

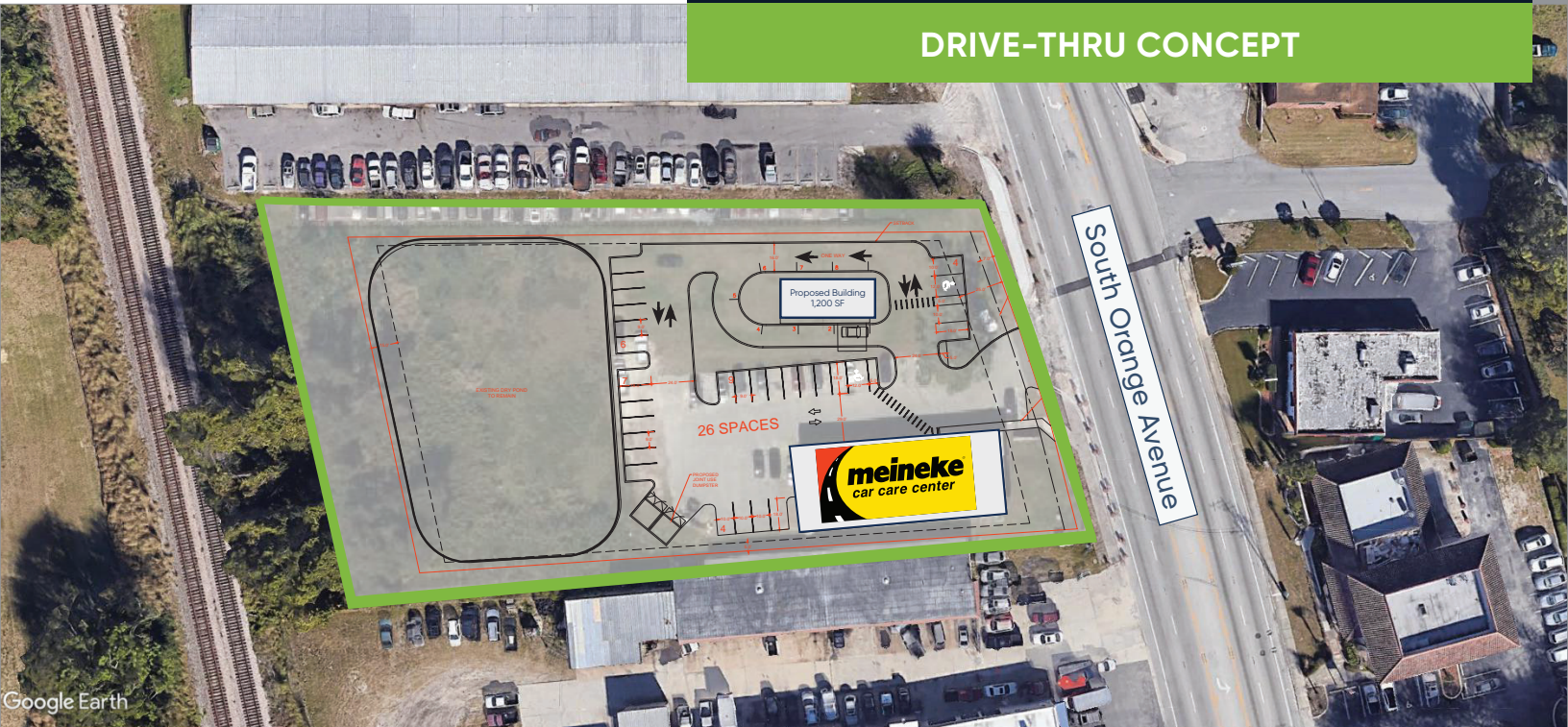


**Bishop Beale Duncan**  
COMMERCIAL REAL ESTATE

4834 South Orange Avenue  
Orlando, Florida 32806

**GROUND LEASE OPPORTUNITY ON S ORANGE AVE**

**DRIVE-THRU CONCEPT**

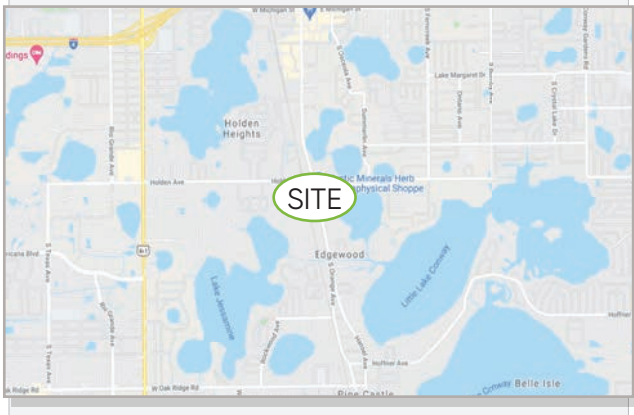


## FOR LEASE

- + **Lease Rate:** Call For Pricing
- + **Land Size:** ±1 Acre
- + **Signage:** Monument & Building

