



# Developer Closeout

11731 ORPINGTON ST, ORLANDO, FL 32817

## DEVELOPER CLOSEOUT- LAST APPROVED BUILDING PAD

- Architectural Plans Included – Valued at \$45,000
- Impact Fees Paid – Valued at \$63,370
- Exceptional Location – Nearby Off-Campus UCF Housing Under Construction
- High Visibility & Traffic – Prime exposure opportunities on Alafaya Trail & Orpington St.



2026 Imagery ©2026 Airbus, Maxar Technologies

FOR MORE INFORMATION | [MILLENNIA-PARTNERS.COM](https://MILLENNIA-PARTNERS.COM)

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## EXECUTIVE SUMMARY

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### OFFERING SUMMARY

Sale Price:	\$625,000
Lot Size:	0.1 Acres
Zoning:	P-O
Market:	East Orlando
Submarket:	University Park

### PROPERTY OVERVIEW

The last approved building pad in Alafaya Professional Park II, this is a rare developer closeout opportunity for medical or professional office use. The site is fully entitled and ready for immediate construction, with plans in place for a 9,500 SF two-story building or a modified 4,500 SF one-story layout. Seller to include existing architectural plans and \$65,000 in prepaid impact fees. Seller financing available for a qualified buyer.

### LOCATION OVERVIEW

Located just off Alafaya Trail near East Colonial Drive, this site sits less than three miles from the University of Central Florida. The property offers dual access points, ample parking, and strong visibility with prominent signage opportunities. Surrounded by established medical and professional office users, the location is well-suited for medical or healthcare-related practices seeking an East Orlando presence.

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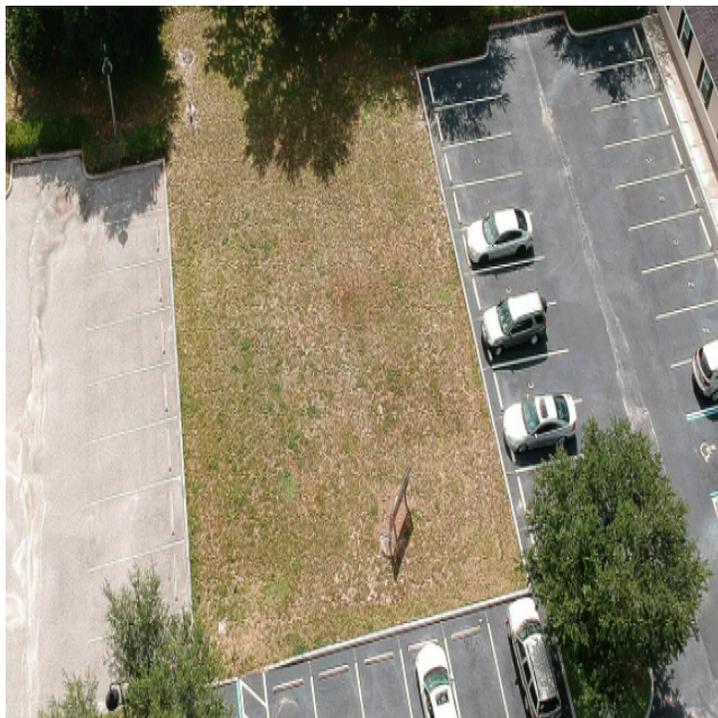
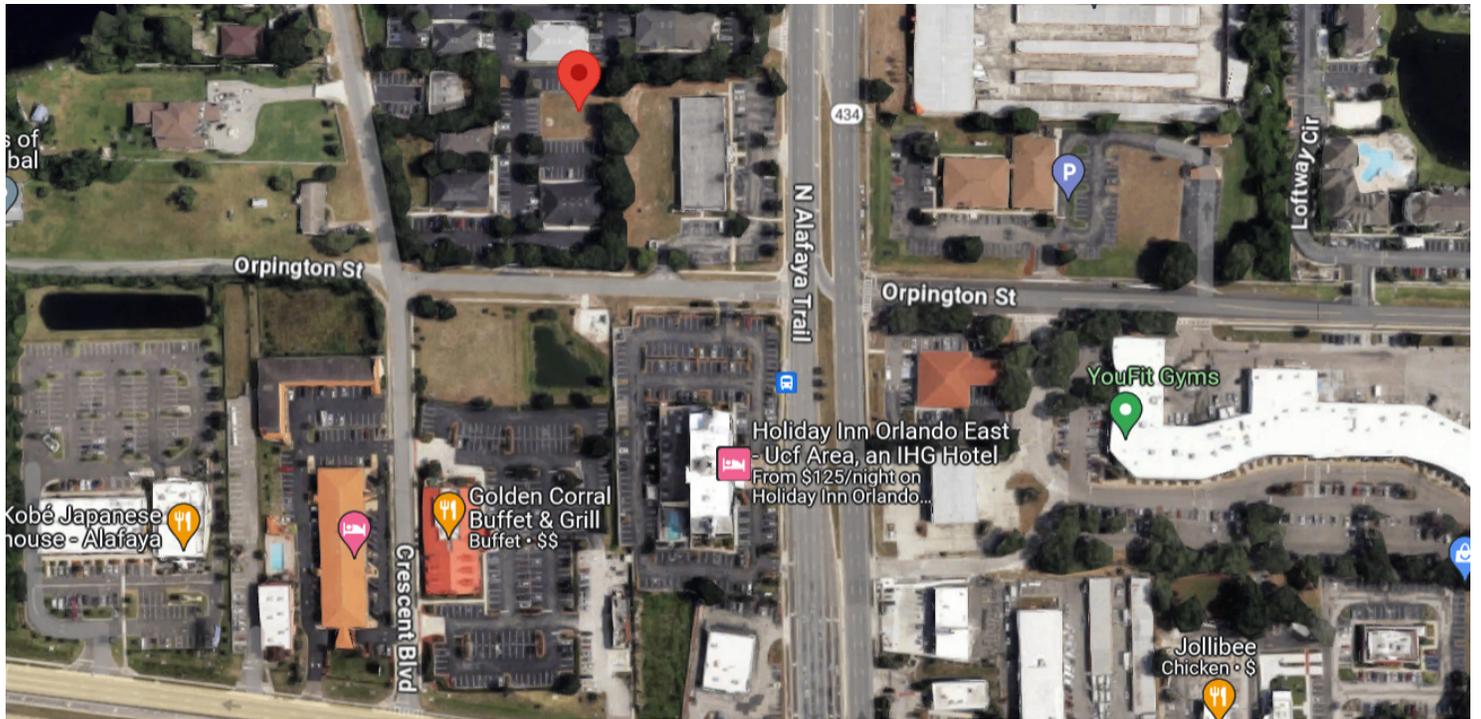
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ADDITIONAL PHOTOS

