



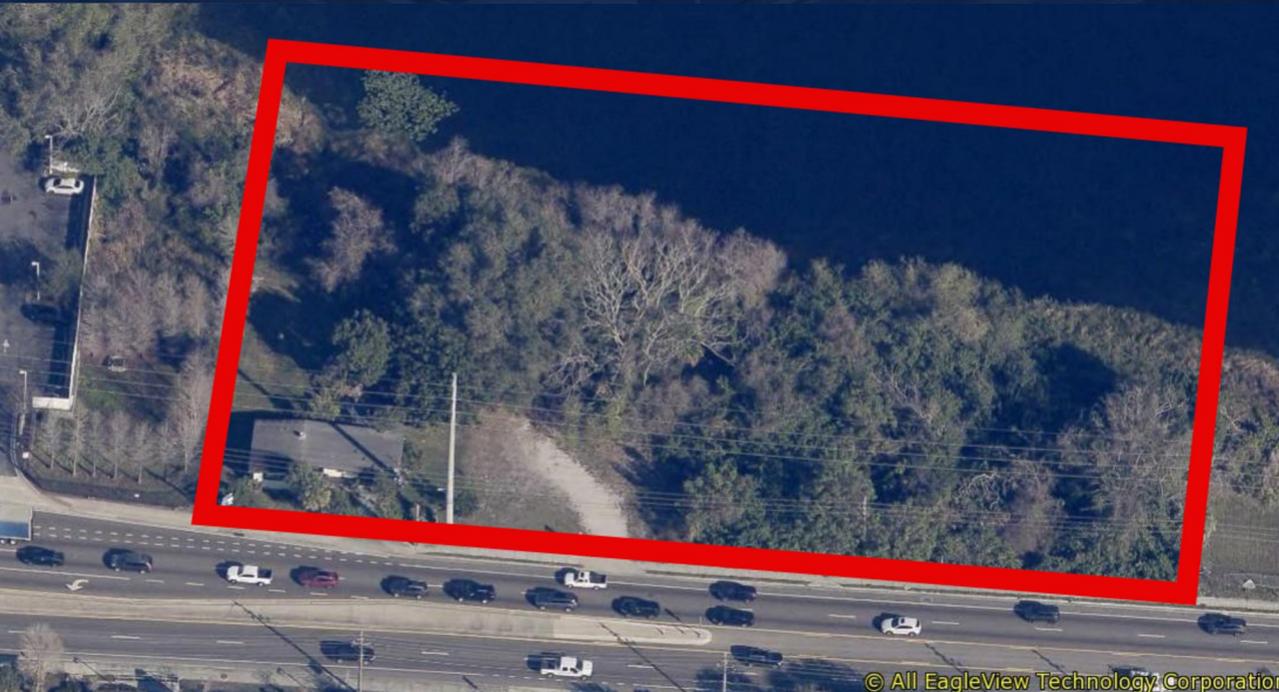
FOR LEASE

McCoy Rd. Pad Site

1223 McCoy Rd., Orlando, FL

McCoy Rd. Pad Site

1223 McCoy Rd., Orlando, FL 32809



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PROPERTY HIGHLIGHTS

- Located lakeside, with 300Ft of direct frontage on the well-established thoroughfare of McCoy Rd.
- Shortage of some business types in the area pose a great opportunity for new players
- Direct access and frontage on McCoy Rd. near the major intersection of Sand Lake Rd. / S. Orange Ave. / and McCoy Rd.
- Favorable future zoning under the new Orange Code, T5.1 Low-Density Mixed-Use
- Opportunity to create one contiguous assemblage with the addition of the unowned parcels in-between.
- Located within the Sand Lake Rd. Station, Transit Oriented Development (TOD) Zone.

