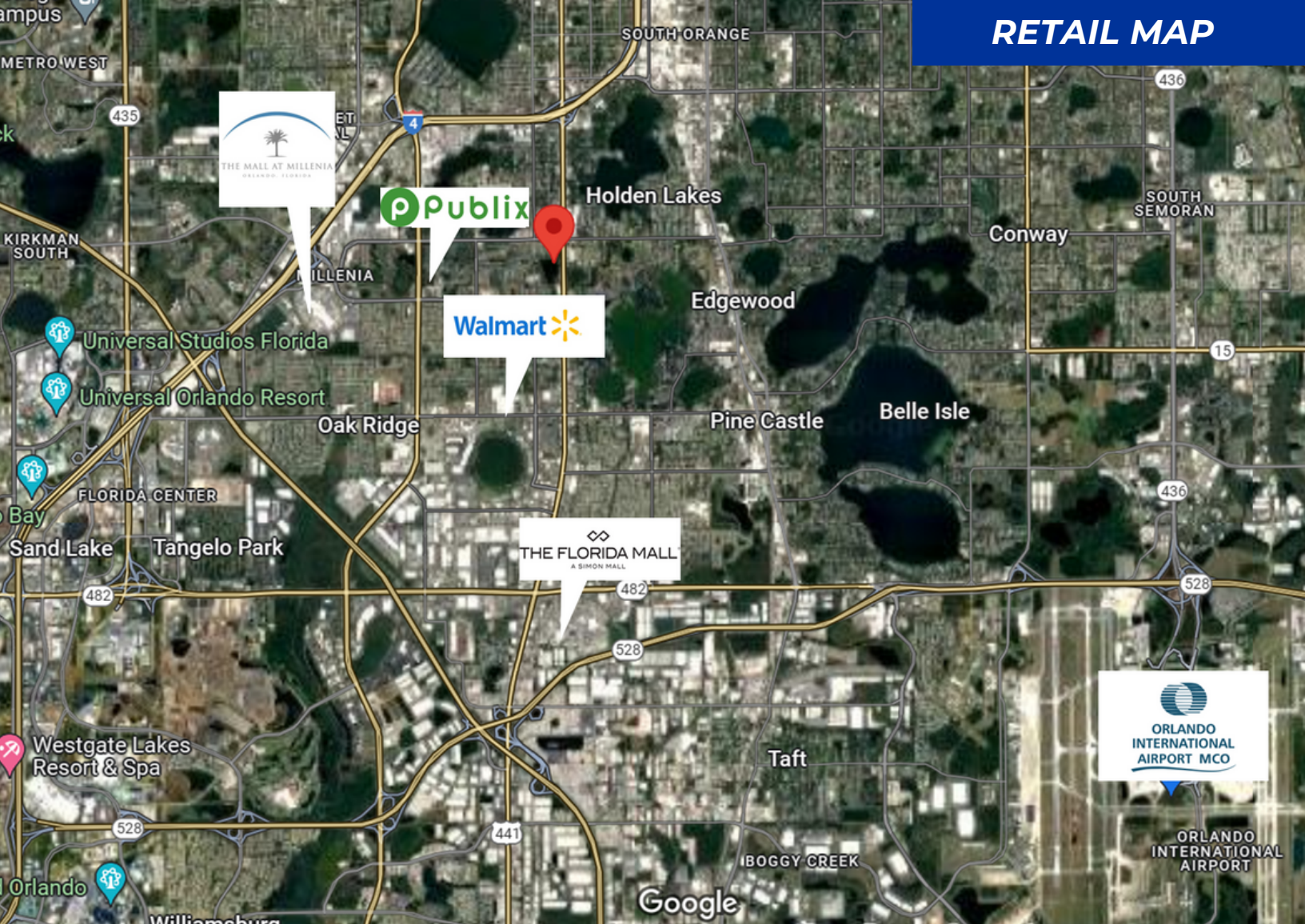
Excellent Accessibility

The land boasts an excellent location, strategically situated in the vicinity of Orlando International Airport and premier tourist district. It provides seamless access to leading attractions such as Universal Orlando Resort, Seaworld, the Orlando Convention Center, ICON Park, and the Orlando Premium Outlets, all of which are merely a ten-minute drive away.



