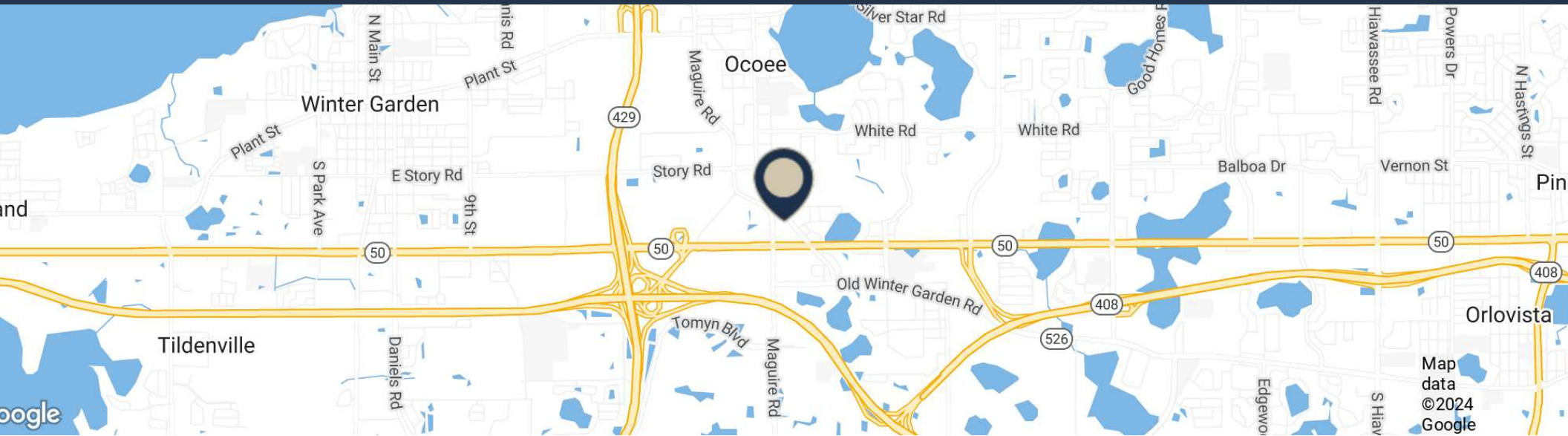




# OCOEE PAD READY SITE

924 South Bluford Avenue, Ocoee, FL 34761

LAND FOR SALE



## PROPERTY DESCRIPTION

Improved, Pad-Ready Site Available For Sale

## PROPERTY HIGHLIGHTS

- This 1.01 acre improved, pad-ready site is now available for sale, located just north of W Colonial Drive in Ocoee, part of the Orlando-Kissimmee-Sanford Metropolitan Statistical Area.
- This site zoned Commercial, and can accommodate up to an estimated 12 parking spaces.
- This site is adjacent to Fairfield Inn & Suites, Advent Health, Flooring America, ABC Fine Wine & Liquor, Batteries Plus, 7-Eleven, and more, with convenient access to Florida's Turnpike, and Daniel Webster Western Beltway.

## OFFERING SUMMARY

Sale Price:	\$650,000
Lot Size:	1.01 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	125	427	2,271
Total Population	345	1,181	6,215
Average HH Income	\$114,502	\$116,326	\$117,040

### DAVID STOCKMAN

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### SETH LANE

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**AGILITY**  
Commercial Real Estate

# OCOEE PAD READY SITE

924 South Bluford Avenue, Ocoee, FL 34761

LAND FOR SALE

Building Name	Ocoee Pad Ready Site
Property Type	Land
Property Subtype	Retail-Pad
APN	20-22-28-0000-00-085
Lot Size	1.01 Acres

