



Alafaya Professional Park

11731 ORPINGTON ST, ORLANDO, FL 32817

DEVELOPER CLOSEOUT- LAST APPROVED BUILDING PAD IN PARK

- Near the intersection of Alafaya Trail/East Colonial Drive, University of Central Florida, Waterford Lakes Town Center and Central Florida Research Park.
- Architectural Plans to build up to 9600 sf two story building included with sale.
- Plans can be modified to build a one story 4560 sf building.
- Developer has paid \$63,370 towards building impact fees which Orange County will credit to the buyer.
- Park has a mixture of Professional and Medical offices buildings.
- Signage on Alafaya Trail (50,000+ vehicles daily) and Orpington St. off Colonial Dr.

FOR MORE INFORMATION | [MILLENIA-PARTNERS.COM](https://www.millenia-partners.com)

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EXECUTIVE SUMMARY

11731 ORPINGTON ST, ORLANDO, FL 32817

Alafaya Professional Park



OFFERING SUMMARY

Sale Price:	\$650,000
Available SF:	
Lot Size:	0.1 Acres
Price / Acre:	\$6,500,000
Zoning:	P-O
Market:	East Orlando
Submarket:	University Park

PROPERTY OVERVIEW

This lot is ready to build on with all necessary infrastructure in place, allowing for immediate construction for both one and two story office buildings. Seller to include current architectural plans and \$63,370 worth of impact fees already paid. This property provides everything an office owner is looking for. Seller financing available!

LOCATION OVERVIEW

This property is conveniently located just off Alafaya Trail, near East Colonial Drive, and is less than 3 miles from the University of Central Florida. The lot features dual entrances, plentiful parking, and excellent visibility with outstanding signage. Alafaya Professional Park is a mixture of professional and medical practices.

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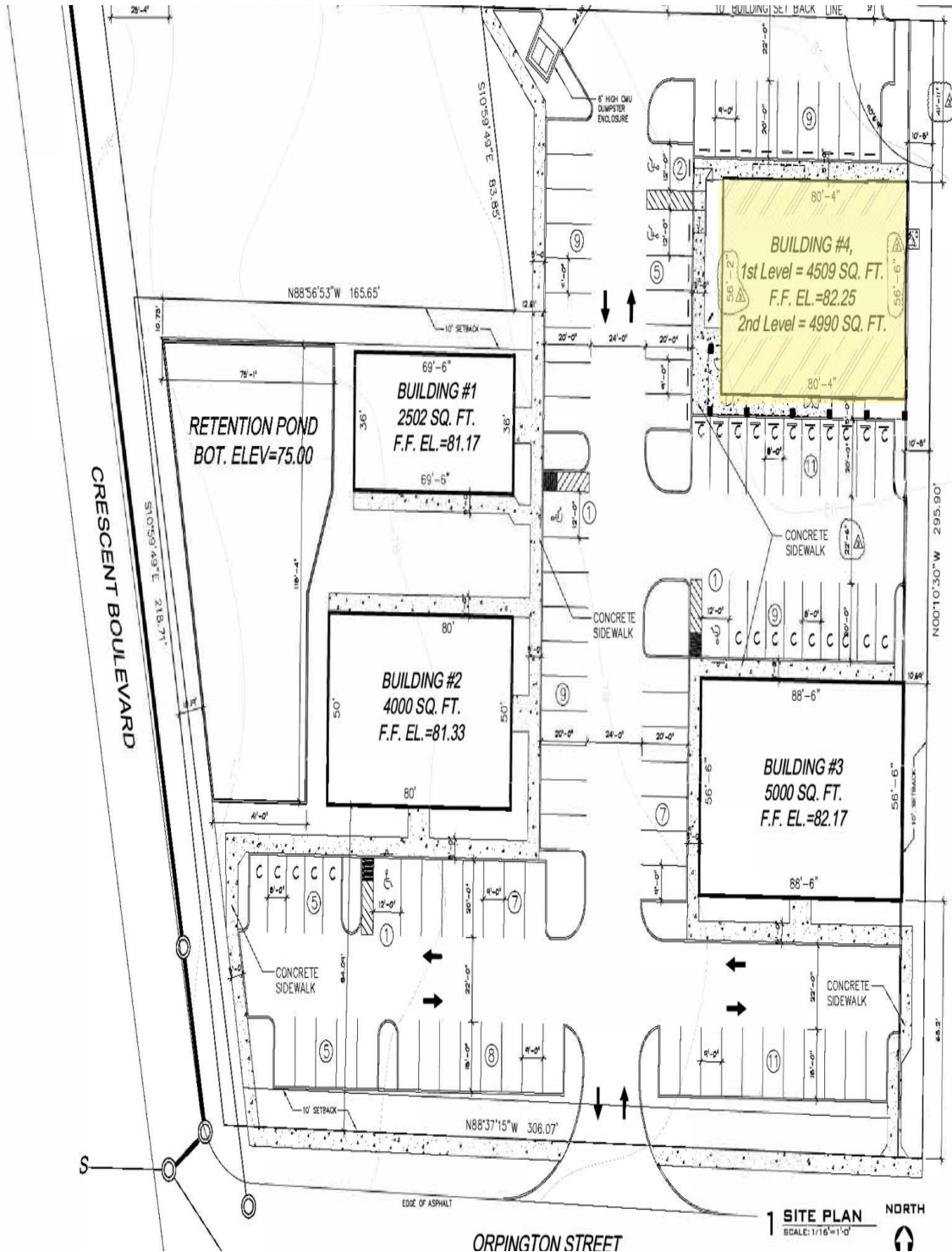
LAND

