



DOWNTOWN ORLANDO

PACKING DISTRICT

COLLEGE PARK

1.05 AC

FOR LEASE

Shadow Packing District
Ground Lease Opportunity

2730 N Orange Blossom Trl, Orlando, FL 32804
2820 N Orange Blossom Trl, Orlando, FL 32804

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PROPERTY HIGHLIGHTS

- Located next to the Orlando Packing District (High-Growth Redevelopment Area)
- Ideal for QSR, Coffee, Drive-Thru & Fast Casual Concepts
- 1.05 Acres | Ground Lease Opportunity
- Minutes from College Park (Affluent Residential Base)
- Excellent frontage, visibility & access on major arterial roadway
- 26,000 VPD on Orange Blossom Trail
- Strong population growth & increasing residential density
- Limited availability of developable land in this corridor
- More contiguous land available if needed

PROPERTY OVERVIEW

- Lease Price: Negotiable
- Lot Size: 1.05 AC

Danny Jaca (Lead Agent)

📞 407-234-7691

✉️ Djaca@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-2730 N Orange Blossom Trl



PROPERTY PHOTO-2820 N Orange Blossom Trl



AERIAL PHOTO



DOWNTOWN ORLANDO

goodfills Ricks DOG DELI

Cafe Perks DINER

Reliable Parts

Publix

THE CANNERY

COLLEGE PARK

7-ELEVEN

PACKING DISTRICT

N ORANGE BLOSSOM TRL

1.05 AC

SILVER STAR RD

A AUTO REPUBLIC



PROPERTY

JOHN YOUNG PKWY

52,000 cars per day

PACKING DISTRICT

NORTH OBT 26,000 cars per day

COLLEGE PARK



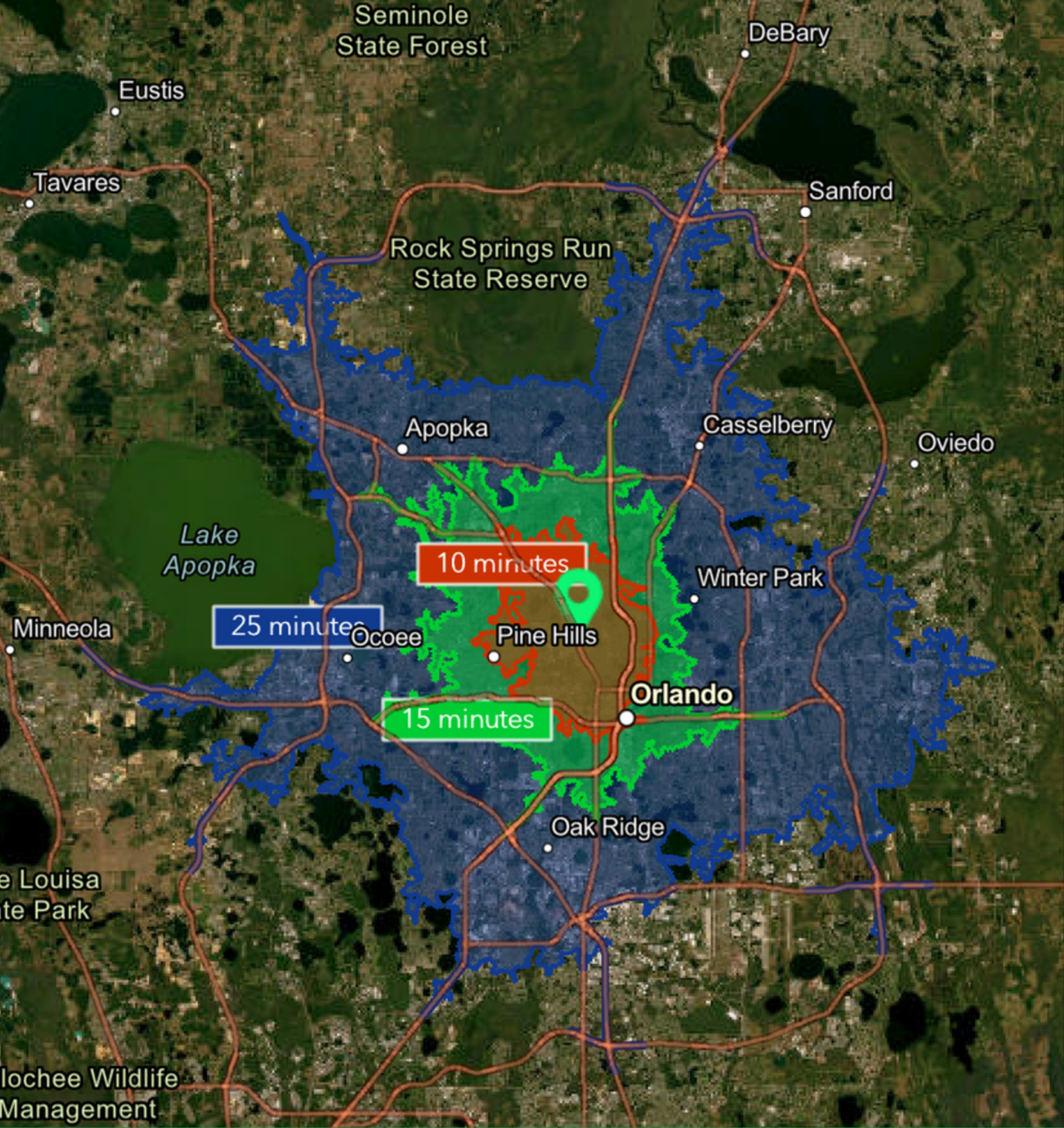
176,000 cars per day

W COLONIAL DR

38,000 cars per day

DOWNTOWN ORLANDO

TRADE AREA



2025 Estimated Population

10 minutes	98,977
15 minutes	305,907
25 minutes	1,214,494

2025 Total Households

10 minutes	41,950
15 minutes	125,305
25 minutes	471,653

2025 Average Household Income

10 minutes	\$97,125
15 minutes	\$103,502
25 minutes	\$106,769

DRIVE-TIME DEMOGRAPHICS



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 407-844-5238  info@progresfl.com

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