

11,600 VPD

Orange Blossom Trl

St. John Vianney CATHOLIC SCHOOL
495 Students

Lake Ellenor Dr

233K SF
Office/Medical

SITE

17,400 VPD

AVAILABLE

Former Auto Dealership

6239 S Orange Blossom Trl | Orlando, FL

AMSCOT
The Money Superstore

Advance Auto Parts

Discount Tire

Valvoline

jiffy lube

Woodlands
Pure Vegetarian for all Cultures

total wireless

cricket

BURGER KING

the Y

Big Dan's CAR WASH

BOMBAY
SECRET KITCHEN

Starbucks

ZAXBY'S

Wawa

OYO

212 Rooms

metro
by T-Mobile

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

Royal Inn
130 Rooms

FAMILY DOLLAR

SRS

Former Auto Dealership

6239 S Orange Blossom Trl | Orlando, FL 32809



AVAILABLE

±3,667 SF

Available

5.6 AC

Lot Size

Contact
Broker

Price/Rate

ABOUT THE PROPERTY

- Hard-corner location on US 441/S Orange Blossom Trl and W Lancaster Rd with excellent visibility and access to 67,800 combined vehicles per day at the signalized intersection.
- Dense retail corridor surrounded by major tenants such as Walmart Supercenter, Costco Wholesale, Publix, IKEA, The Home Depot, Lowe's Home Improvement, Best Buy, and many more.
- Across from Heaven Plaza (56,000 SF of retail space), and minutes from the Florida Mall and The Mall of Millenia.
- Proximity to area attractions including Universal Orlando, Orange County Convention Center and SeaWorld Orlando.