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- **Strategically Positioned:** Near Orlando International Airport and the premier tourist district for optimal accessibility.
- **Top Attractions Nearby:** Within a ten-minute drive to Universal Orlando Resort, SeaWorld, Orlando Convention Center, ICON Park, and Orlando Premium Outlets.
- **Commercial Hub:** Central to essential retailers like Walmart and Publix, and premier shopping destinations such as The Florida Mall and The Mall at Millenia.
- **Comprehensive Shopping Experience:** Offers a range from everyday necessities to luxury brands, catering to diverse consumer needs.
- **Urban Community Appeal:** Designed to meet the extensive demands of a vibrant urban community, enhancing resident and visitor satisfaction.

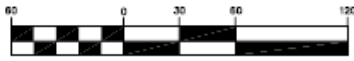


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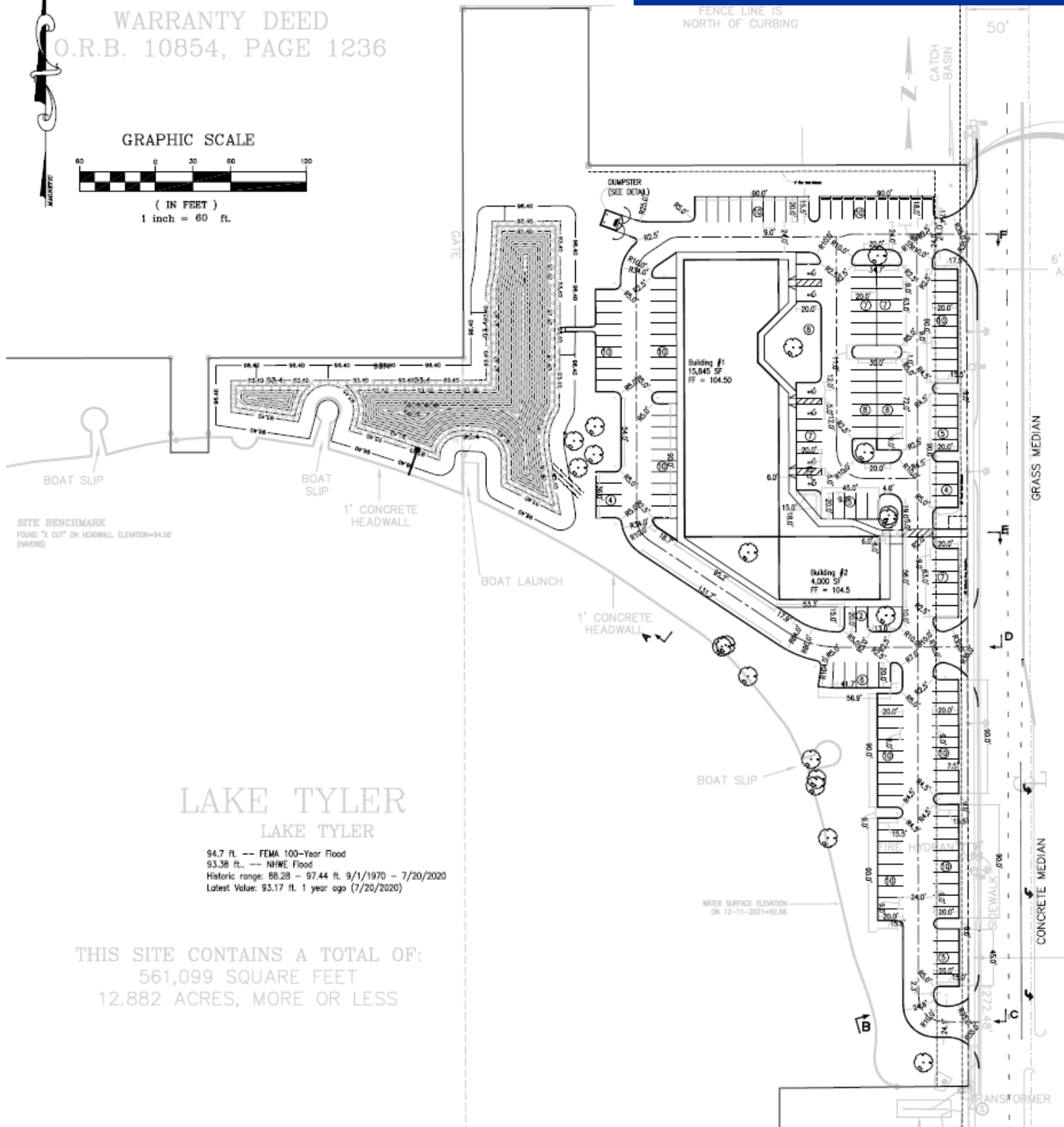
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WARRANTY DEED
O.R.B. 10854, PAGE 1236

