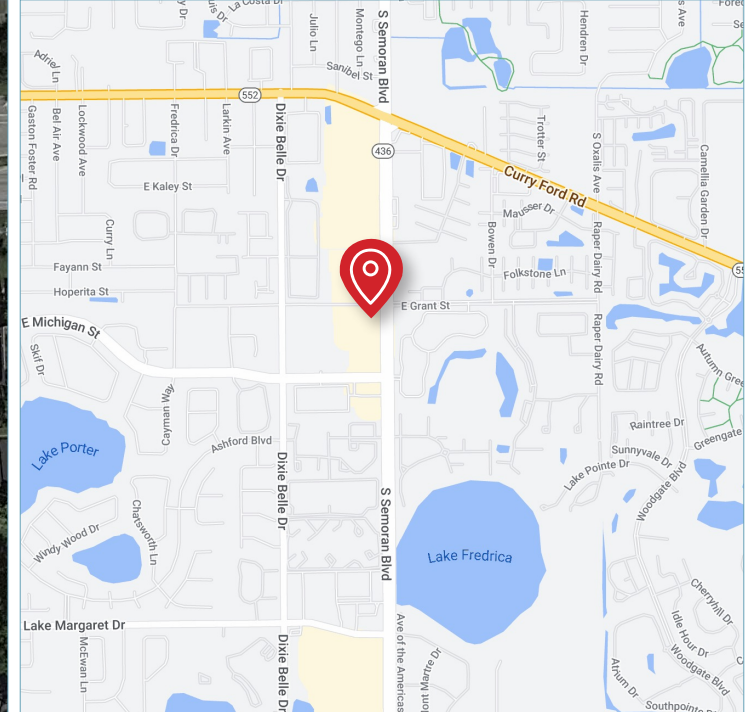
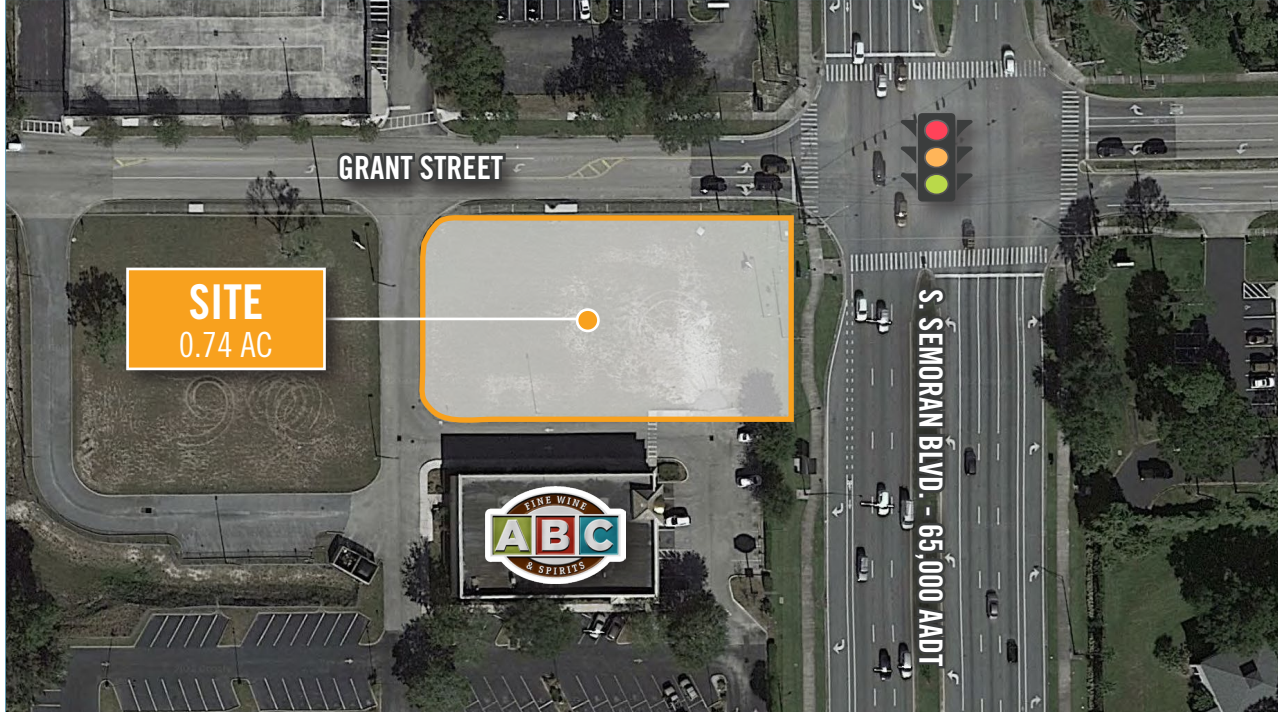


0.74 ACRES - COMMERCIAL LAND

2322 S. Semoran Blvd., Orlando, FL 32822

FOR GROUND LEASE OR BUILD TO SUIT



PROPERTY HIGHLIGHTS

- » **0.74 acres for ground lease or build to suit**
- » **Zoned commercial**
- » Positioned at the hard southwest corner of S. Semoran Blvd. and Grant Street
- » Site has 140' of frontage on S. Semoran Blvd. with a traffic count of 65,000 vehicles per day
- » Strong demographics with more than 290,000 residents and 118,000 households within a five-mile radius
- » Located 6.5 miles north of Orlando International Airport
- » Nearby retailers include Aldi, Ross Dress for Less, Five Below, Big Lots, Lowes, and Walmart

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	23,489	131,168	290,582
Households	10,391	52,093	118,994
Daytime Population	11,039	73,610	247,354
Ave. HH Income	\$53,877	\$65,761	\$76,195



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TERRENCE HART
SENIOR DIRECTOR

📞 407.458.5406

✉ Terrence.Hart@FranklinSt.com