[Click here for Survey.](#)

[Click here for Future Zoning.](#)

LEASE HIGHLIGHTS

- APNs: 25-23-29-0000-00-088, 25-23-29-0000-00-057, 25-23-29-0000-00-103
- Land Size: +/-0.70 Buildable Acres
- Municipality: Un-Incorporated Orange County
- Current Zoning: P-O (Professional Offices)
- Future Land Use: T5.1 (Low Density Mixed-Use)
- Existing Structures: 1152SF Office Building

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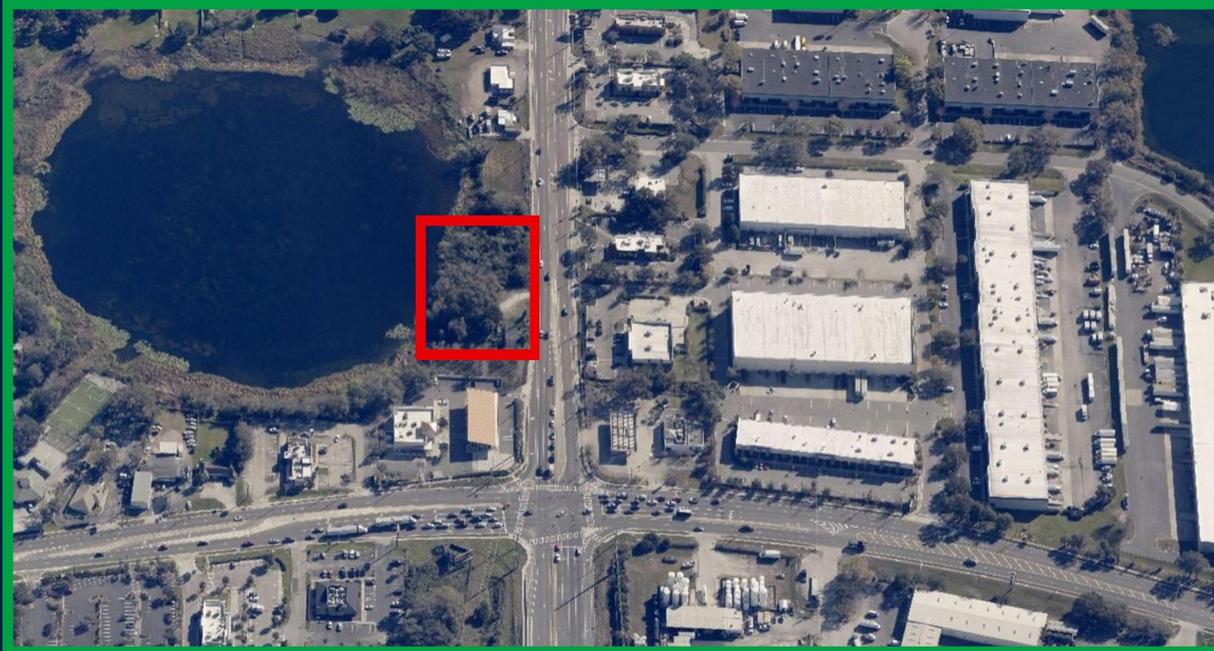
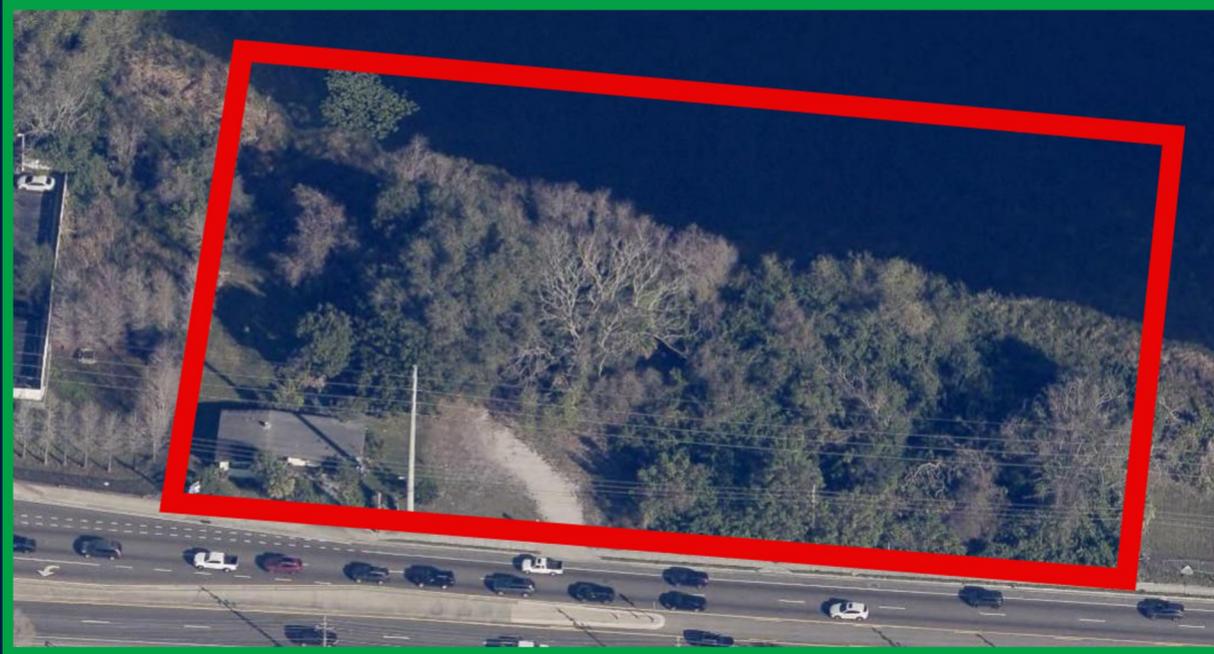


