

For Sale Commercial

WEST STATE ROAD 426,
OVIEDO, FL 32765

3.00 ACRES AVAILABLE



DESCRIPTION

3.00-acre parcel site adjacent Duke Energy, Southern Style Dental, Cross Country, Mortgage, RLH, BioFit & more.

PROPERTY OVERVIEW

AVAILABLE:	3.00 Acre Site
ASKING RATE:	\$2,100,000
DELIVERY:	Raw
ZONING:	C-3
FLU:	Industrial
JURISDICTION:	Seminole County

HIGHLIGHTS

- The site is along State Road in 426 in between Winter Park and Oviedo which experiences 33,500 cars passing the site daily
- .9 miles to 417 Expressway interchange
- Easy access to major roadways, shopping, and sophisticated community services
- The site's excellent over 500' frontage, visibility, and access make it appealing to a variety of users
- C-3 zoning classification in Seminole County, which allows for a broad range of uses.
- Billboard with Clear Channel lease

FOR MORE INFORMATION, PLEASE CONTACT:

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407.863.2966
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KEY POINTS MAP



75,300 AADT
Florida 417

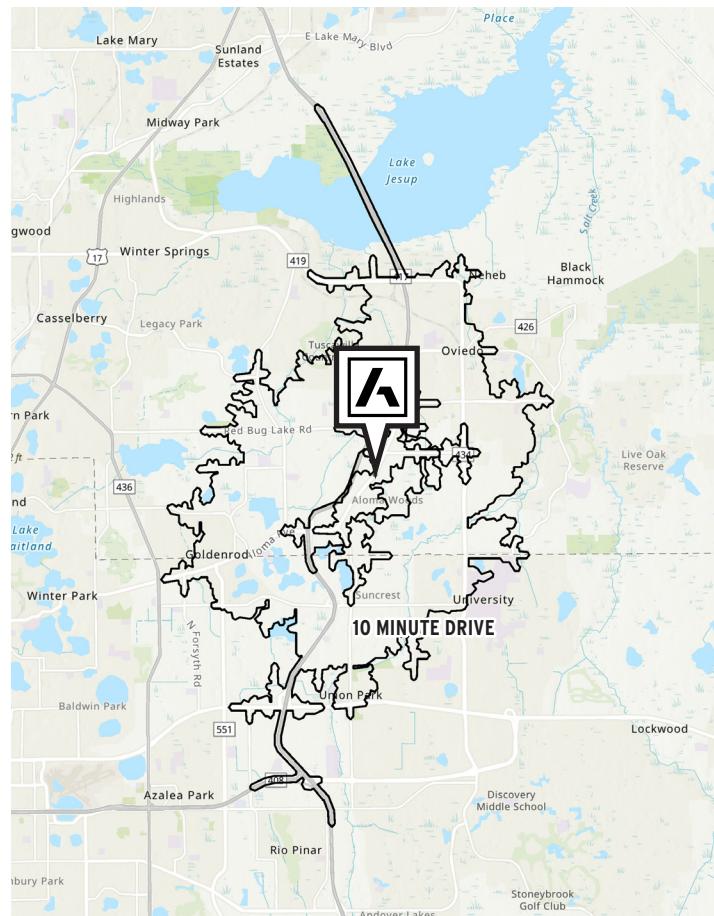
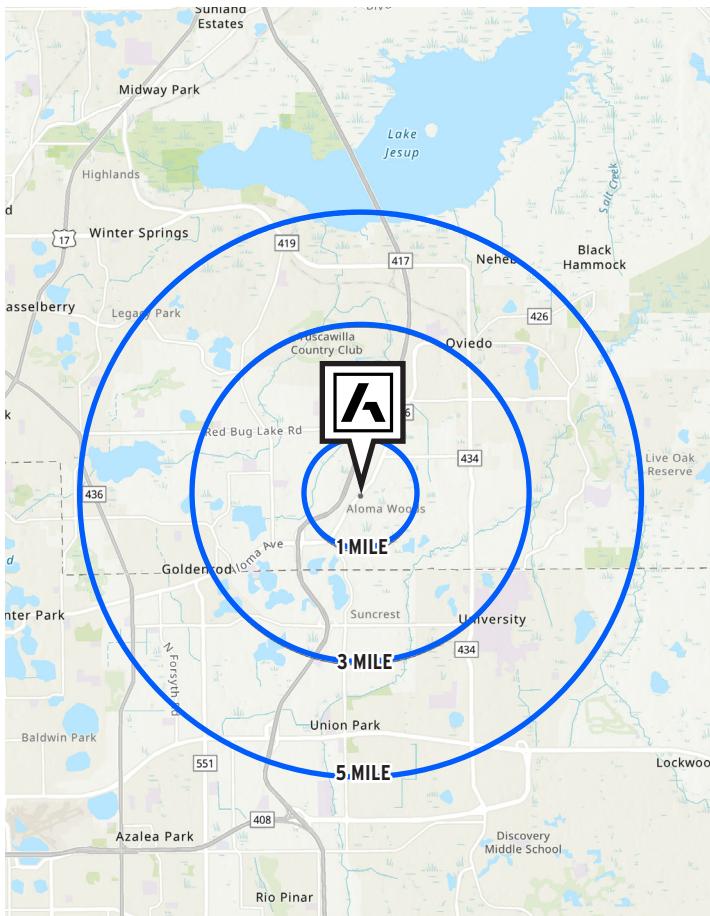
31,500 AADT
State Road 426

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**DEMOGRAPHICS & DRIVE TIME INFO****3-MILES** —————

	76,752
ESTIMATED POPULATION	
	28,227
HOUSEHOLDS	
	3,238
TOTAL EMPLOYEES	
	\$119,822
AVERAGE HOUSEHOLD INCOME	

5-MILES —————

	245,896
ESTIMATED POPULATION	
	87,828
HOUSEHOLDS	
	8,175
TOTAL EMPLOYEES	
	\$110,720
AVERAGE HOUSEHOLD INCOME	

10-MINUTE —————

	100,769
ESTIMATED POPULATION	
	37,653
HOUSEHOLDS	
	38,608
TOTAL EMPLOYEES	
	\$118,724
AVERAGE HOUSEHOLD INCOME	

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