## Highlights

- Located on South Orange Avenue,
- Traffic Count is Over 43,000 Cars Per Day
- Zoning: C-3
- 175 ft of Frontage
- Proposed Concepts:
  - 1,200 SF Freestanding Building with Drive-thru
  - 4,050 SF Freestanding Building



**PATRICK GOETZ**

Vice President  
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This offer is subject to errors, omissions, prior sale or withdrawal without notice.

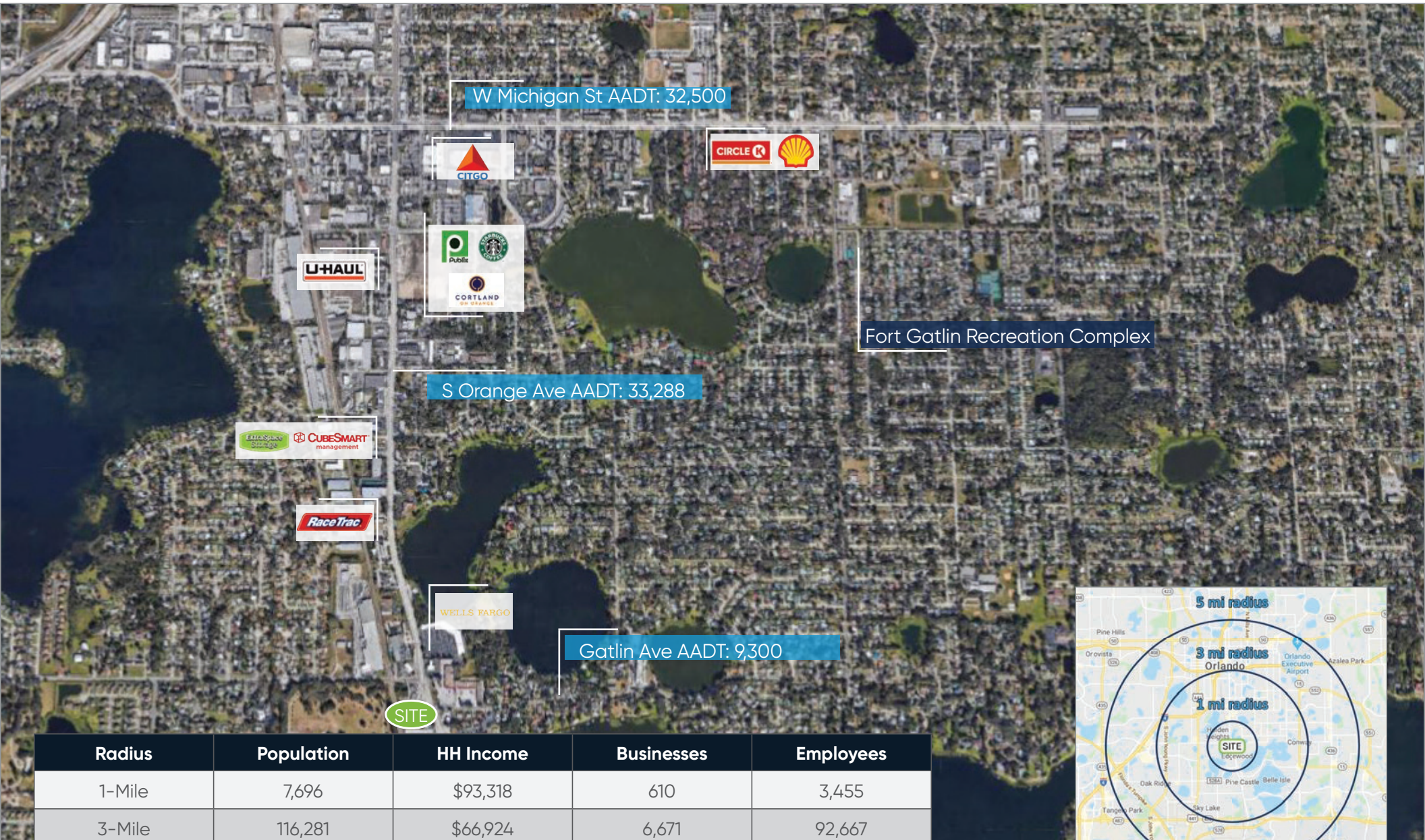


**BISHOP BEALE DUNCAN**

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Orlando, FL 32801 + (407) 426.7702