PROFESSIONAL COMMERCIAL REAL ESTATE SERVICES

300 S. Orange Ave, Ste 1000
Orlando, FL 32801

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PROPERTY PHOTOS



SUNRAIL STATION



PROPERTY



MCCOY RD

43,500 cars per day

S. ORANGE AVE

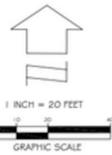


RETAIL TRADE AREA

40,500 cars per day

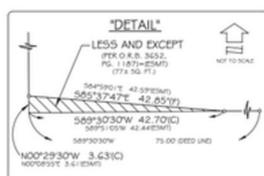
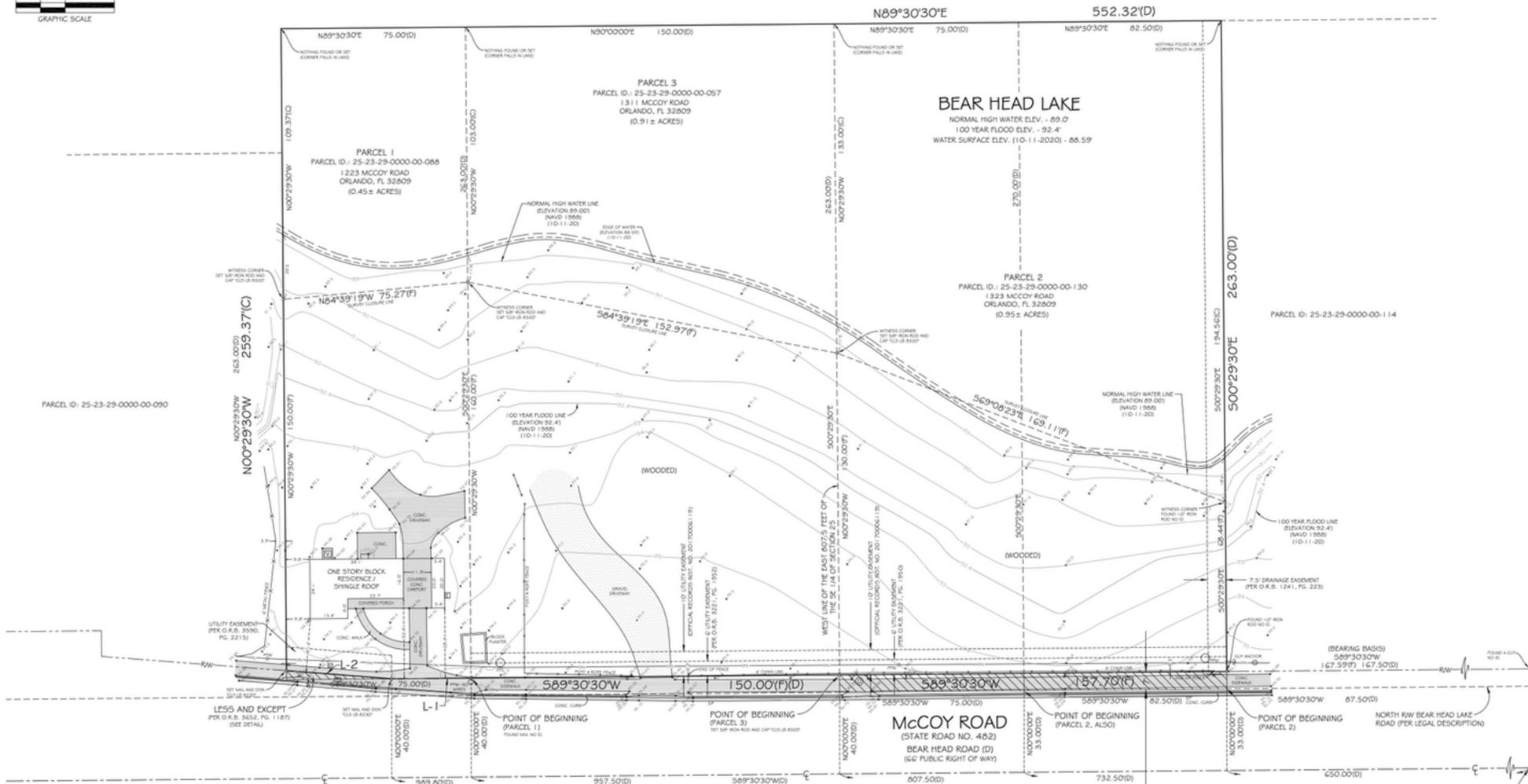