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



LAKE TYLER
LAKE TYLER

94.7 ft. --- FEMA 100-Year Flood
93.38 ft. --- NHWE Flood
Historic range: 88.28 - 97.44 ft. 9/1/1970 - 7/20/2020
Latest Value: 93.17 ft. 1 year ago (7/20/2020)

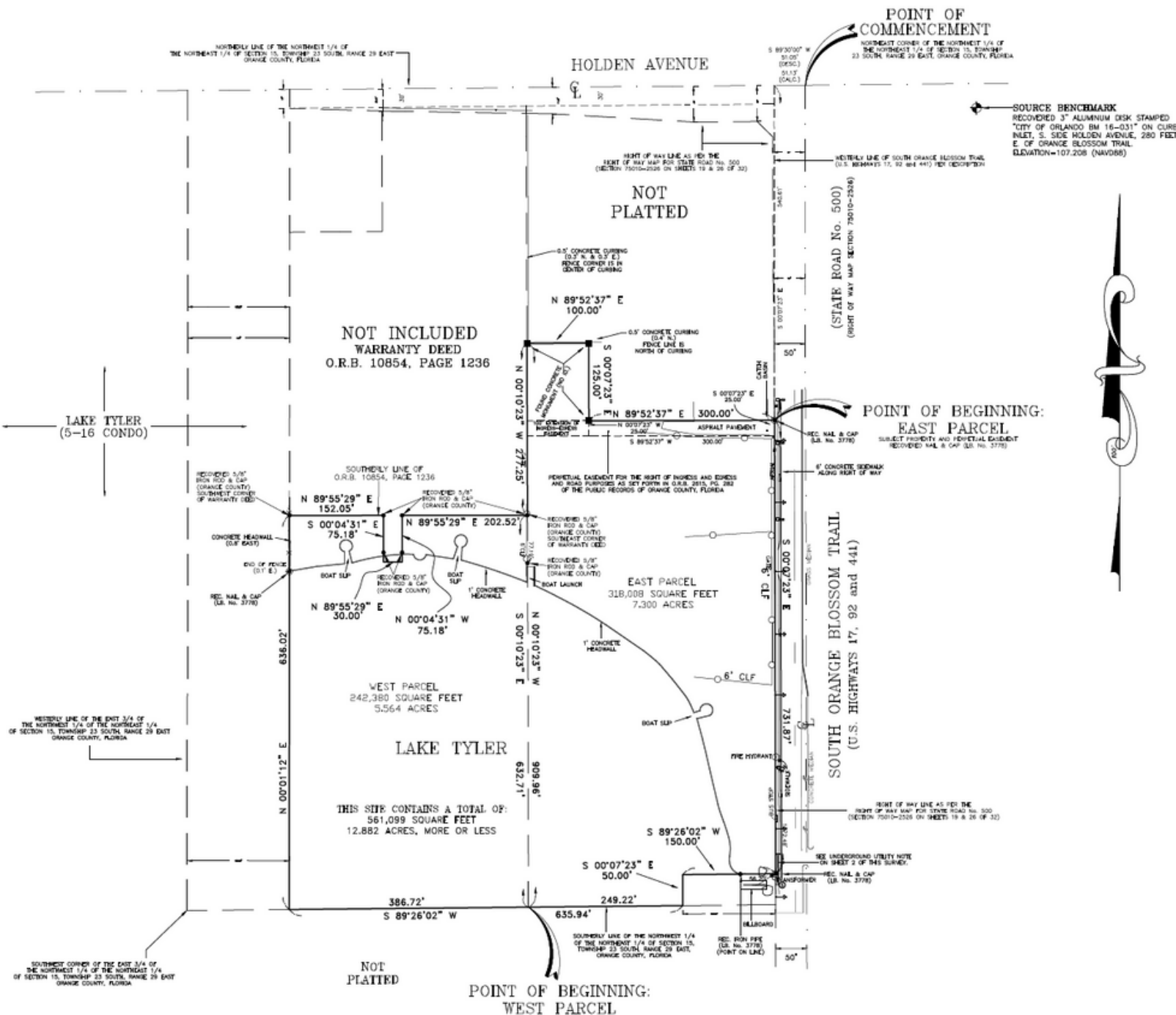
THIS SITE CONTAINS A TOTAL OF:
561,099 SQUARE FEET
12.882 ACRES, MORE OR LESS

