



Alafaya Professional Park

11731 ORPINGTON ST, ORLANDO, FL 32817

DEVELOPER CLOSEOUT- LAST APPROVED BUILDING PAD IN PARK

- Near the intersection of Alafaya Trail/East Colonial Drive, University of Central Florida, Waterford Lakes Town Center and Central Florida Research Park.
- Architectural Plans to build up to 9,500 sf two-story building included with sale.
- Plans can be modified to build a one-story 4,560 sf building.
- Developer has paid \$63,370 towards building impact fees which Orange County will credit to the buyer.
- Park has a mixture of Professional and Medical offices buildings.
- Signage on Alafaya Trail (55,000+ vehicles daily) and Orpington St. off Colonial Dr.



FOR MORE INFORMATION | [MILLENNIA-PARTNERS.COM](https://millenia-partners.com)

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EXECUTIVE SUMMARY

11731 ORPINGTON ST, ORLANDO, FL 32817

Alafaya Professional Park



OFFERING SUMMARY

Sale Price:	\$649,000
Available SF:	
Lot Size:	0.1 Acres
Zoning:	P-O
Market:	East Orlando
Submarket:	University Park

PROPERTY OVERVIEW

Seize the last approved building pad in Alafaya Professional Park II, a prime developer closeout opportunity perfect for medical or professional office use. This ready-to-build site comes with all necessary infrastructure in place, allowing for immediate construction of a 9,500 SF two-story office or medical building. Alternatively, the plans can be modified for a 4,500 SF one-story design. This opportunity provides a strategic location with built-in financial perks, making it ideal for medical practitioners, investors, and business owners looking to establish a presence in one of Orlando's fastest-growing corridors.

LOCATION OVERVIEW

This property is conveniently located just off Alafaya Trail, near East Colonial Drive, and is less than 3 miles from the University of Central Florida. The lot features dual entrances, plentiful parking, and excellent visibility with outstanding signage. Alafaya Professional Park is a mixture of professional and medical practices.

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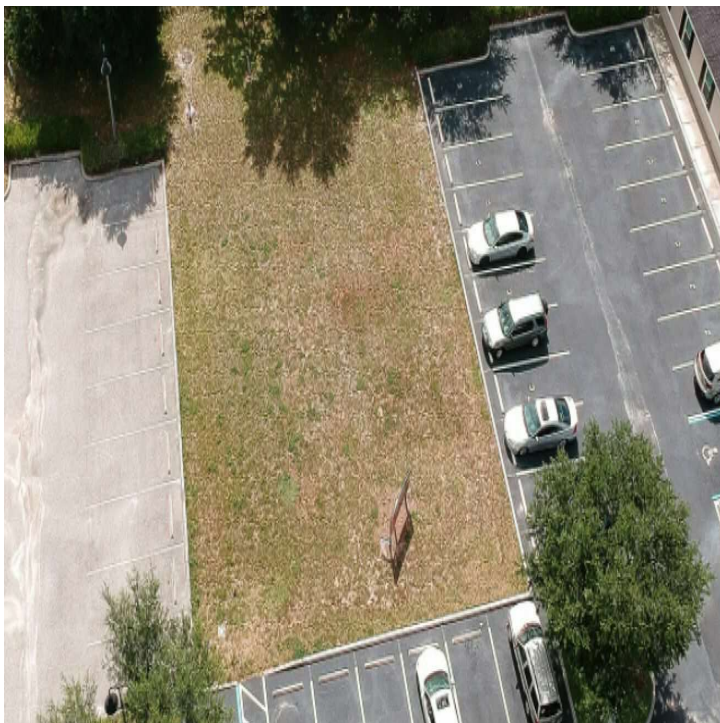
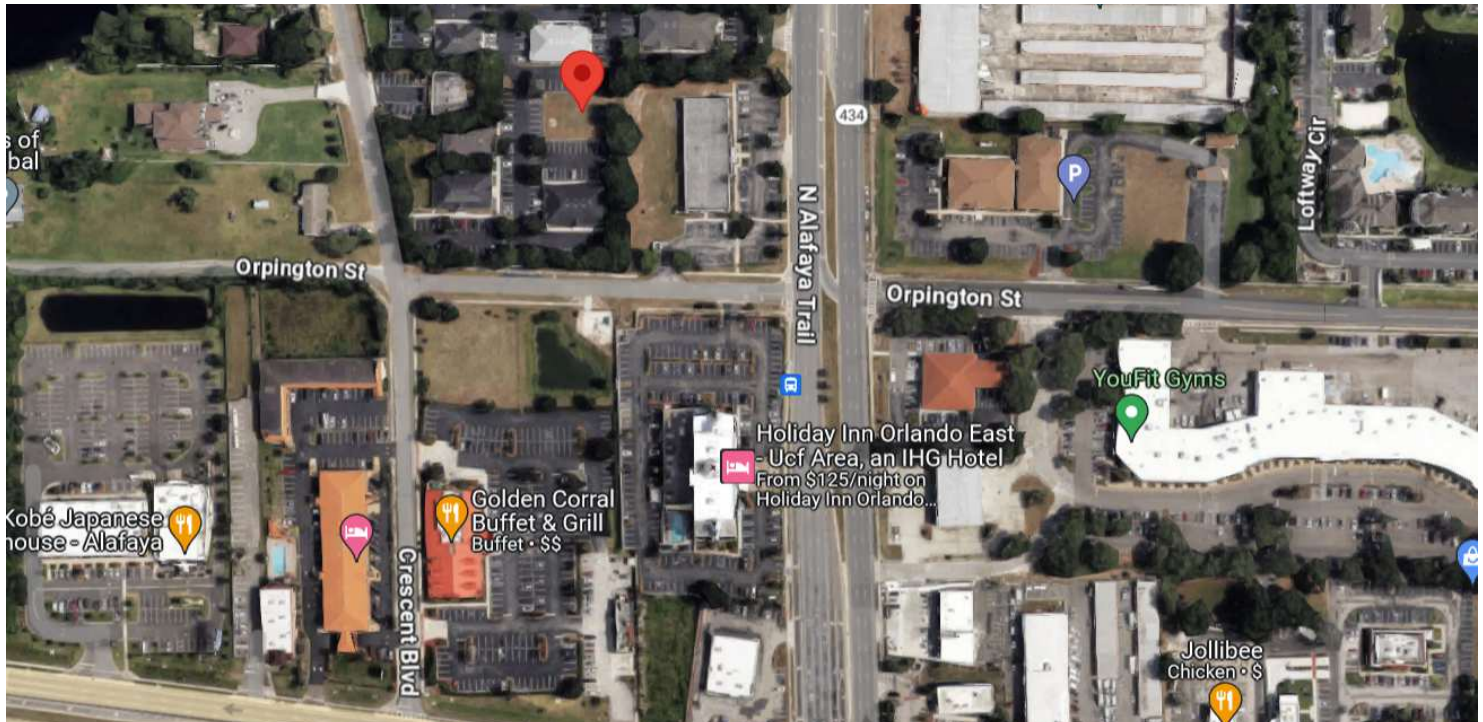
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ADDITIONAL PHOTOS