Improved, Pad-Ready Site Available For Sale



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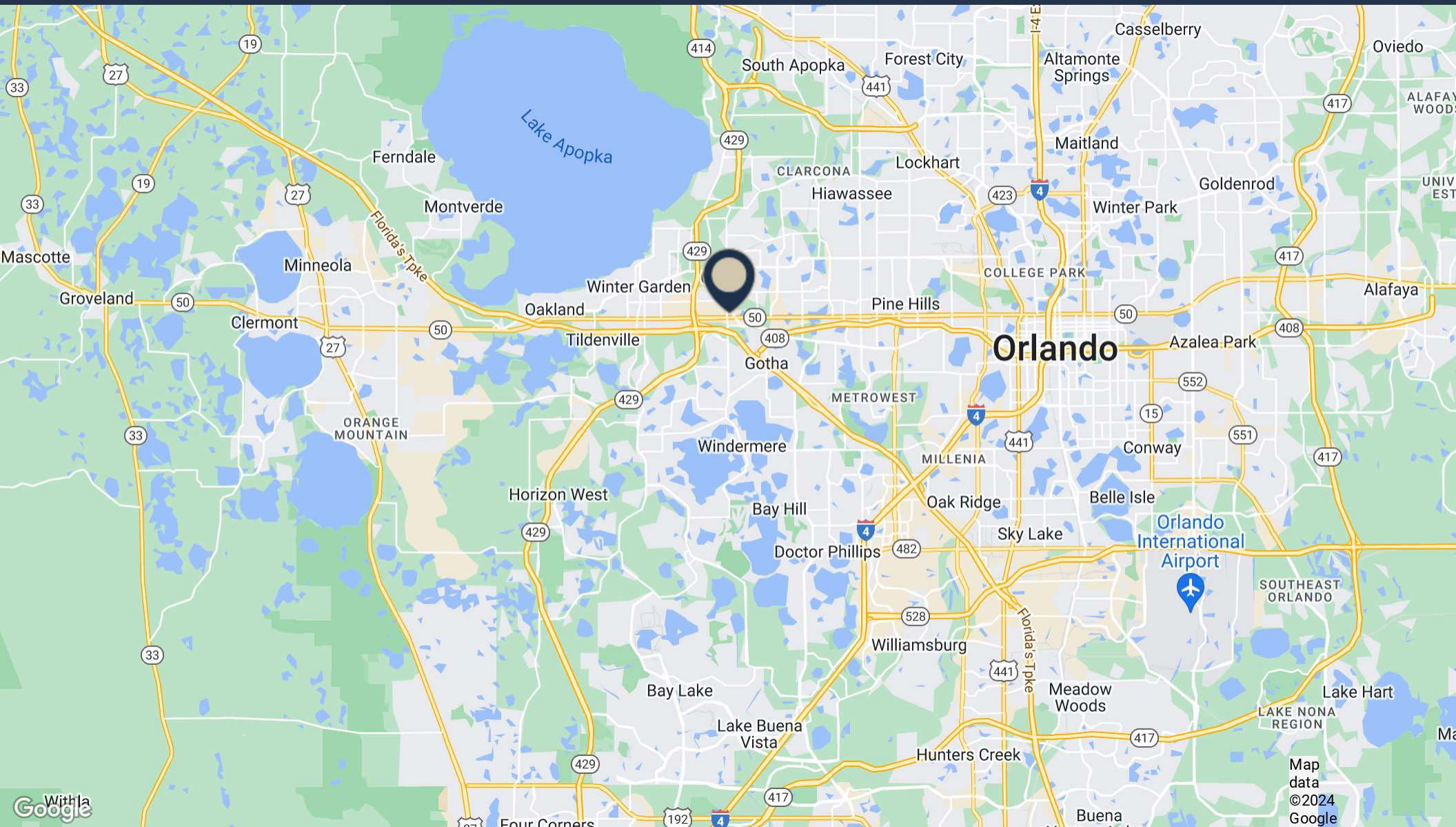
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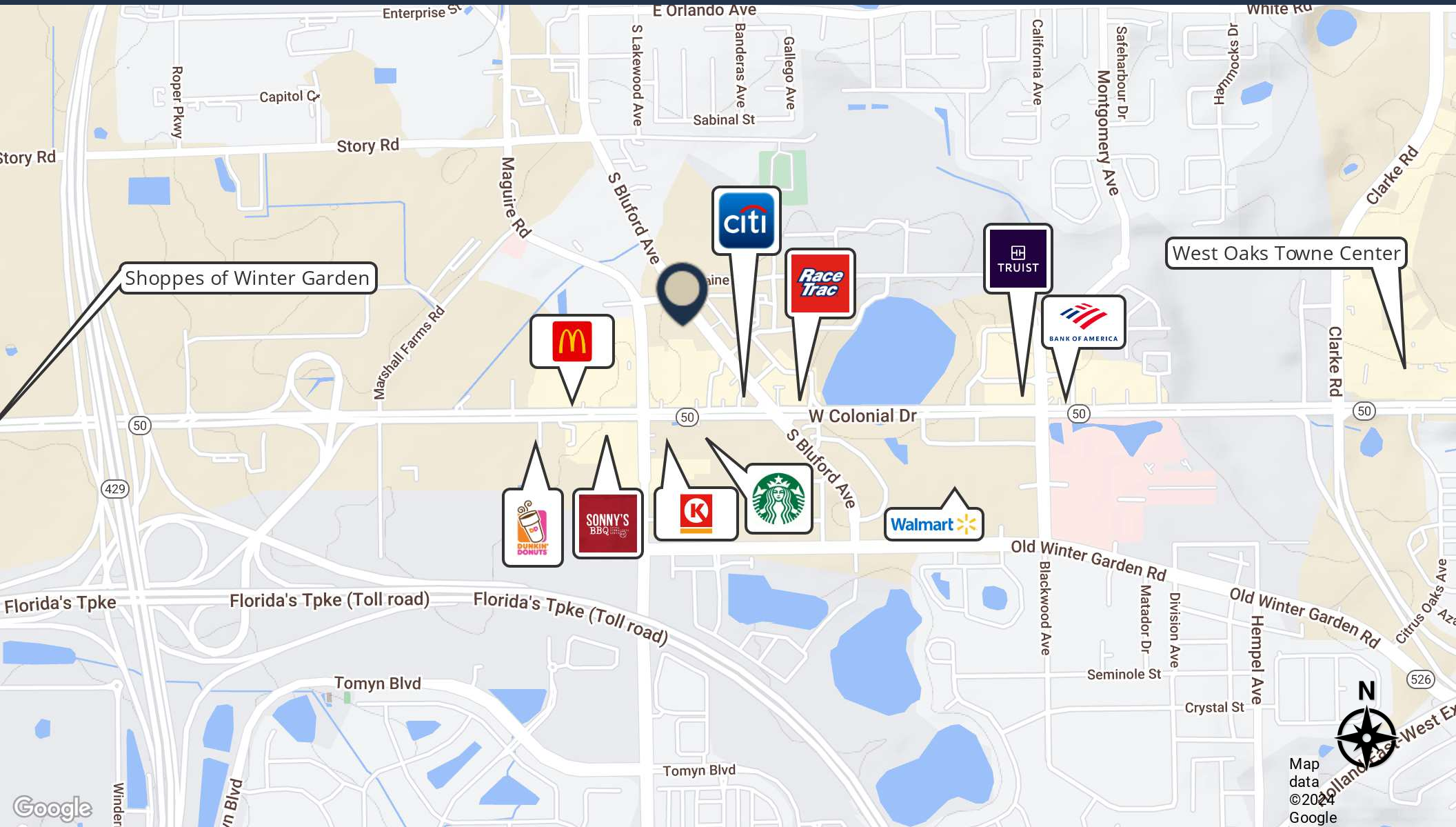