- All construction and engineering drawings have been completed for 20,000± sf office/professional office space as shown on conceptual site plan.



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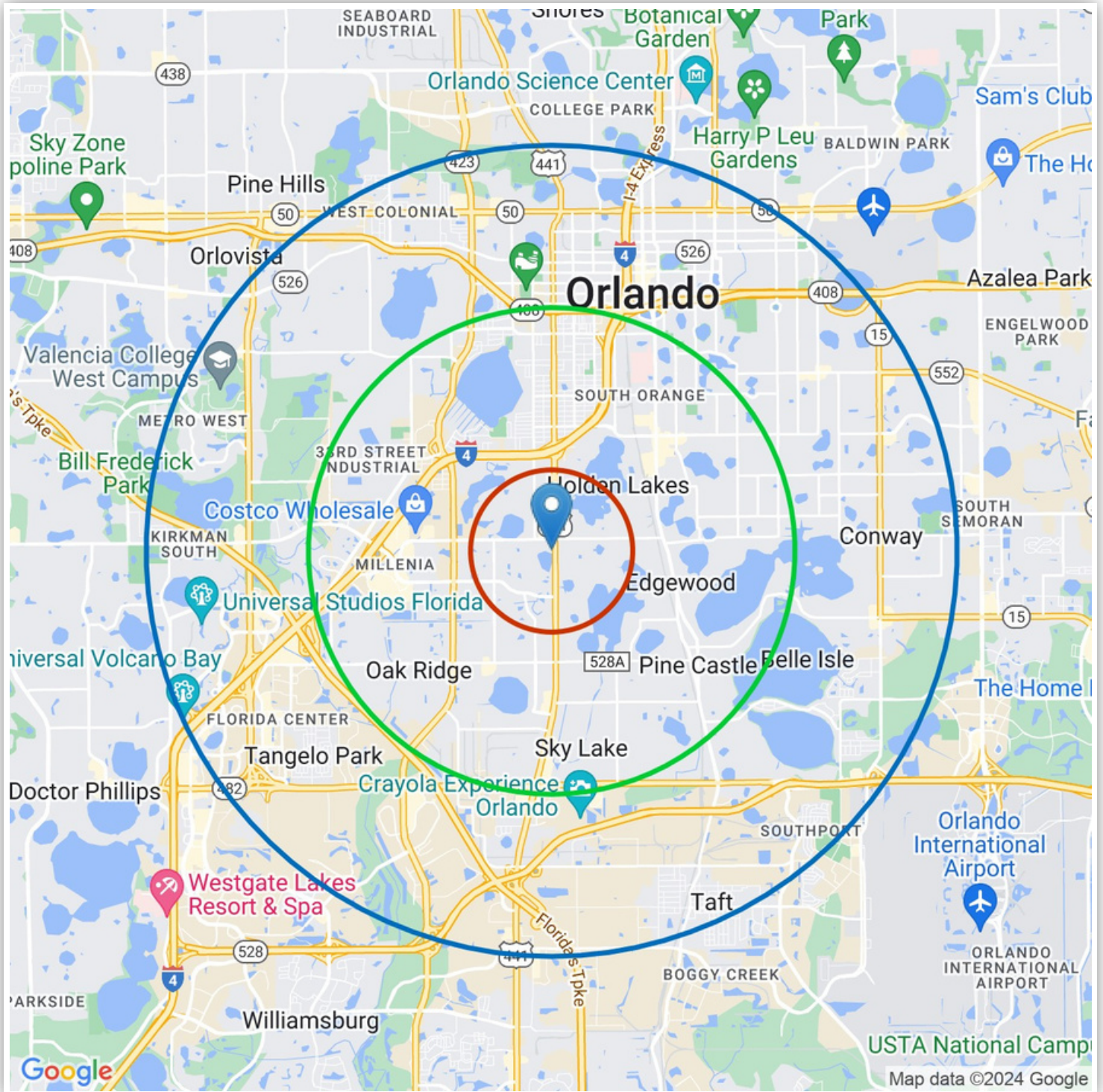


