

COMMERCIAL FOR SALE SHELL UNIT READY FOR BUILDOUT

COMMERCIAL
LLOYD
ADVISORS

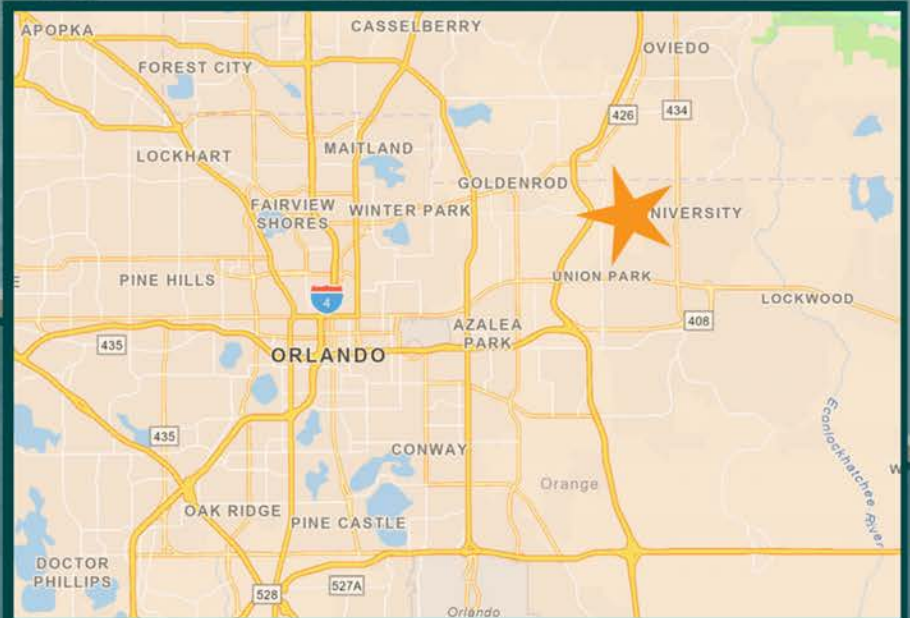


**3370 ROUSE RD, UNIT 104
ORLANDO, FL 32817**

**REDUCED TO
\$480,000!**

BRAND NEW 900 SQ FT

Scott Lloyd CCIM, RPA
18 W Pine St
Orlando, FL 32801
407-963-7558
Scott@LloydCA.com



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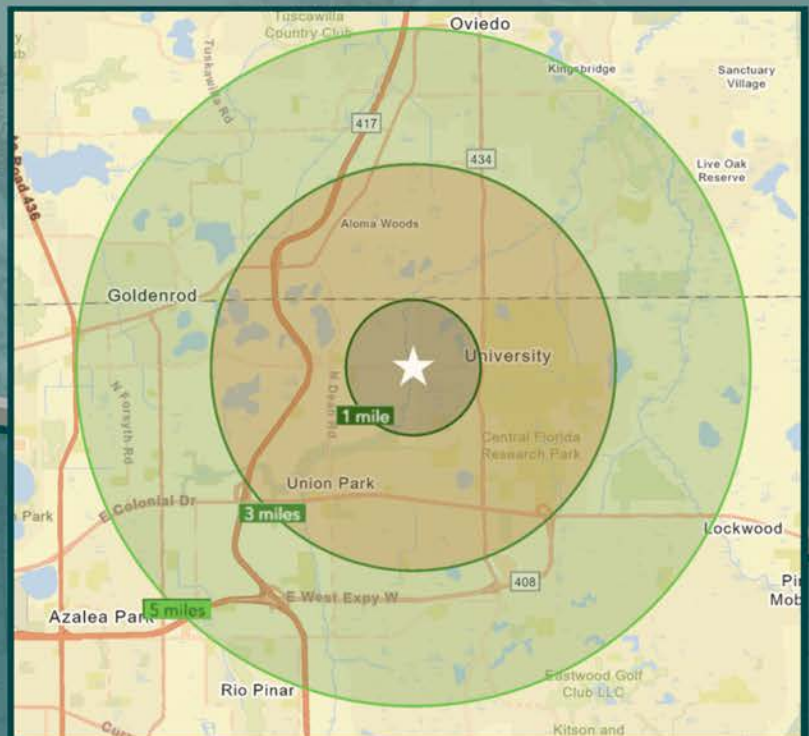
**1 MILE FROM UCF
HVAC INSTALLED
GREASE TRAP IN-PLACE
ZONED C-1**

2023 Census Data			
	1 Mile	3 Mile	5 Mile
Population	12,177	101,259	254,593
Households	4,684	32,178	89,332
Average HH Income	\$67,580	\$87,065	\$91,376

Source: ©2024 Esri

**MOTIVATED
SELLER!**

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900 SQUARE FEET, HVAC & GREASE TRAP INSTALLED

COMMERCIAL
LLOYD
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COMMERCIAL CONDO, DOZENS OF USES,
COMMERCIAL/RETAIL



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