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SITE PLANS

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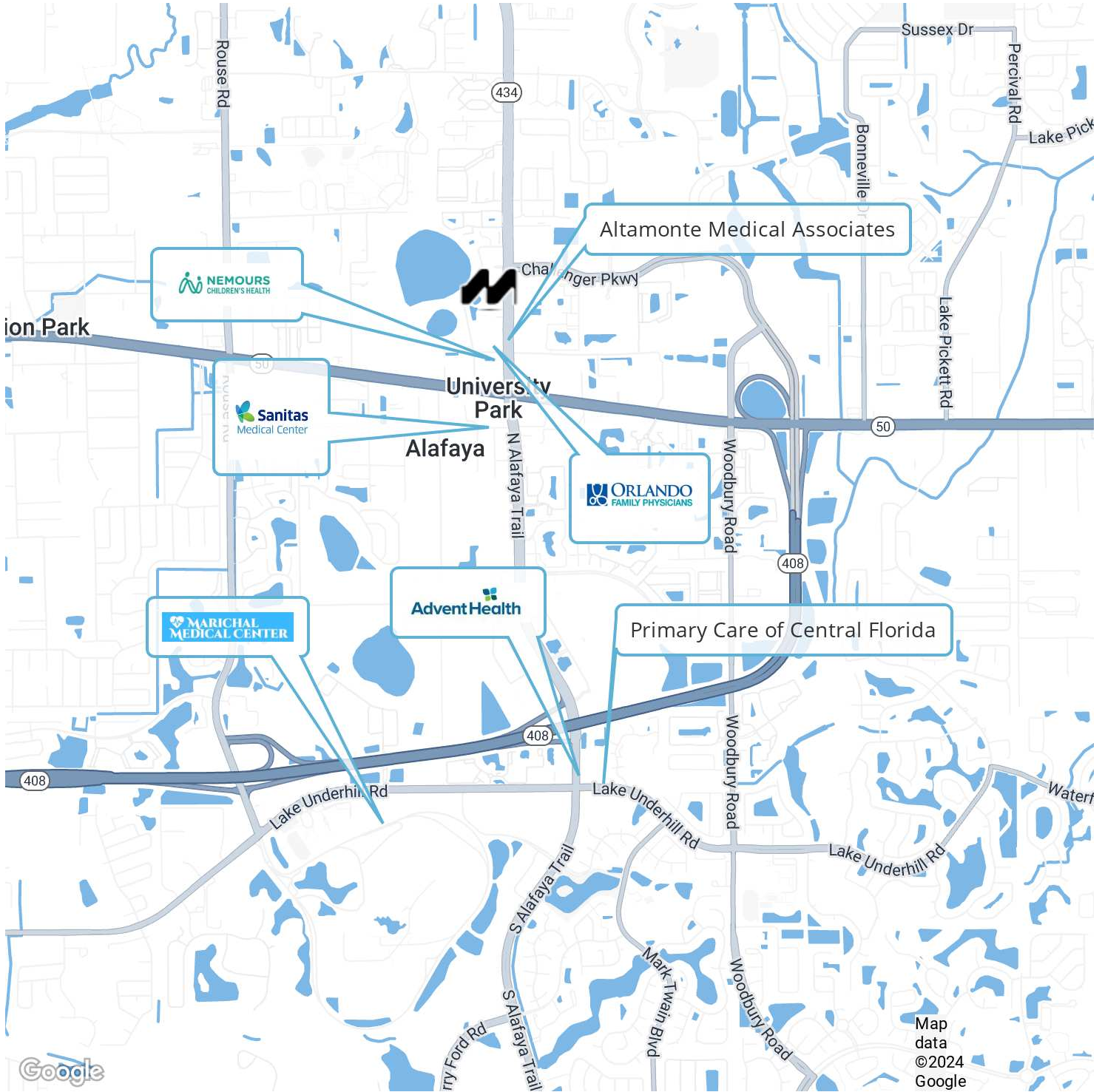
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RETAILER MAP