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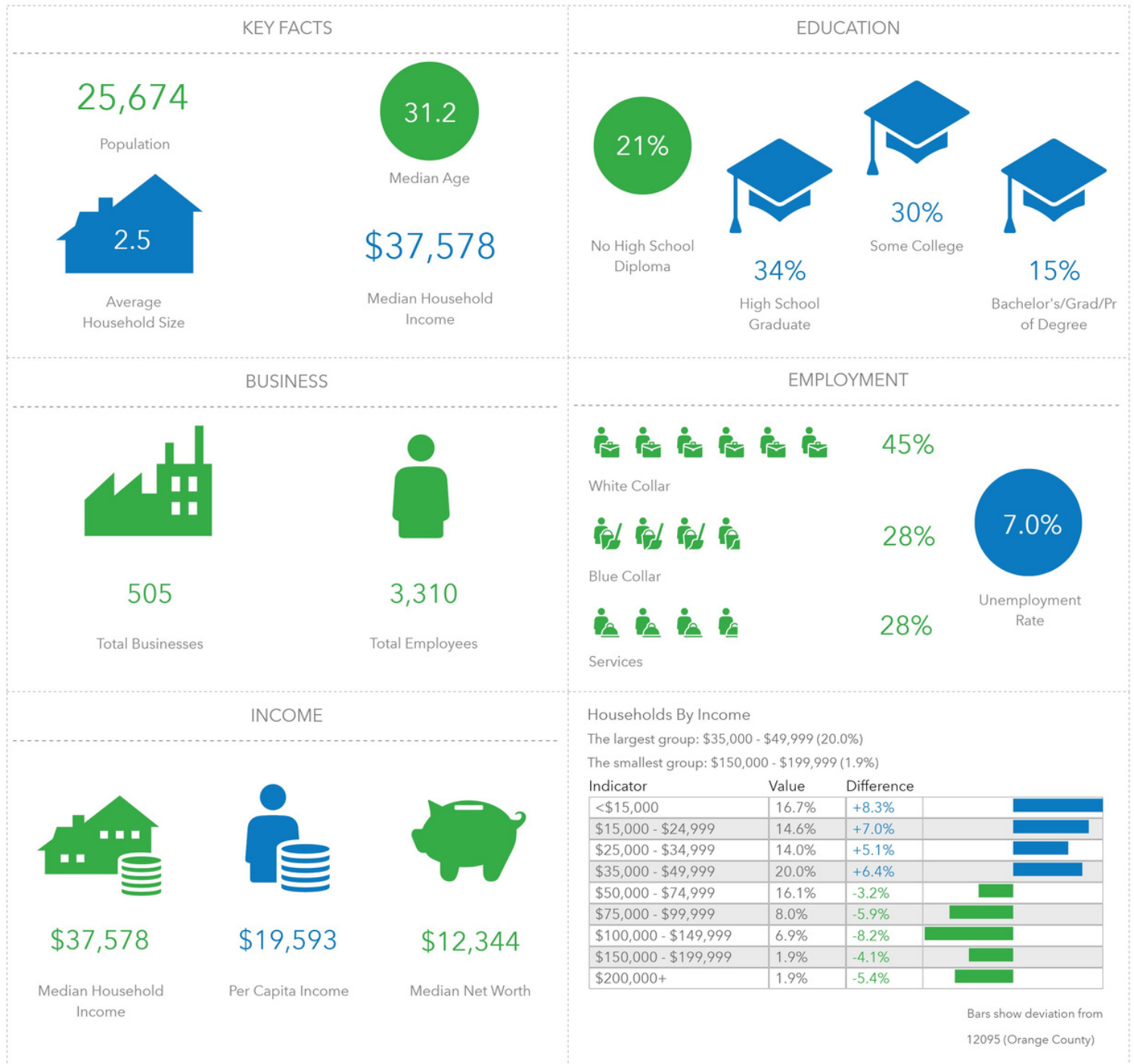
LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



