

**FOR SALE  
BRAND NEW COMMERCIAL CONDO**



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

**SHELL COMMERCIAL UNIT  
READY FOR BUILDOUT**

**BRAND NEW 900 SQ FT Gray Shell**

**HVAC installed**

**Grease Trap in-place**

**1 Mile from UCF**

**Zoned C-1**

**Commercial/Retail**

**Contact:**

**Scott Lloyd**

**(407) 963-7558**

**Scott@LloydCA.com**



**Lloyd Commercial Advisors, LLC**

**18 W Pine St., Orlando, FL 32801**

**www.LloydCA.com**

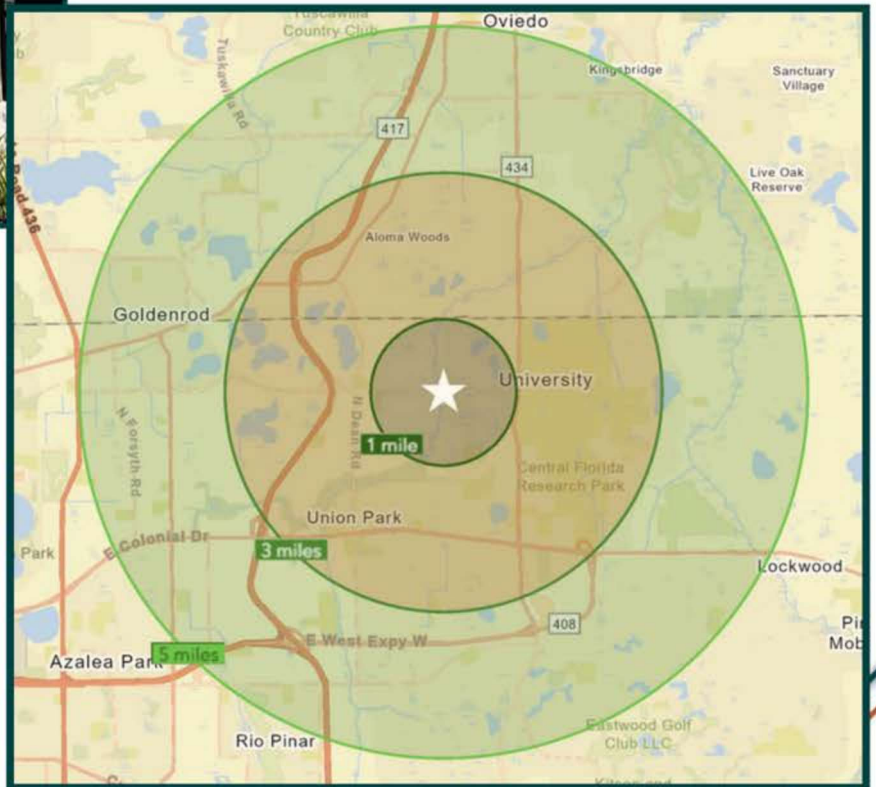
# FOR SALE BRAND NEW COMMERCIAL CONDO

3370 ROUSE RD, UNIT 104  
ORLANDO, FL 32817

## C-1 Potential Uses

Medical/Dental/Optical  
Real Estate/Title Office  
Restaurant  
Liquor Store  
Florist  
Bakery  
Salon/Barbershop

Dance Studio  
Locksmith  
Paint Store  
Pawn  
Jewelry  
Dry Cleaning  
Clothing/Apparel Sales



### 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

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COMMERCIAL  
**LLOYD**  
ADVISORS

# FOR SALE BRAND NEW COMMERCIAL CONDO

**SUBJECT**

**UNIVERSITY OF  
CENTRAL FLORIDA**



## OFFERED AT \$505,000

**900 SQ FT Gray Shell Condition w/HVAC Installed**

**Grease Trap In-Place**

**Built In 2022**

**1 Mile From UCF**



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