

CLARCONA CROSSINGS LAND - 14.48 ACRES

4320 Clarcona Ocoee Road, Orlando, FL 32810

SALE, GROUND LEASE, BUILD-TO-SUIT



PROPERTY OVERVIEW

- » Commercial land for sale, ground lease, or build-to-suit
- » Four-lot assemblage totaling 14.48 acres (can split if needed)
- » Located in Orlando on Clarcona Ocoee Road just west of N. Orange Blossom Trail
- » Combined traffic count of 49,900 vehicles per day
- » 328 feet of frontage along Clarcona Ocoee Road
- » Nearby retailers include DD's discount, Dollar Tree, Family Dollar, and Hibbett
- » Strong demographics with more than 275,000 residents within a 5-mile radius
- » Quick access to John Young Parkway and I-4

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	14,657	98,557	275,760
Households	5,932	38,585	110,724
Daytime Pop.	10,539	89,192	243,108
Ave. HH Income	\$65,447	\$86,698	\$103,242



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