

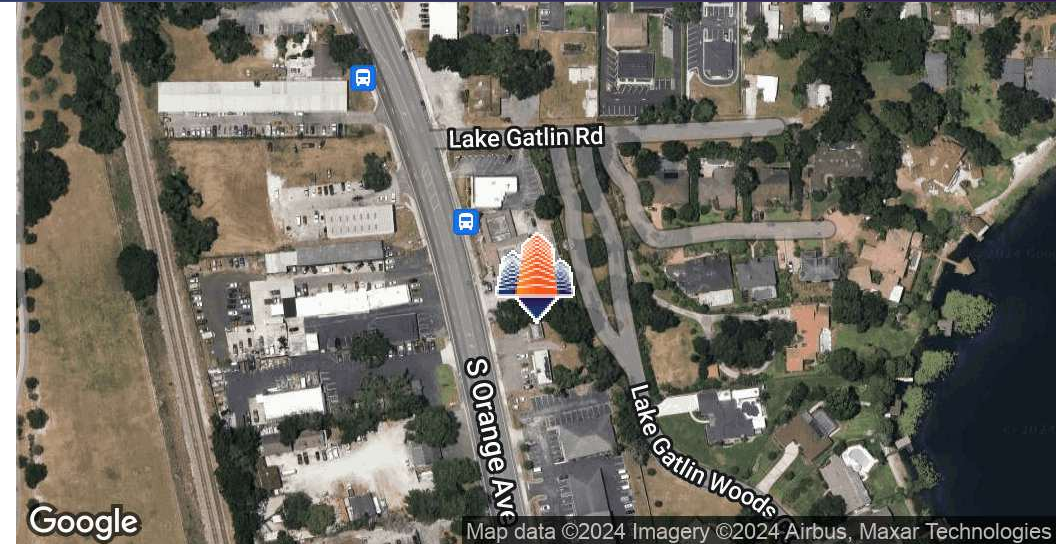
# South Orange Ave Retail Site

4893 S Orange Ave, Orlando, FL 32806



EQUITY  
INVESTMENT  
SERVICES

## PROPERTY SUMMARY



### PROPERTY HIGHLIGHTS

- +/- 0.45 Acre Site
- 2 Buildings: 864 SF and 1,344 SF
- C-1 Zoning
- 117 Feet of Direct Frontage on S. Orange Avenue
- Traffic Count on Orange Ave: 43,000+ Vehicles Per Day
- Located in the Rapidly Growing South Orange Retail Corridor
- Close Access to SR 528 & I-4

### OFFERING SUMMARY

Sale Price:	\$875,000
Lot Size:	0.45 Acres
Building 1:	864 SF
Building 2:	1,344 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,951	43,716	116,333
Total Population	7,224	113,859	284,832
Average HH Income	\$127,301	\$87,011	\$81,969