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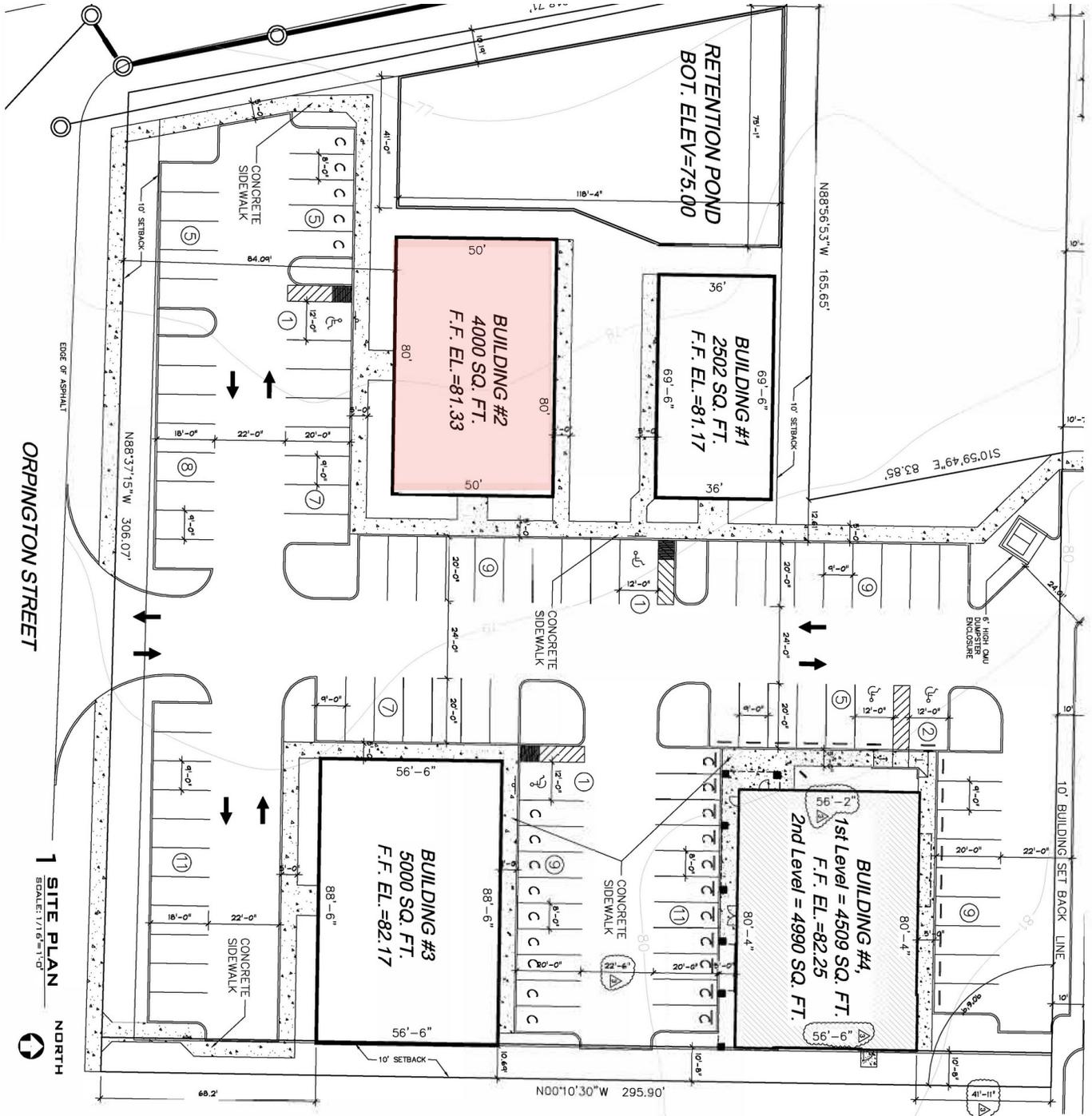
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# SITE PLANS

