

FOR SALE



AUTO REPAIR PROPERTY

1307 W SR 434, WINTER SPRINGS, FL 32708

Neighboring
vacant land
included in sale

PROPERTY HIGHLIGHTS

- 3,000 SF +/- Total Land Size: 1.24 AC
- (2,040 SF Warehouse / 960 SF Office/Storefront)
- 1307 W SR 434: 0.53 AC Vacant Land: 0.71 AC
- Zoning: C-2 FLU: Commercial
- 5-Bay Doors Can hold 50+ cars
- Utilities: Water = well (new) Sanitary = septic
- Within 300ft of Signalized Intersection 434 & 17-92
- Frontage SR 434: 360 Linear Foot +/-
- Close to: US Hwy 17-92, FL SR-417, I-4, Ronald Reagan, Winter Springs High School, FL SR 436
- Purchase Price: **\$2,100,000**

Traffic Count:
35,472 VPD

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PHOTO REVIEW



DEMOGRAPHICS

	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
Population:	12,636	68,126	201,397
Households:	5,100	26,440	81,523
AVG HH \$:	\$68,357	\$82,812	\$91,381



Auto Repair Facility
1307 W SR 434

0.71 AC vacant land
included in sale

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