



40,500 cars per day



SUNRAIL
STATION



MCCOY RD

43,500 cars per day

S. ORANGE AVE



FOR LEASE

McCoy Rd. Pad Site

1415 McCoy Rd., Orlando, FL

McCoy Rd. Pad Site

1415 McCoy Rd., Orlando, FL 32809



PROPERTY HIGHLIGHTS

- Located lakeside, with 300Ft of direct frontage on the well-established thoroughfare of McCoy Rd.
- Shortage of some business types in the area pose a great opportunity for new players
- Direct access and frontage on McCoy Rd. near the major intersection of Sand Lake Rd. / S. Orange Ave. / and McCoy Rd.
- Favorable future zoning under the new Orange Code, T5.1 Low-Density Mixed-Use
- Opportunity to create one contiguous assemblage with the addition of the unowned parcels in-between.
- Located within the Sand Lake Rd. Station, Transit Oriented Development (TOD) Zone.

[Click here for Survey.](#)

[Click here for Future Zoning.](#)

LEASE HIGHLIGHTS

- APNs: 25-23-29-0000-00-088, 25-23-29-0000-00-057, 25-23-29-0000-00-103
- Land Size: +/-0.97 Buildable Acres
- Municipality: Un-Incorporated Orange County
- Current Zoning: P-O (Professional Offices)
- Future Land Use: T5.1 (Low Density Mixed-Use)
- Existing Structures: 3 Office Buildings 2182SF, 1412SF, and 1398SF