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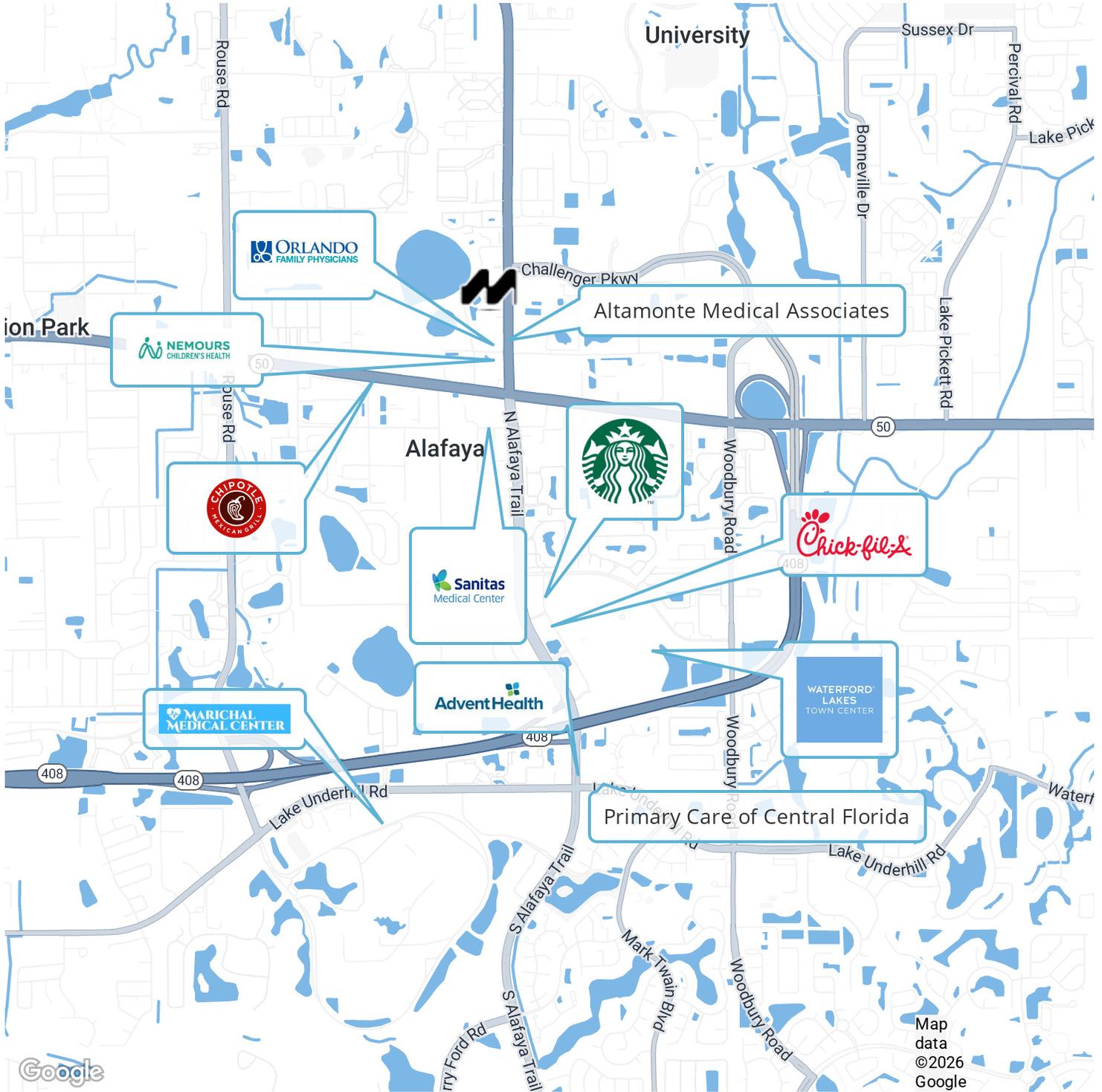
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RETAILER MAP