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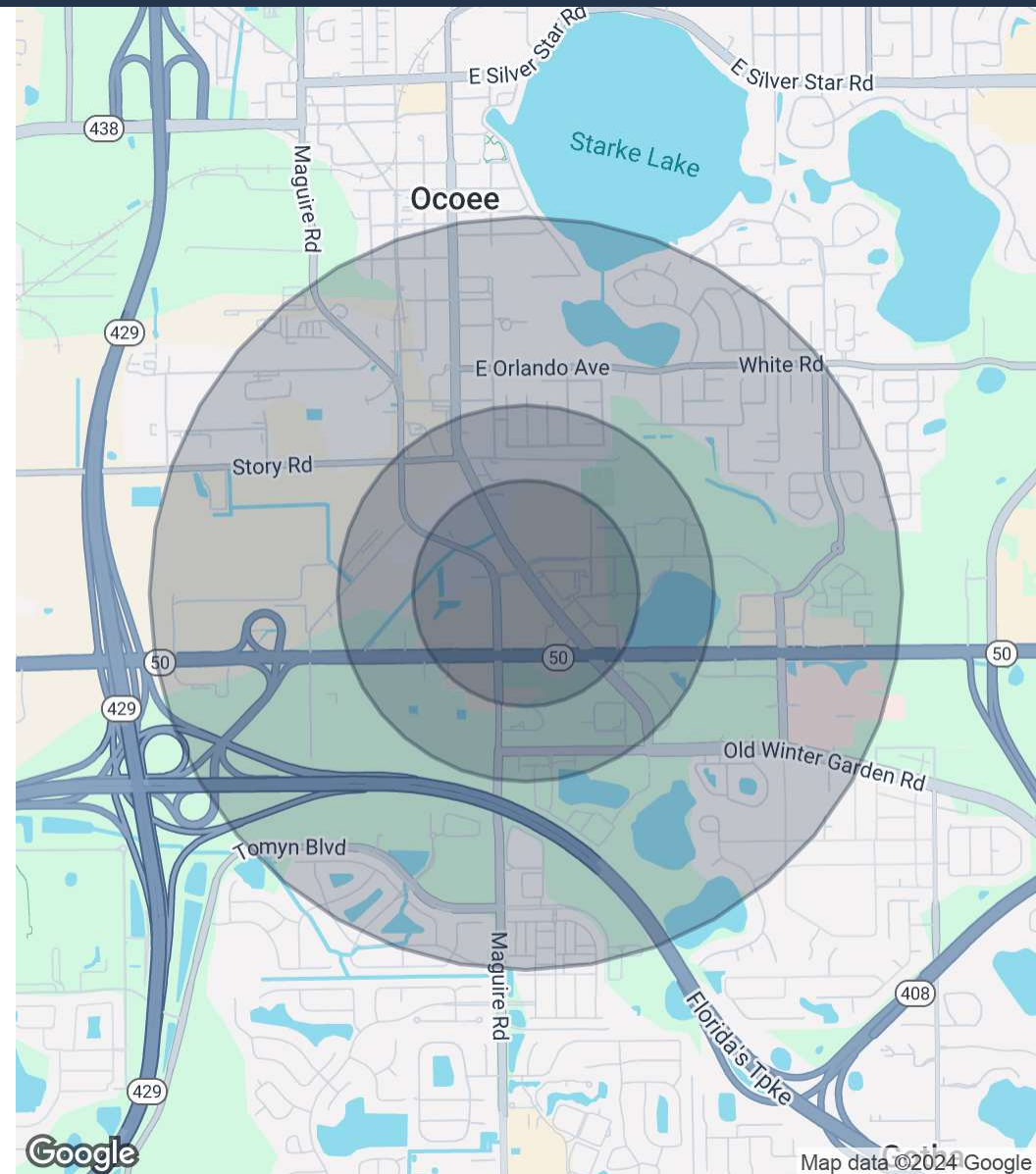
LAND FOR SALE

<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	345	1,181	6,215
Average Age	42	41	41
Average Age (Male)	40	40	40
Average Age (Female)	44	43	43

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	125	427	2,271
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$114,502	\$116,326	\$117,040
Average House Value	\$379,529	\$388,270	\$428,281

Demographics data derived from AlphaMap



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