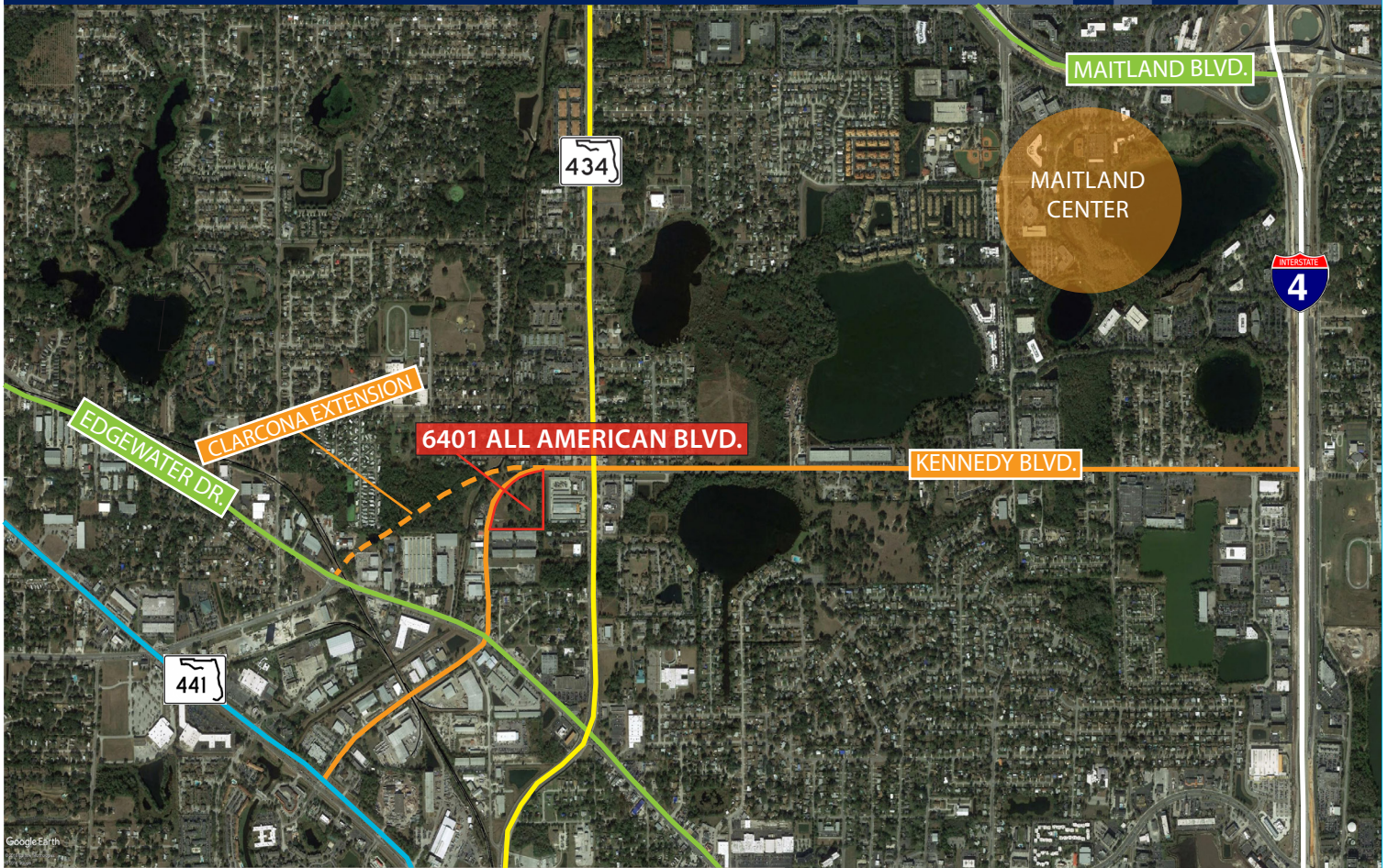


**UNIQUE IN-FILL OPPORTUNITY  
6.93± INDUSTRIAL ACRES - FOR SALE**



Property Specifics

Location:	6401 All American Boulevard, Orlando, FL 32810
Access:	US 441, Edgewater Drive, Kennedy Boulevard and SR 434
Total Land Area	6.93± acres available immediately
Clarcona Ocoee Road Extension:	This road extension is funded and will create a new hard corner and add 0.53± acres to the site; completion is scheduled for 2023
Municipality:	Orange County
Current Zoning:	I-2 / I-3
Future Land Use:	Commercial / C-1, C-2 or C-3

Density

Maximum Industrial	0.75 FAR
Maximum Commercial	1.50 FAR

**SALE PRICE: \$2,680,000**

For more information, contact:

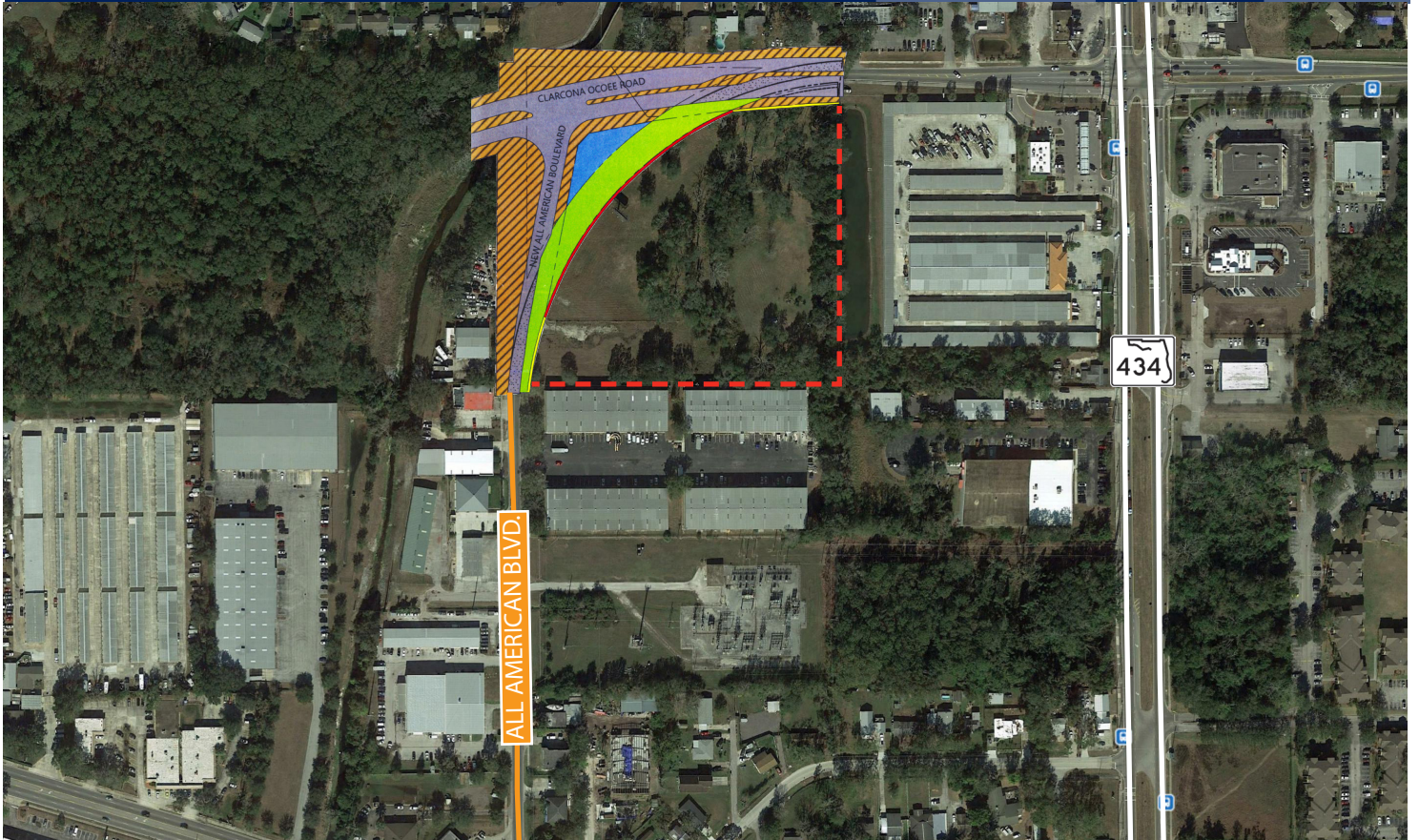
**407.219.3502**

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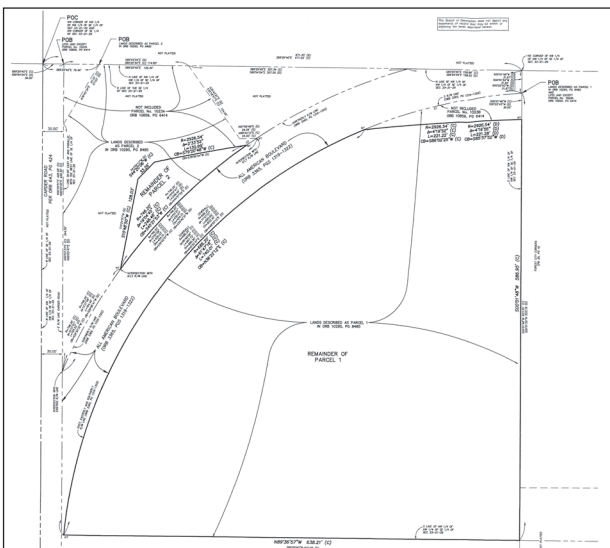
**407.440.6640**

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# CLARCONA OCOEE ROAD EXTENSION



## SITE PLAN



- Owner/User or Development Opportunity
- Great access to Interstate-4, U.S. Route 441 and John Young Parkway
- Income producing billboard onsite (Negotiable)
- Easy ingress / egress
- Estimated Traffic Count in 2025 of 27,600± vehicles per day
- Clarcona Ocoee Road projected extension commencement of May 2020
- Future commercial land use (C-1, C-2 or C-3) designation allows for a variety of uses

For more information, contact:

**407.219.3502**

**407.440.6640**



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# 6.93± INDUSTRIAL ACRES



## Utility Providers

- Water: Orlando Utilities Commission
- Electric: Duke Energy
- Sewer: Orange County Utilities

## Drive Times

- Maitland Center: 5 Minutes
- Winter Park: 10 Minutes
- Downtown Orlando: 15 Minutes



For more information, contact:

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