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Google

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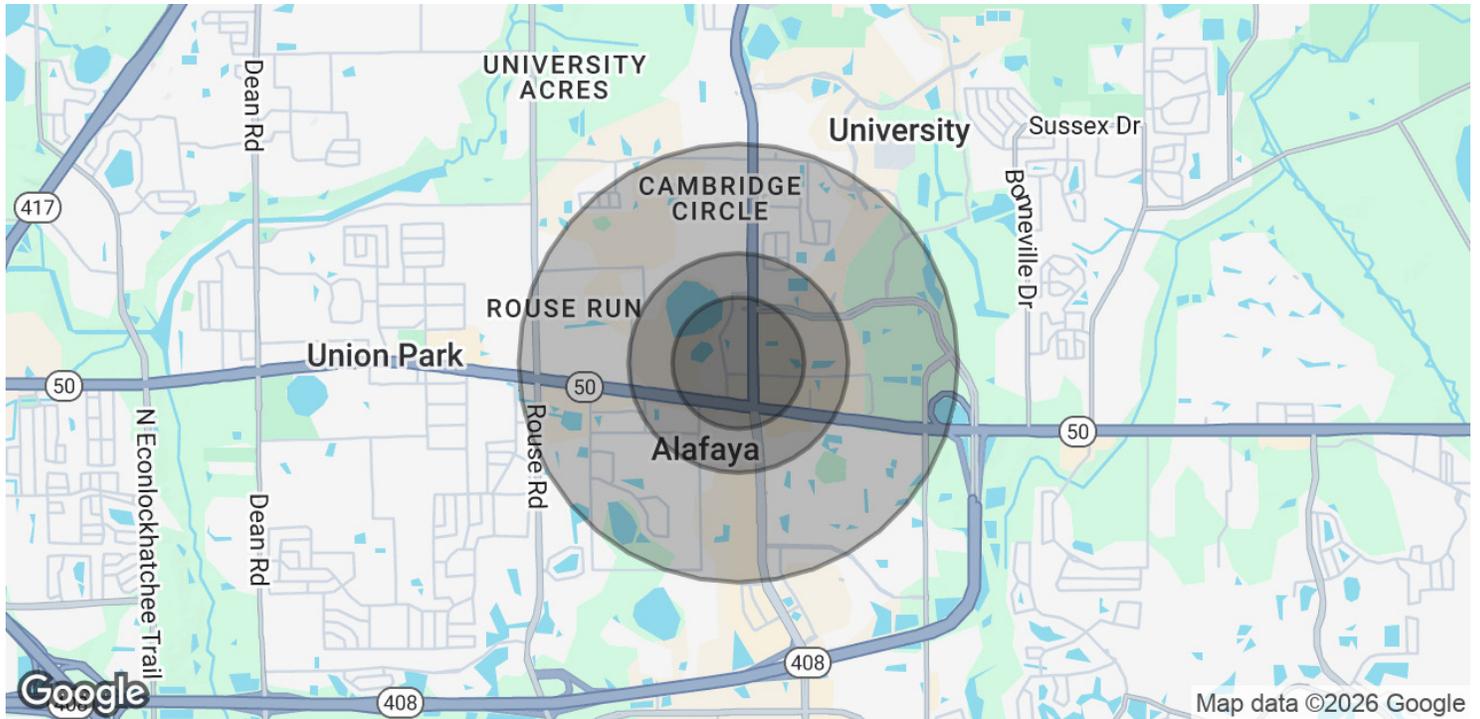
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,579	4,554	20,815
Average Age	26	27	28
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	479	1,371	6,224
# of Persons per HH	3.3	3.3	3.3
Average HH Income	\$81,370	\$78,325	\$71,660
Average House Value	\$326,453	\$307,896	\$292,291

Demographics data derived from AlphaMap

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