JOIN THESE RETAILERS



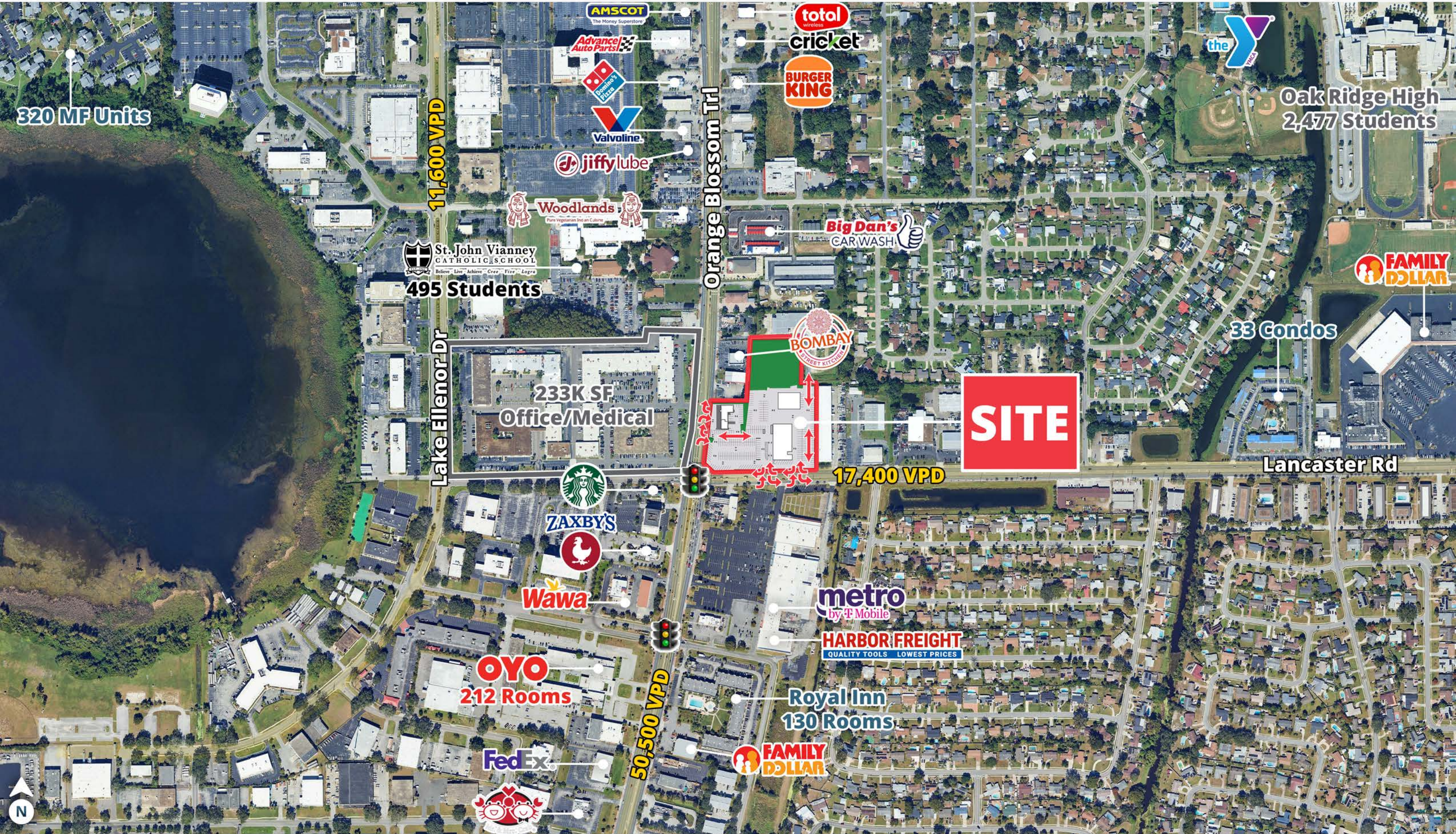
TRAFFIC COUNTS

Lancaster Rd	17,300 VPD
Orange Blossom Trl	50,500 VPD
Lake Ellenor Dr	11,600 VPD
Sand Lake Rd	42,500 VPD

Year: 2024 | Source: FDOT

Lancaster Rd & Orange Blossom Trl Zoom In

Orlando, FL



Former Auto Dealership

6239 S Orange Blossom Trl | Orlando, FL 32809



DEMOGRAPHIC HIGHLIGHTS

1 MILE

13,617 Population	16,747 Total Daytime Population	\$76,210 Average Household Income	4,462 Total Households
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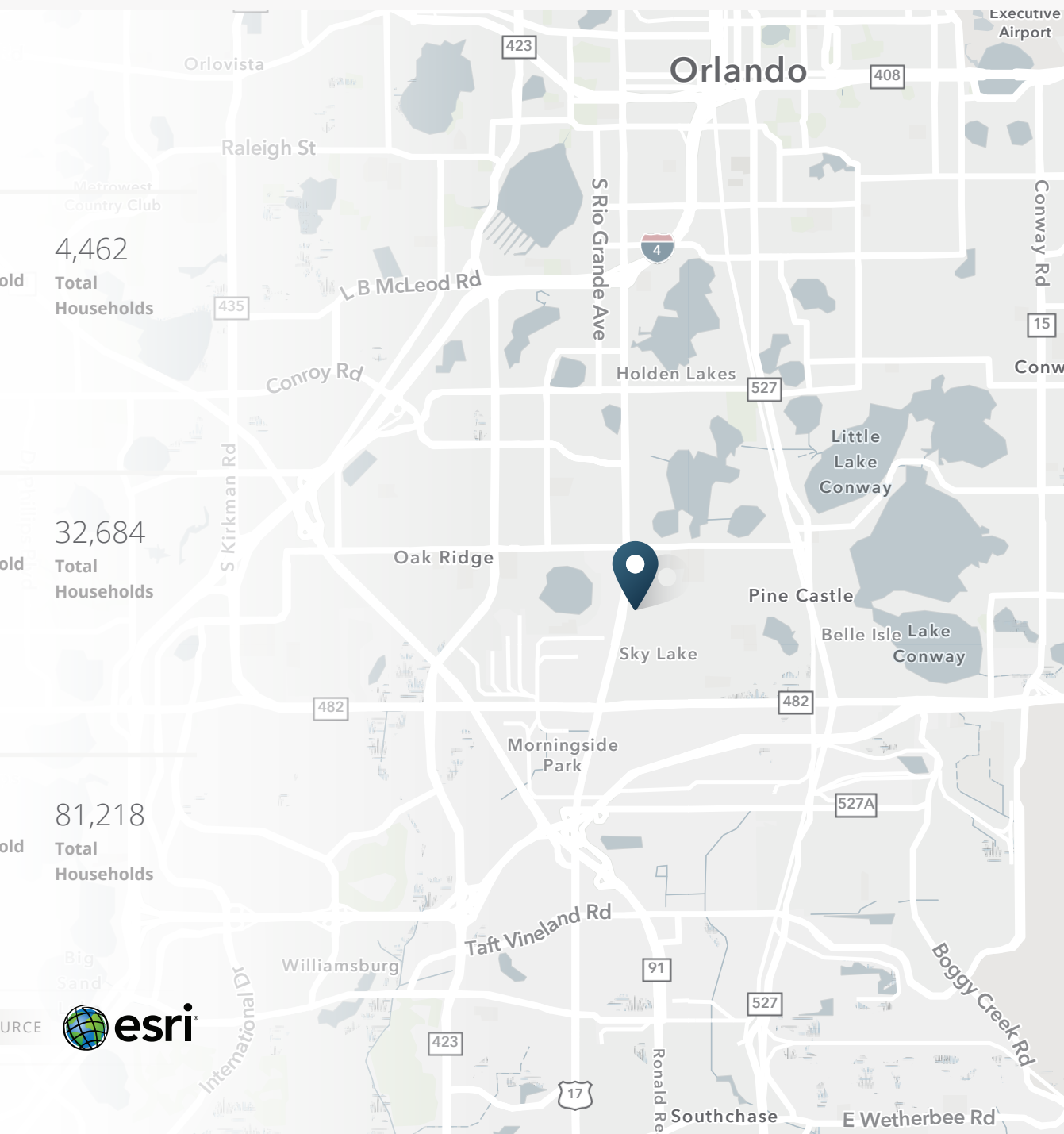
3 MILES

