

**FOR  
LEASE**

## **FREESTANDING SCHOOL OPPORTUNITY**

**6827 N. ORANGE BLOSSOM TRAIL ORLANDO, FL**



### **PROPERTY HIGHLIGHTS**

- 16,945 SF Shopping Center on busy HW 441
- 1.93 Acre site zoned C-1 with 4/1000 parking ratio (Orange County)
- Curb cut for easy access from either direction from the highway
- Building and pylon signage, glass store front entry, new LED lighting
- Close to Rose Ave, Maitland Blvd, Edgewater Drive, Lee Rd and 429 located on HW 441 in Lockhart with **good circulation for school pickup**
- **19,500 SF of Outside Play Area (.48 Acre Outside Area)**
- **Existing Assembly Use. Current Use is a school**
- **Owner will Amortize Improvements for a Credit Tenant**

**\$20.00 Absolute NNN** *(10 Year Lease Terms)*

### **CONTACT**

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**Results Real Estate Partners, LLC**  
*Licensed Commercial Real Estate Brokers*  
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407.647.0200 *main*  
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**www.ResultsREPartners.com**

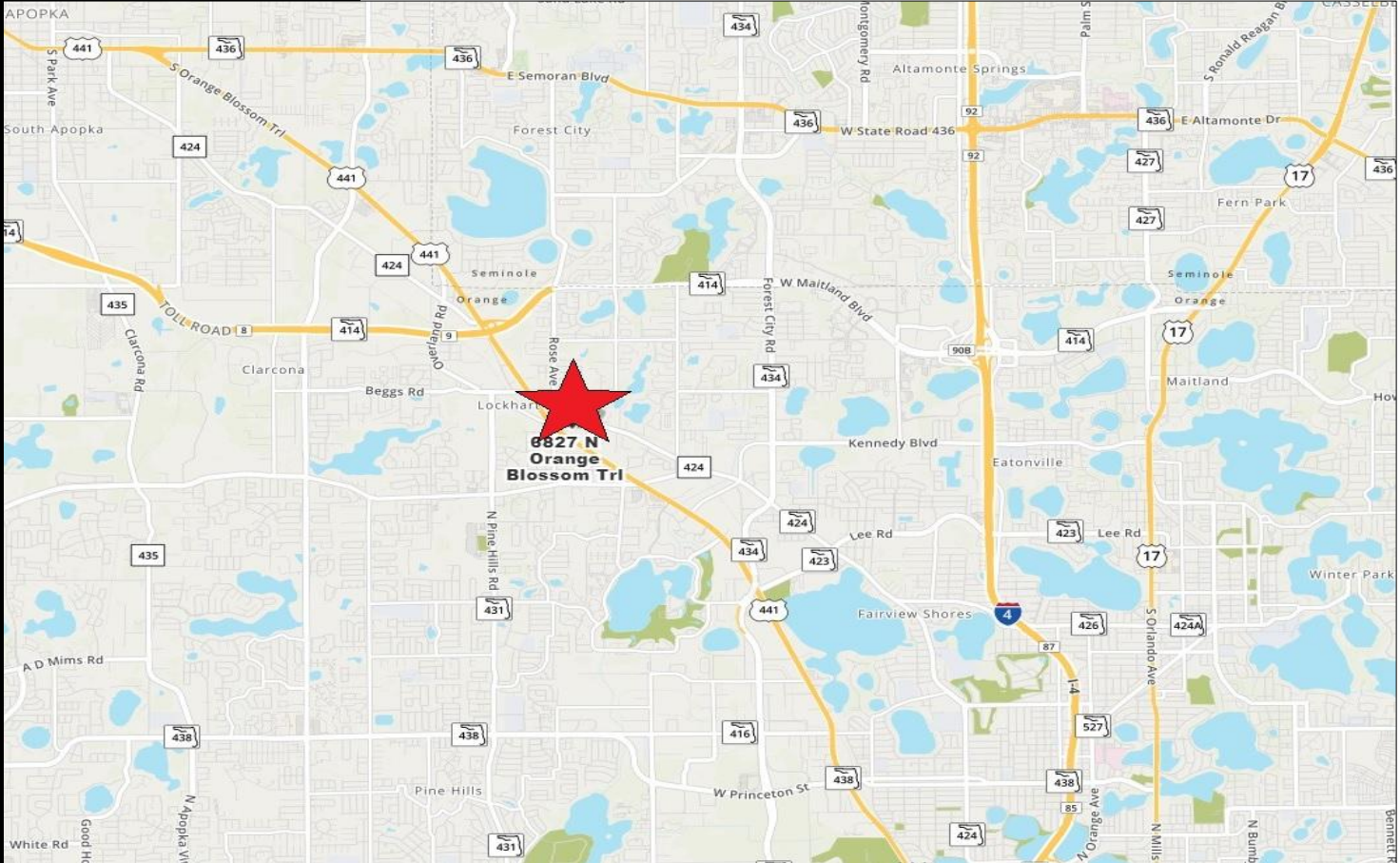
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