**FUTURE USE: T5.1 LOW-DENSITY MIXED-USE
(PROPOSED ORANGE CODE)**



"BOUNDARY AND TOPOGRAPHIC SURVEY OF LAND"

1223, 1311 & 1323 MCCOY ROAD
SECTION 25, TOWNSHIP 23 SOUTH, RANGE 29 EAST
CITY OF ORLANDO,
ORANGE COUNTY, FLORIDA



AREA CALCULATIONS			
PARCEL	AREA	UPLANDS	FLOODPLAIN / LAKE
1	0.45± ACRES OR 12647± SQ.FT.	0.18± ACRES	0.27± ACRES
2	0.95± ACRES OR 41422± SQ.FT.	0.16± ACRES	0.79± ACRES
3	0.91± ACRES OR 39450± SQ.FT.	0.36± ACRES	0.55± ACRES
4	1.02± ACRES OR 44365± SQ.FT.	0.30± ACRES	0.72± ACRES
TOTAL	3.33± ACRES OR 144884± SQ.FT.	1.00± ACRES	2.33± ACRES

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L-1	S89°30'30"W	32.30(F)
L-2	N55°37'47"W	42.65(F)
L-3	N6°50'14"W	77.69(F)

LESS THE NORTH 7' OF THE SOUTH 40 FEET OF THE WEST 157.5 FEET OF THE EAST 807.5 FEET OF THE SOUTHEAST 1/4 OF SEC. 25, TWP 23S, RGE 29E

POINT OF COMMENCEMENT
SOUTHEAST CORNER OF SECTION 25,
TOWNSHIP 23 S, RANGE 29 E
(CALCULATED POSITION, POINT NOT LOCATED)