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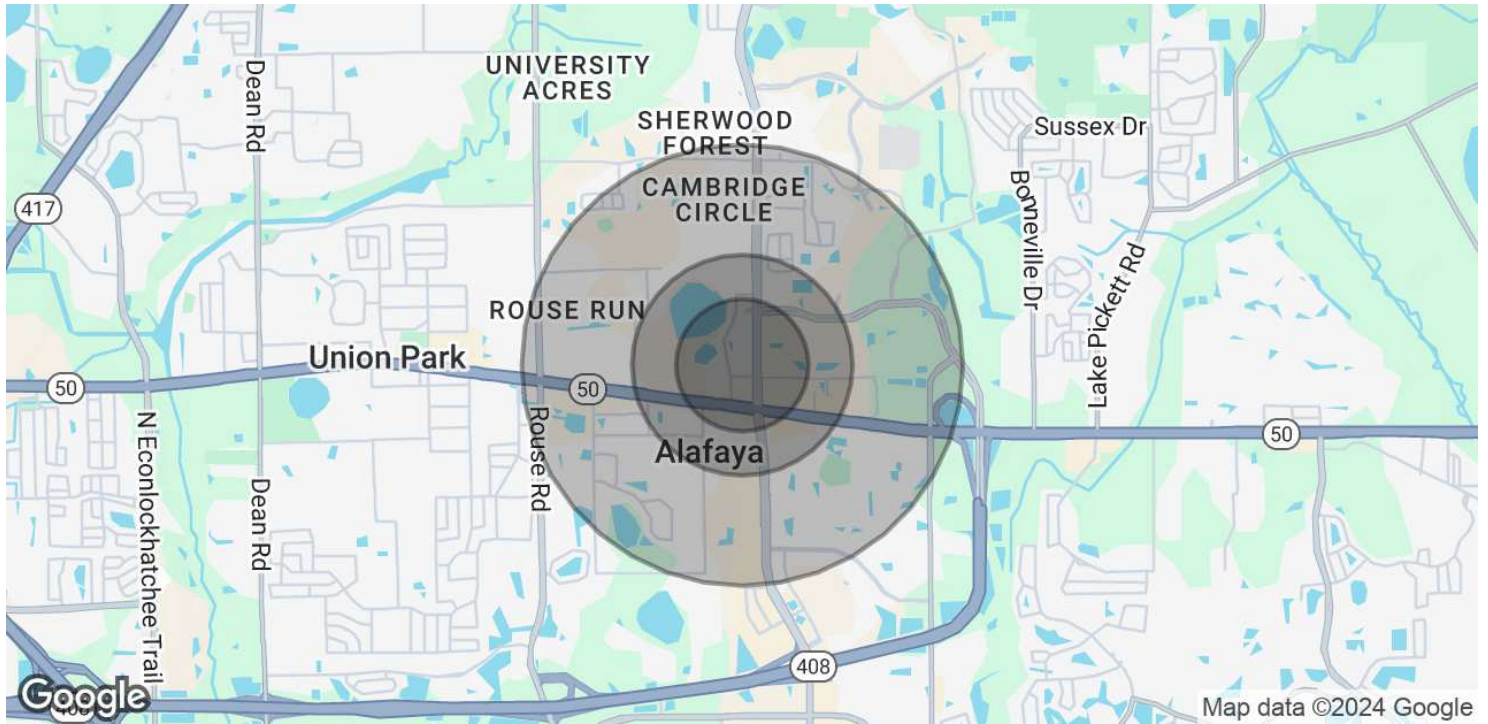
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DEMOGRAPHICS MAP & REPORT

11731 ORPINGTON ST, ORLANDO, FL 32817

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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,579	4,554	20,815
Average Age	26	27	28
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	479	1,371	6,224
# of Persons per HH	3.3	3.3	3.3
Average HH Income	\$81,370	\$78,325	\$71,660
Average House Value	\$326,453	\$307,896	\$292,291

Demographics data derived from AlphaMap

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