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INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)



This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

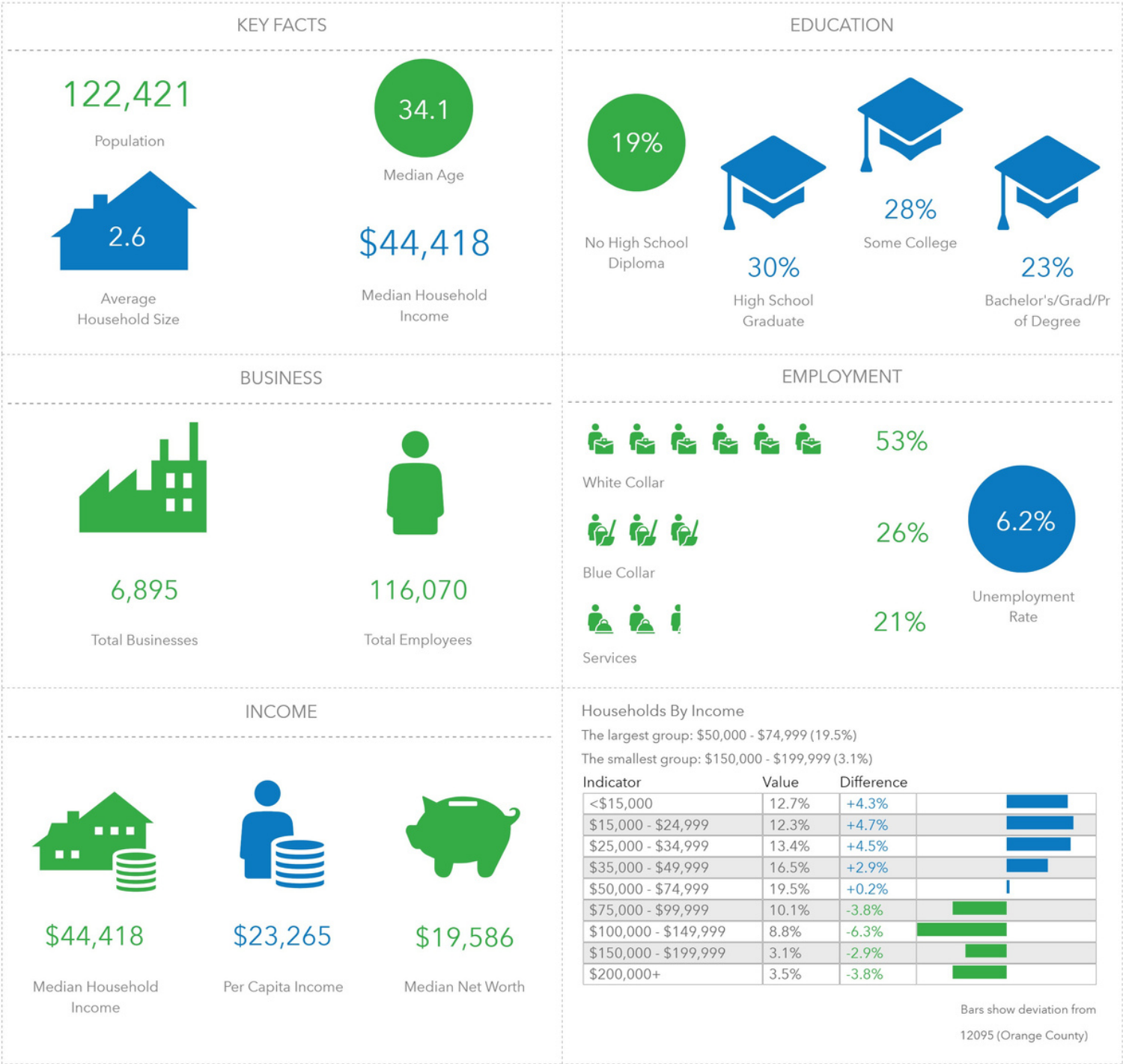
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INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)