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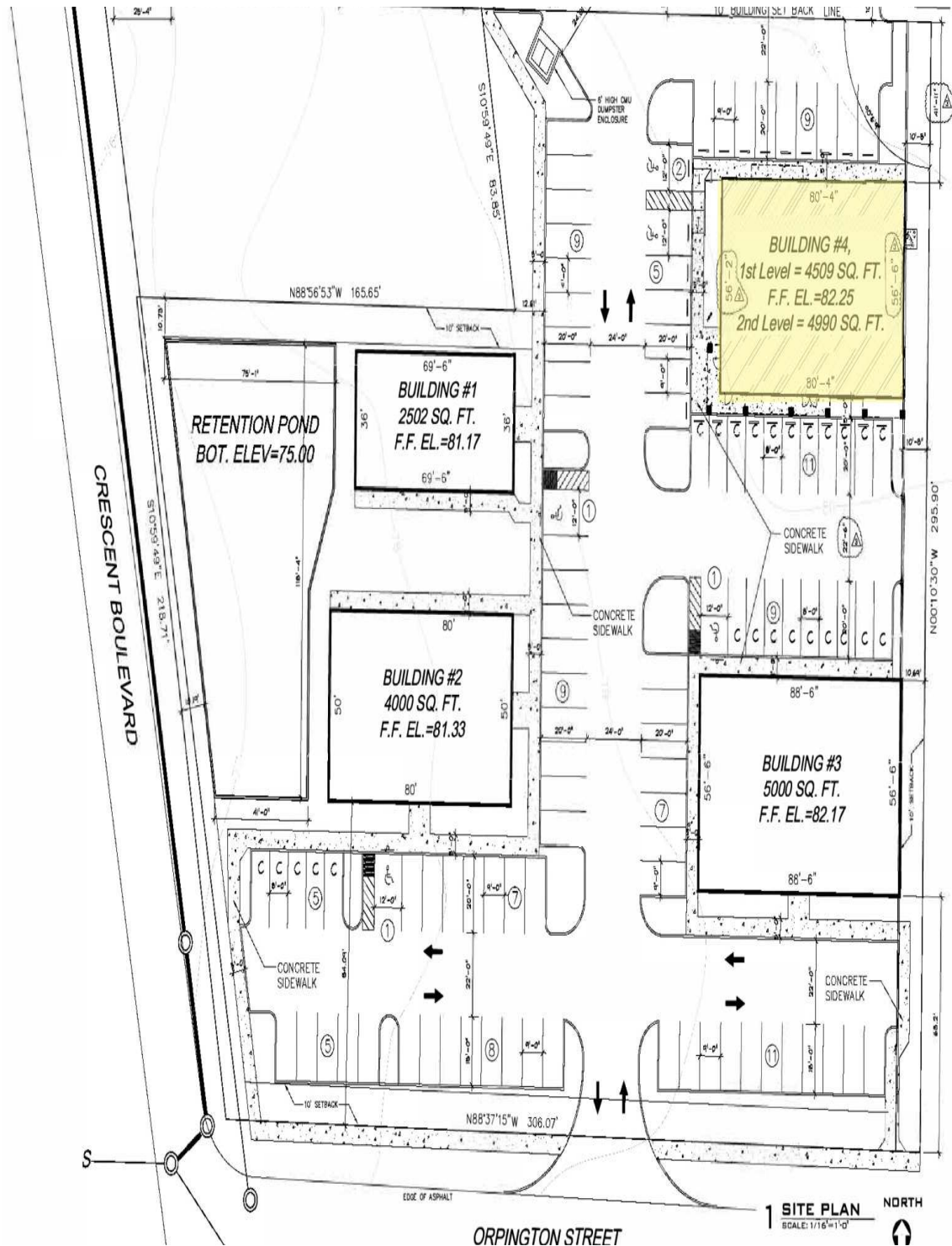
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SITE PLANS