92,350 Population	123,131 Total Daytime Population	\$76,438 Average Household Income	32,684 Total Households
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5 MILES

216,724 Population	350,802 Total Daytime Population	\$87,493 Average Household Income	81,218 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



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OPTION 1: 5.61 AC



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OPTION 2: ±1.8 AC

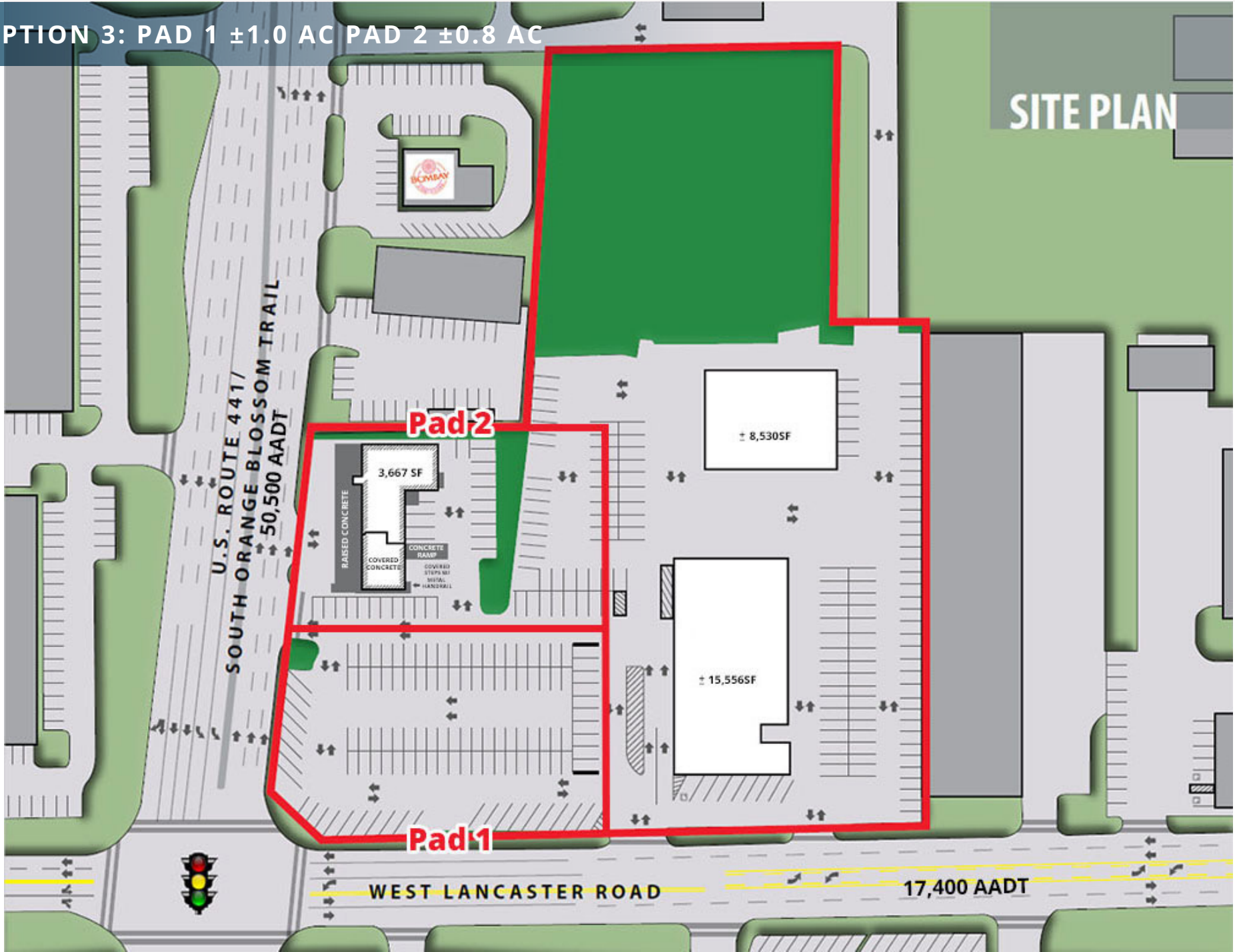


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OPTION 3: PAD 1 ±1.0 AC PAD 2 ±0.8 AC





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