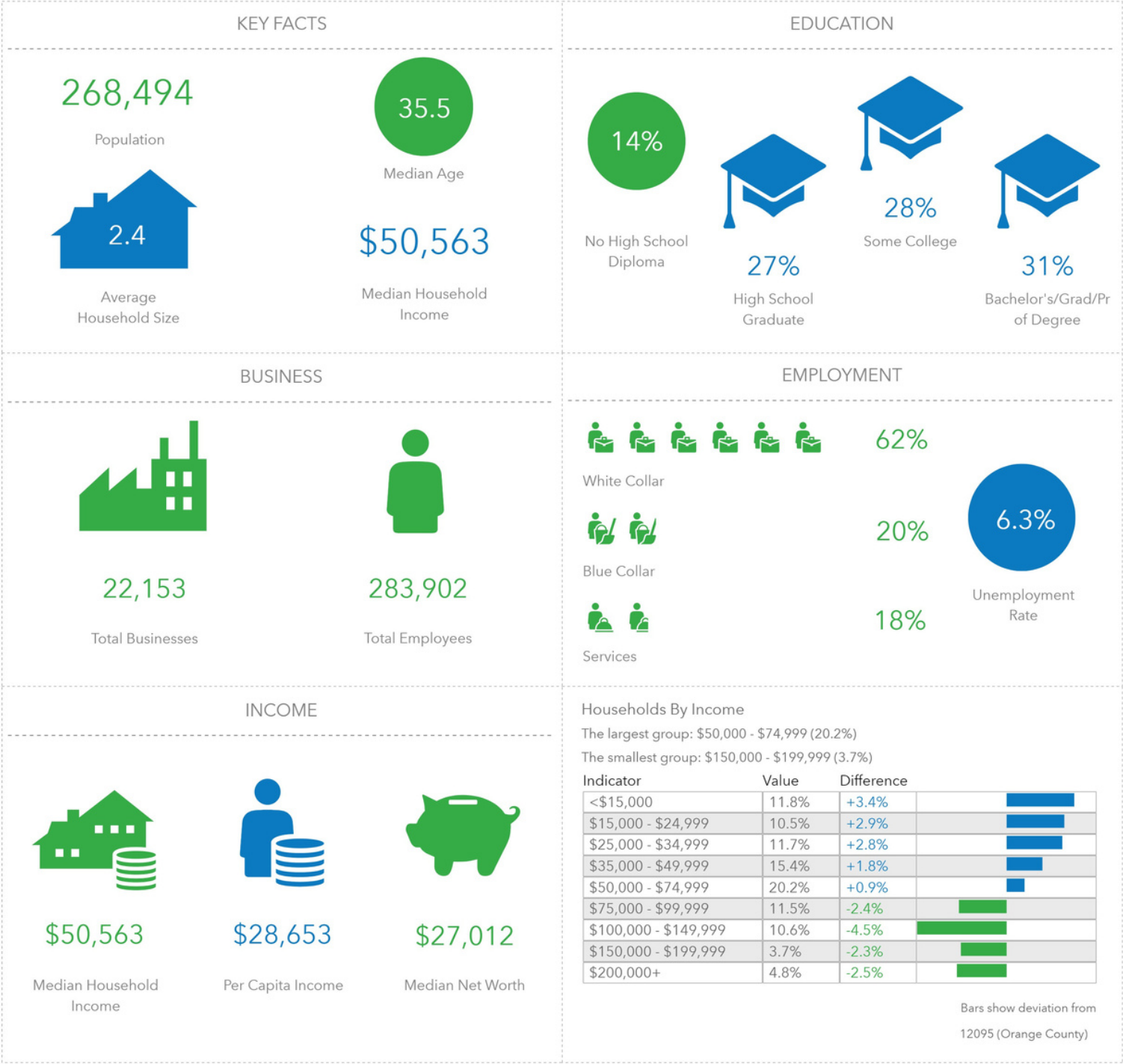


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INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)



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