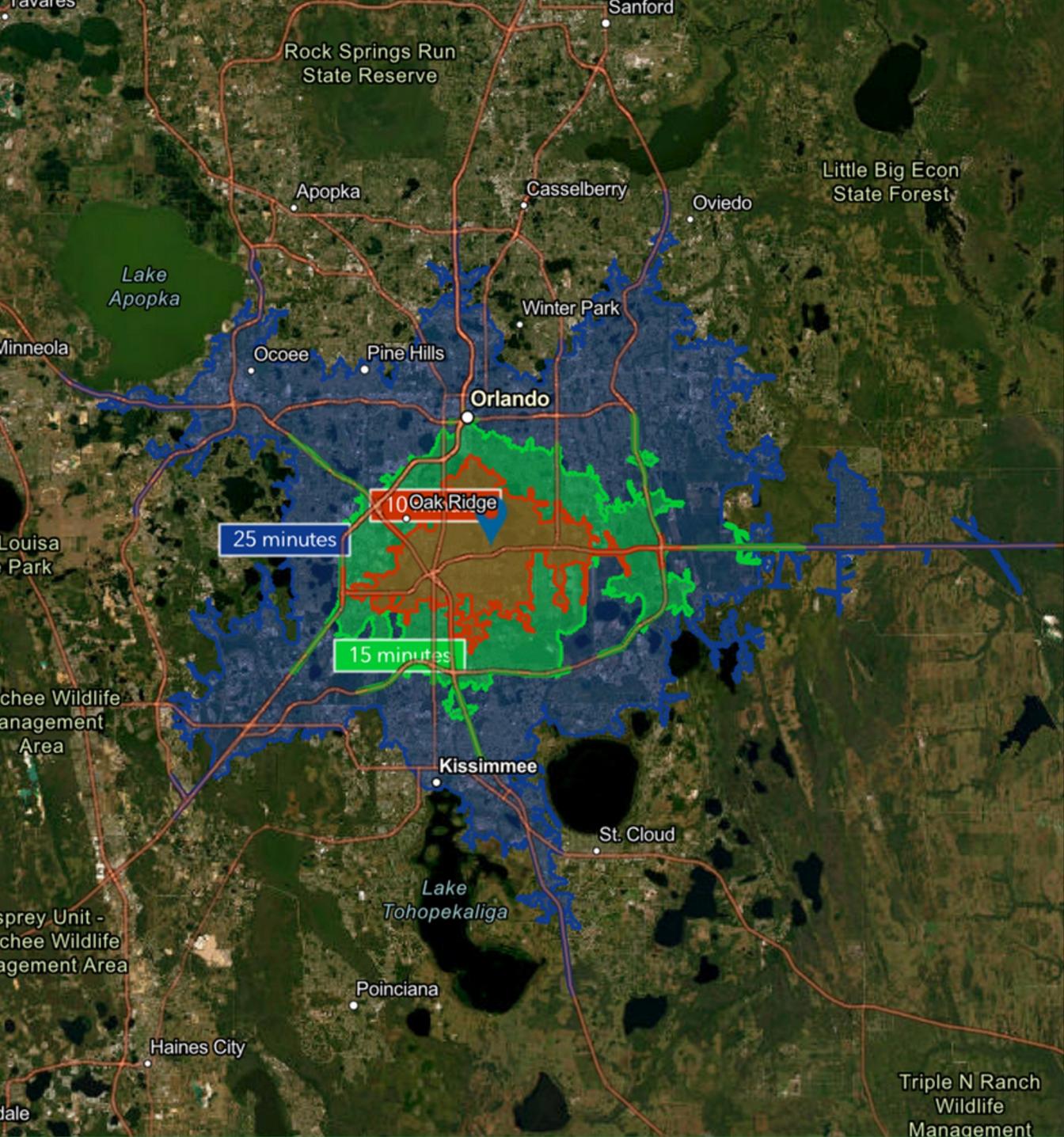
CANVAS
LAND SURVEYING
INCORPORATED
1000 N. W. 11th St., Suite 100
Orlando, FL 32806
Tel: 407.251.1111
Fax: 407.251.1112
www.canvasland.com

CLIENT: DONOR/ TITLE COMPANY
JOB NO. J182
DRAWING DATE: 09/26/2020
DRAWN BY: LFT
DATE OF SURVEY: 10/1/2020
ACAD FILE: MCCOY.RSDWG

SECTION 25, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA

"BOUNDARY & TOPOGRAPHIC SURVEY OF LAND"
THE A-1 LAND TRUST AGREEMENT
DATED SEPTEMBER 23, 2020

SHEET
2 OF 2



2025 Estimated Population

10 minutes	58,906
15 minutes	319,599
25 minutes	1,160,278

2025 Total Households

10 minutes	21,681
15 minutes	116,887
25 minutes	425,931

2025 Average Household Income

10 minutes	\$103,178
15 minutes	\$95,854
25 minutes	\$100,325

DRIVE-TIME DEMOGRAPHICS



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