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## PROPERTY PHOTO



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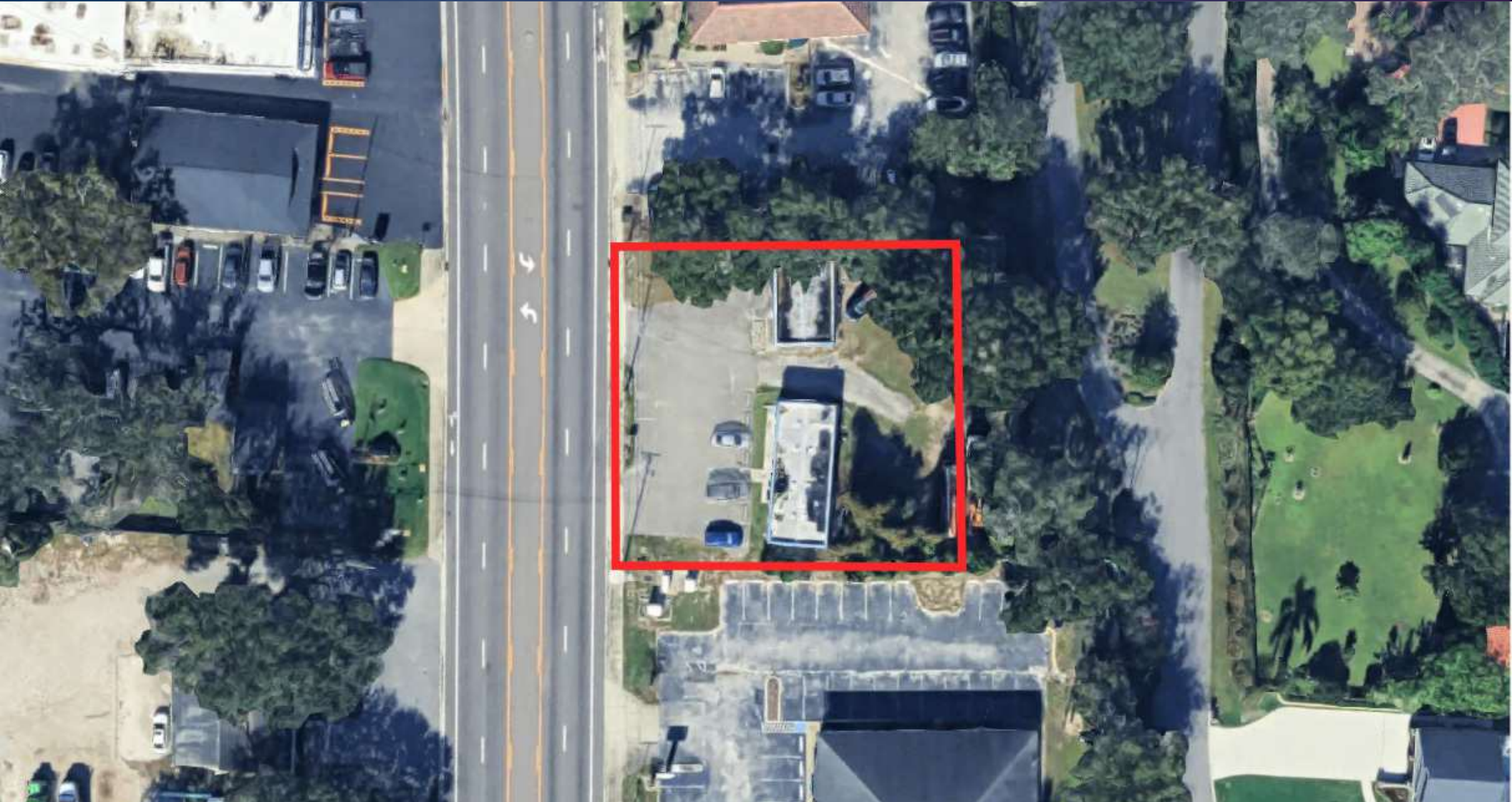
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## RETAILER MAP



Map data ©2024 Google Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies

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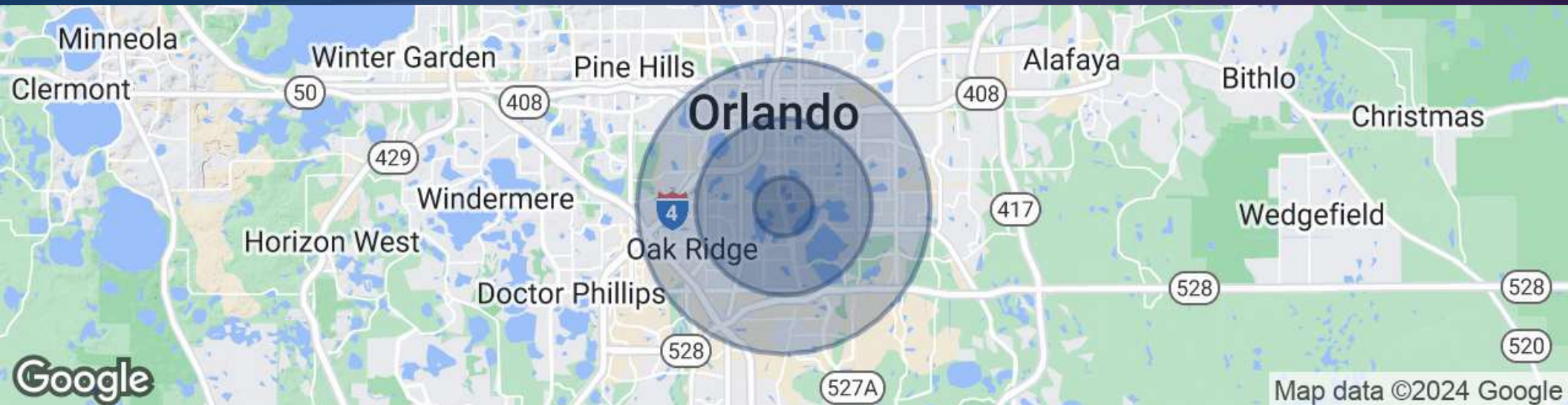
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,224	113,859	284,832
Average Age	42.8	36.4	35.0
Average Age (Male)	39.4	34.6	33.7
Average Age (Female)	46.2	38.5	36.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,951	43,716	116,333
# of Persons per HH	2.43	2.52	2.40
Average HH Income	\$127,301	\$87,011	\$81,969
Average House Value	\$541,236	\$417,955	\$375,659

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