Richard Wagner

📞 321-438-5196

✉️ Rwagner@procresfl.com

Juan Jimenez, MSRE, CCIM

📞 407-844-5238

✉️ Juan@procresfl.com

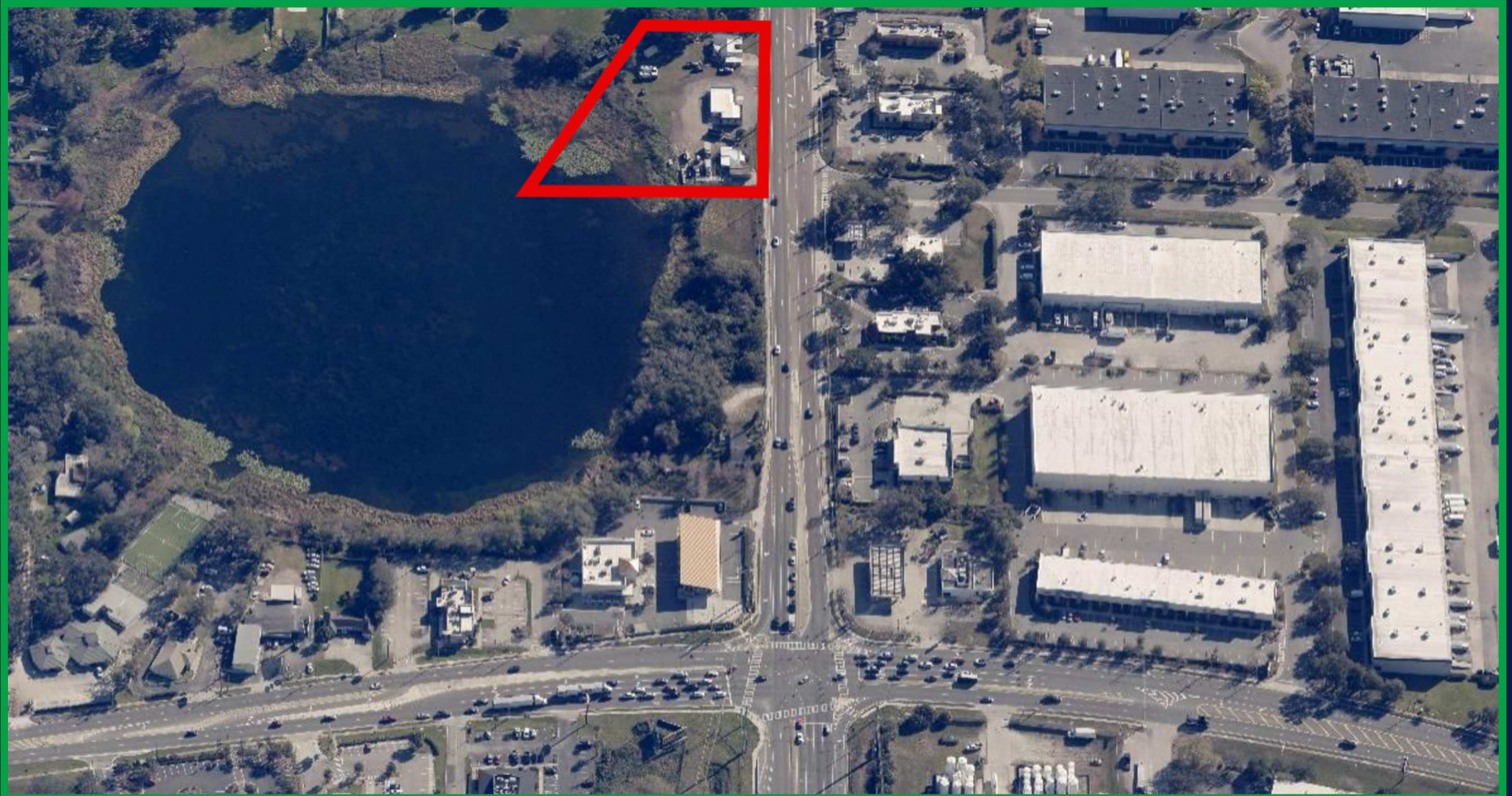


**PROFESSIONAL COMMERCIAL
REAL ESTATE SERVICES**

300 S. Orange Ave, Ste 1000
Orlando, FL 32801

www.PROCRESFL.com

PROPERTY PHOTO





SUNRAIL
STATION



MCCOY RD

43,500 cars per day

S. ORANGE AVE

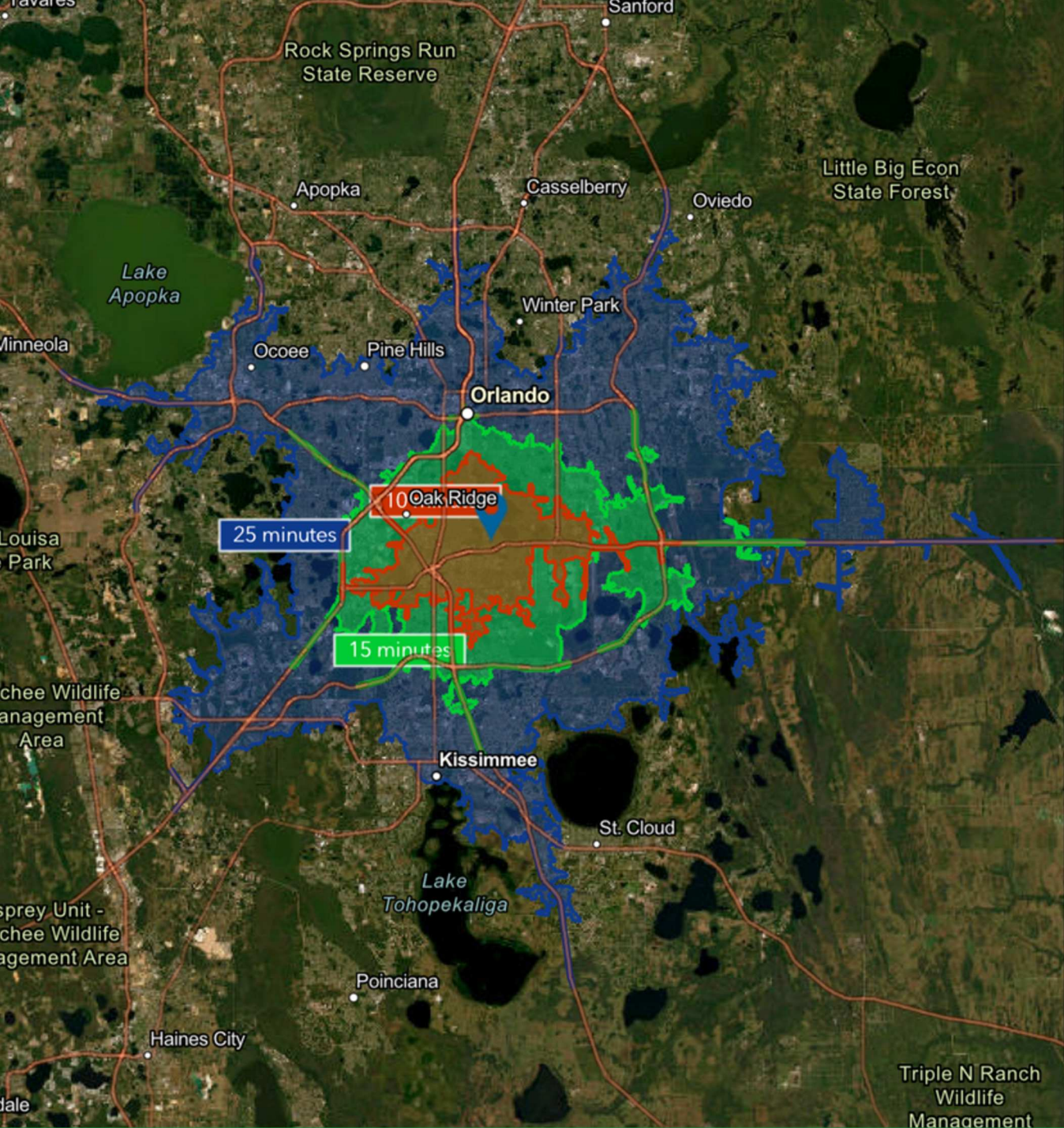


RETAIL TRADE AREA



**FUTURE USE: T5.1 LOW-DENSITY MIXED-USE
(PROPOSED ORANGE CODE)**





2025 Estimated Population	
10 minutes	58,906
15 minutes	319,599
25 minutes	1,160,278
2025 Total Households	
10 minutes	21,681
15 minutes	116,887
25 minutes	425,931
2025 Average Household Income	
10 minutes	\$103,178
15 minutes	\$95,854
25 minutes	\$100,325

DRIVE-TIME DEMOGRAPHICS



PROFESSIONAL COMMERCIAL REAL ESTATE SERVICES

Sales | Leasing | Property Management | Consulting

 300 S. Orange Ave, Ste 1000, Orlando, FL 32801

 407-844-5238  info@procresfl.com

 www.PROGRESFL.com

Follow us

