

**FOR SALE: OWNER USER OR INVESTMENT OPPORTUNITY.**  
**6303 S Orange Blossom Trail, Orlando, FL 32809**



## Executive Summary

This property boasts a prime location on a bustling retail corridor, guaranteeing maximum visibility and accessibility. Situated on S Orange Blossom Trail, a major thoroughfare with a daily traffic count exceeding 55,000 vehicles, this property is truly a gem. A car dealership currently occupies this space. This property can be delivered with income or made available for an owner-user. Don't miss out on the chance to establish your business in this highly sought-after area!

## HIGHLIGHTS

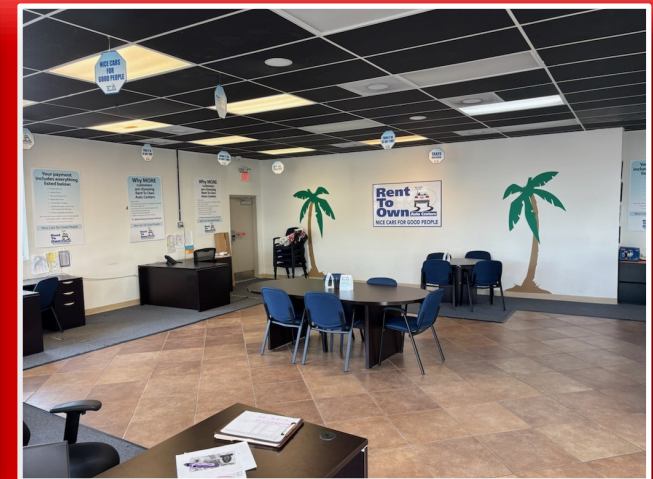
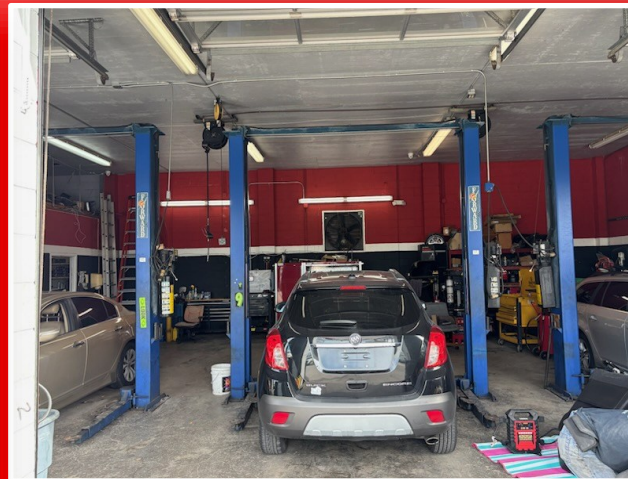
- High Traffic Counts.
- On a Hard Corner with Stoplight.
- 203' frontage on S Orange Blossom Trail.
- Existing Pylon Signage.
- 3 Car Repair Bays with Lifts.
- New Roof Installed in 2021.



PROPERTY DESCRIPTION	
Building	4,145 SF
Canopy	3,008 SF
Lot Size	.72 Acre
Zoning	C-2
Year Built / Renovated	1964 / 2016
Property Type	Retail
Property Taxes	\$27,712
Property Insurance	\$7,170
Parcel I.D	27-23-29-0000-00-017

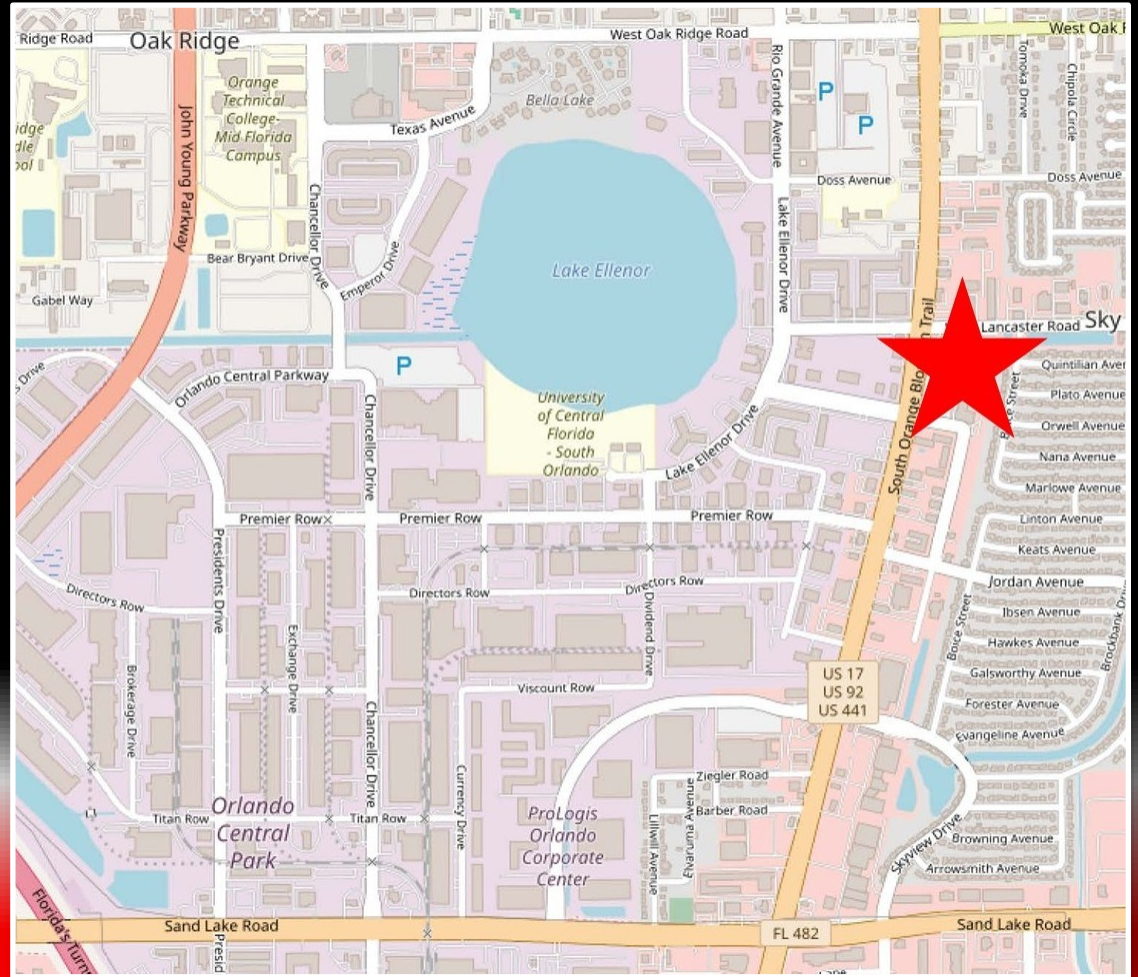
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	12,649	93,145	231,176
Total Households	4,174	33,171	80,106
Median Household Income	\$51,155	\$50,174	\$53,777
Average Household Income	\$74,381	\$70,221	\$77,034

TRAFFIC COUNTS	
S Orange Blossom Trail	55,500
Lancaster Rd	14,400





**Price:**  
**\$ 1,800,000**



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