

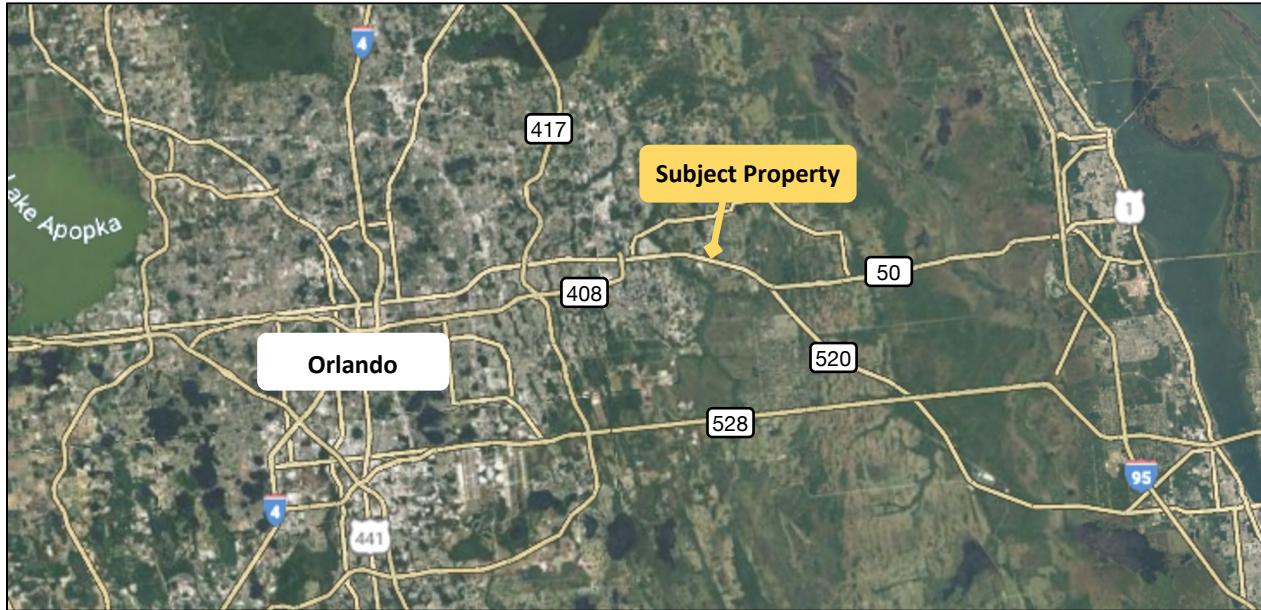
## Development Opportunity

Completed initial infrastructure improvements to the East Orlando site through the construction of an access road, off-site stormwater connection and significant fill to build up the two outparcels available for future development. Seeking interested parties for a ground lease for one or both outparcels.