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# Merchant Map & Demographics



Radius	Population	HH Income	Businesses	Employees
1-Mile	7,696	\$93,318	610	3,455
3-Mile	116,281	\$66,924	6,671	92,667
5-Mile	280,712	\$64,527	22,162	259,281



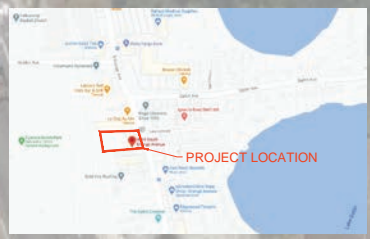
# Concept Plan 1




**SITE DATA:**  
 ADDRESS: 4834 S ORANGE AVE  
 PROPERTY RE #: 13-23-29-8700-00-010  
 EXISTING ZONING: C-3 WHOLESALE COMMERCIAL DISTRICT  
 OVERLAY: N/A  
 F.L.U.: COMMERCIAL  
 FLOOD ZONE: ZONE 'X'  
 BASE FLOOD ELEV.: N/A  
 EXISTING USE: VEHICLE REPAIR  
 PROPOSED USE: VEHICLE REPAIR  
 SITE AREA: 1.52 ACRES (+/- 66,060 SF)

**BUILDING DATA:**  
 EXISTING BUILDING: 45,040 SF TO REMAIN  
 PROPOSED BUILDING: 4,050 SF PROPOSED 1 STORY  
 TOTAL BUILDING AREA: 9,090 SF  
 BUILDING HEIGHT: 7'5" MAX. ALLOWED  
 F.A.R.: N/A  
 OPEN SPACE REQUIRED: 20%  
 OPEN SPACE PROVIDED: 54.61% (0.83 AC)

**PARKING DATA:**  
 REQUIRED PARKING:  
 GENERAL BUSINESS = 1 SPACE / 300 SF  
 9,090 SF / 300 SF \* 1 = (30.3) 31 SPACES  
 REQUIRED, TOTAL SITE: 31 SPACES  
 PROVIDED PARKING: 31 SPACES (29 STANDARD, 2 HC)





**KPMFranklin**  
 4000 HAZLEHURST NATIONAL DR.  
 STE. 118 ORLANDO, FL 32822  
 PHONE (407) 486-6000 FAX (407) 486-6000

NO.	DATE	DESCRIPTION	STATUS
1	11/11/2021	CONCEPTUAL PLAN	CONCEPTUAL PLAN
2	11/11/2021	CONCEPTUAL PLAN	CONCEPTUAL PLAN
3	11/11/2021	CONCEPTUAL PLAN	CONCEPTUAL PLAN
4	11/11/2021	CONCEPTUAL PLAN	CONCEPTUAL PLAN
5	11/11/2021	CONCEPTUAL PLAN	CONCEPTUAL PLAN
6	11/11/2021	CONCEPTUAL PLAN	CONCEPTUAL PLAN
7	11/11/2021	CONCEPTUAL PLAN	CONCEPTUAL PLAN
8	11/11/2021	CONCEPTUAL PLAN	CONCEPTUAL PLAN
9	11/11/2021	CONCEPTUAL PLAN	CONCEPTUAL PLAN
10	11/11/2021	CONCEPTUAL PLAN	CONCEPTUAL PLAN

**PRELIMINARY SITE PLAN  
OPTION 2**

4834 S ORANGE AVE

**CAUTION**  
 0 1/2 1  
 IF THIS SCALE BAR  
 DOES NOT MEASURE 1"  
 THE DOCUMENT IS  
 NOT TO SCALE

NOT VALID WITHOUT SEAL

JUNE 3, 2022

PROJECT NUMBER: 20-0089-000  
 ATG  
 MAP  
 ATG  
**EX 2**



# Concept Plan 2