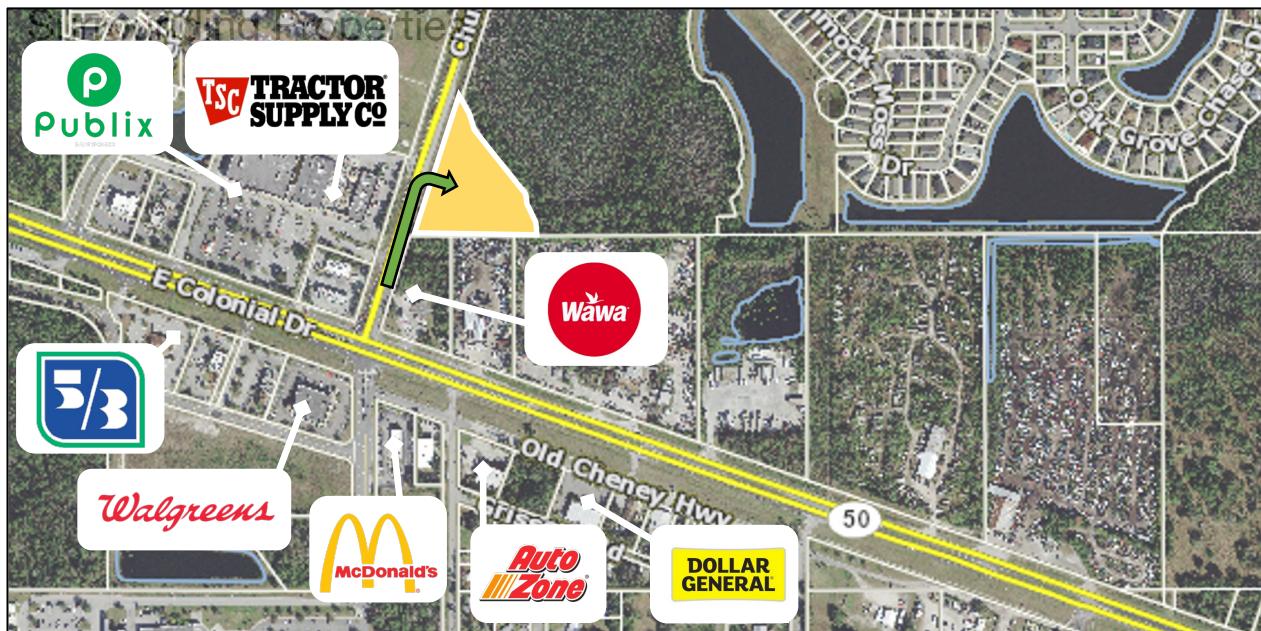
### Property Details

- Location: Near the corner of Chuluota Road (SR 419) and East Colonial Road (SR 50)
- Size: 2.81 acres (North pad approx. 1.0 acre and South pad approx. 1.5 acres)
- Stormwater: SJRWMD approved off-site master pond (underground stormwater infrastructure construction complete)
- Development: TBD
  - Previously Orange County approved plans for two retail buildings
  - Building A to the North is 7,000 square feet with 5 bays approx. 20' x 70' each
  - Building B to the South is 11,200 square feet with 8 bays approx. 20' x 70' each
- Zoning: P-D part of the Cypress Lakes (allowable uses below)
- Current P-D allowable uses include:  
Hair Salon (Beauty Shops or Barber Shop); Child Care; Office Supply Stores; Dry Cleaners (No Processing); Floral Shop; Picture Framing Store; Video Rental and Sales; Professional Office Uses (Inclusive); Tailoring; Shoe Repair; Pharmacy; Locksmith; Radio & TV Repair Shop; Dance Studio; Self-Storage Facility; Optical Store; Video Store; Contractor's Office (No Outside Storage); Post Office; Travel Agency; Cellular Phone Store; Paint & Wallpaper Store; Hardware Store; Mail and Packing Store; Retail Bakery Store; Specialty Food Store; Bridal Shop; Clothing Store; Record Store; Restaurant with No Drive-up Service; Bank/Financial with Drive-up Window; Photography Store/Film Processing; Jewelry Store; Gift Shop.

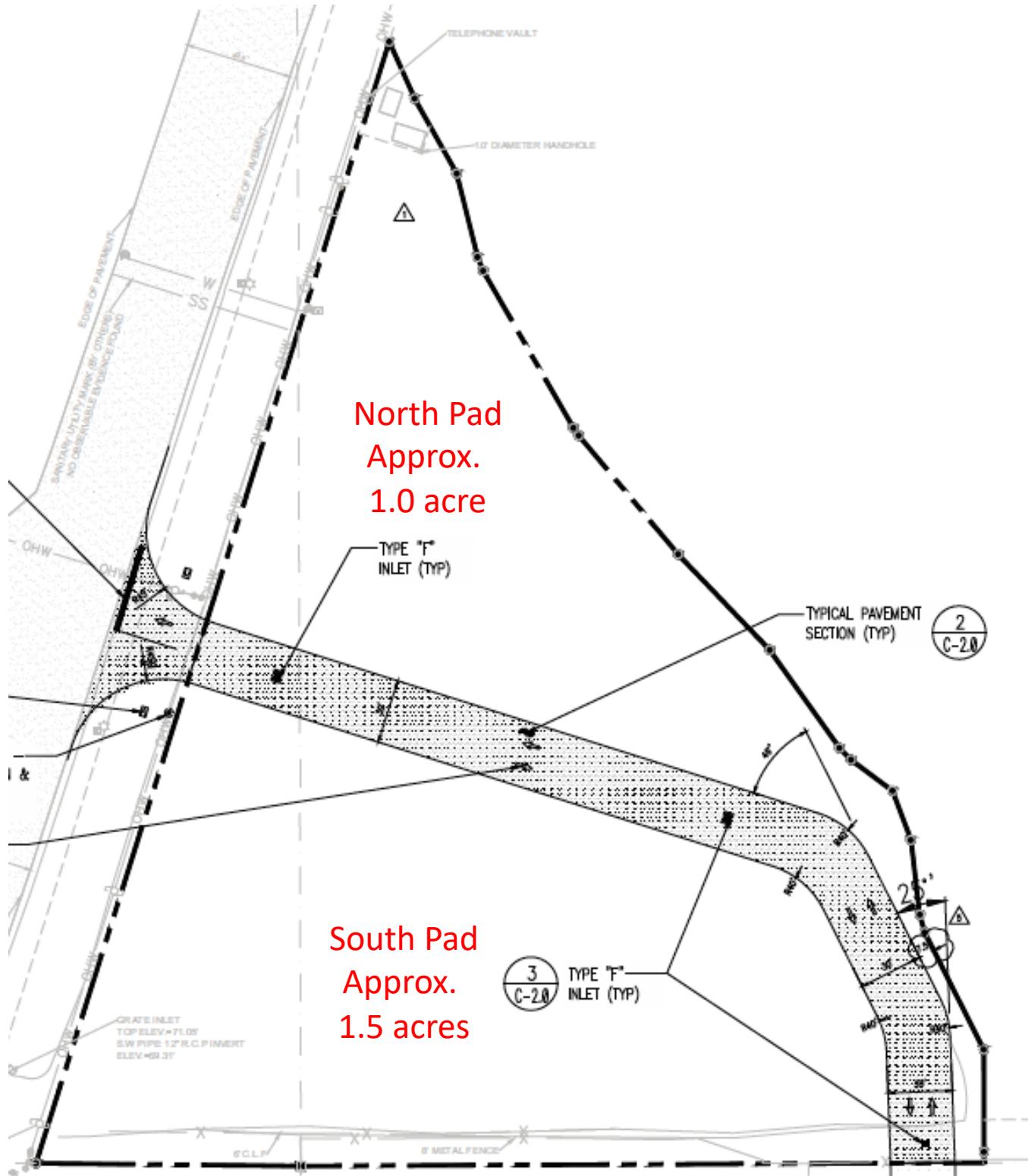
## Area Map



Located in the heart of East Central Florida, the site is close to affordable housing, thousands of planned future residential units and major transportation thoroughfares. Recently "The Grow" a mixed-use 1,200 acre- master planned community is under development just West of the property. The corridor is active and maintains a current average daily traffic volume of 33,000 vehicles which is expected to increase over time as the Florida Department of Transportation prepares to widen State Road 50 from the State Road 408 interchange to State Road 520.



## Current Development



## Existing Approved Site Plan