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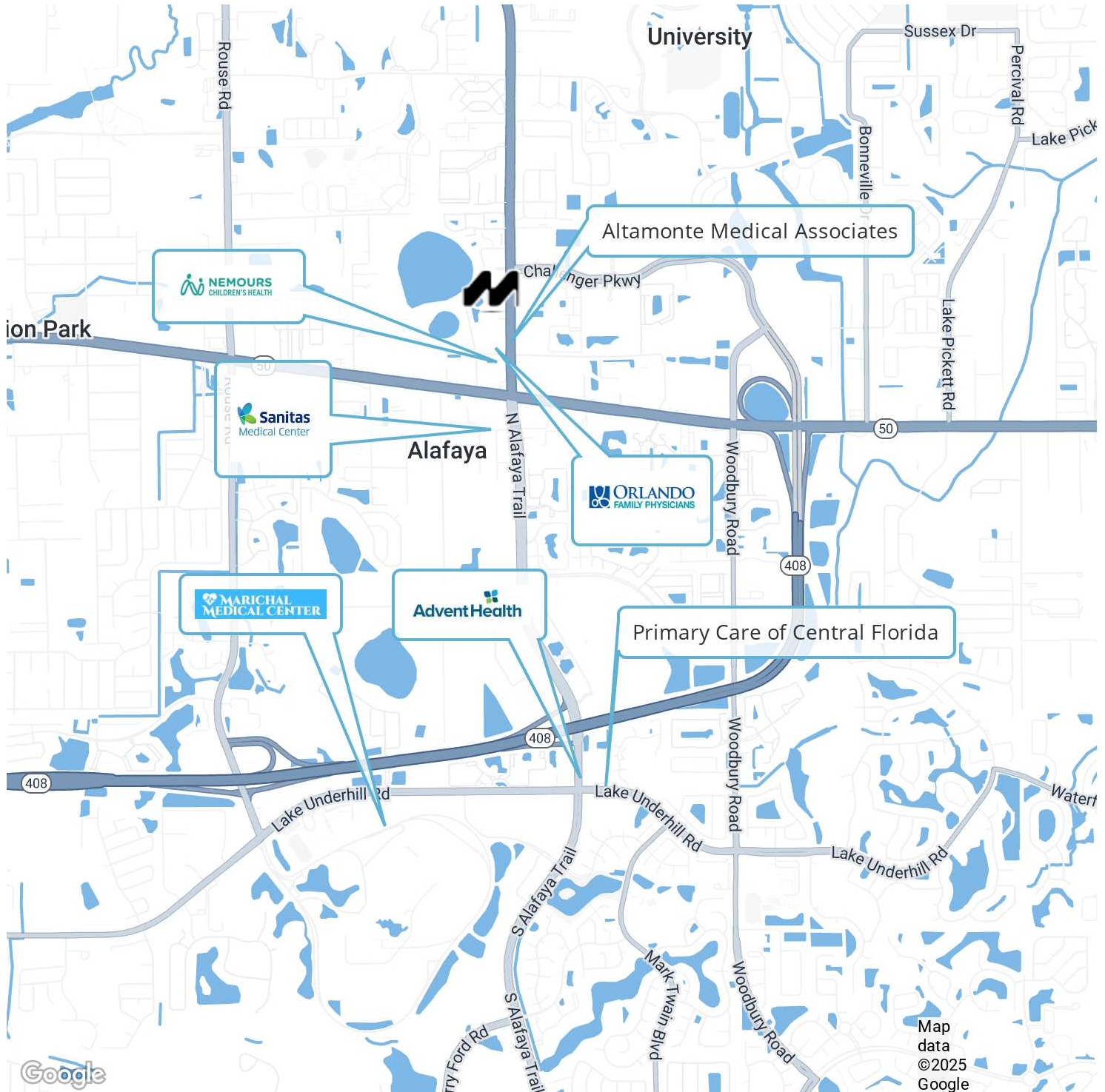
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RETAILER MAP

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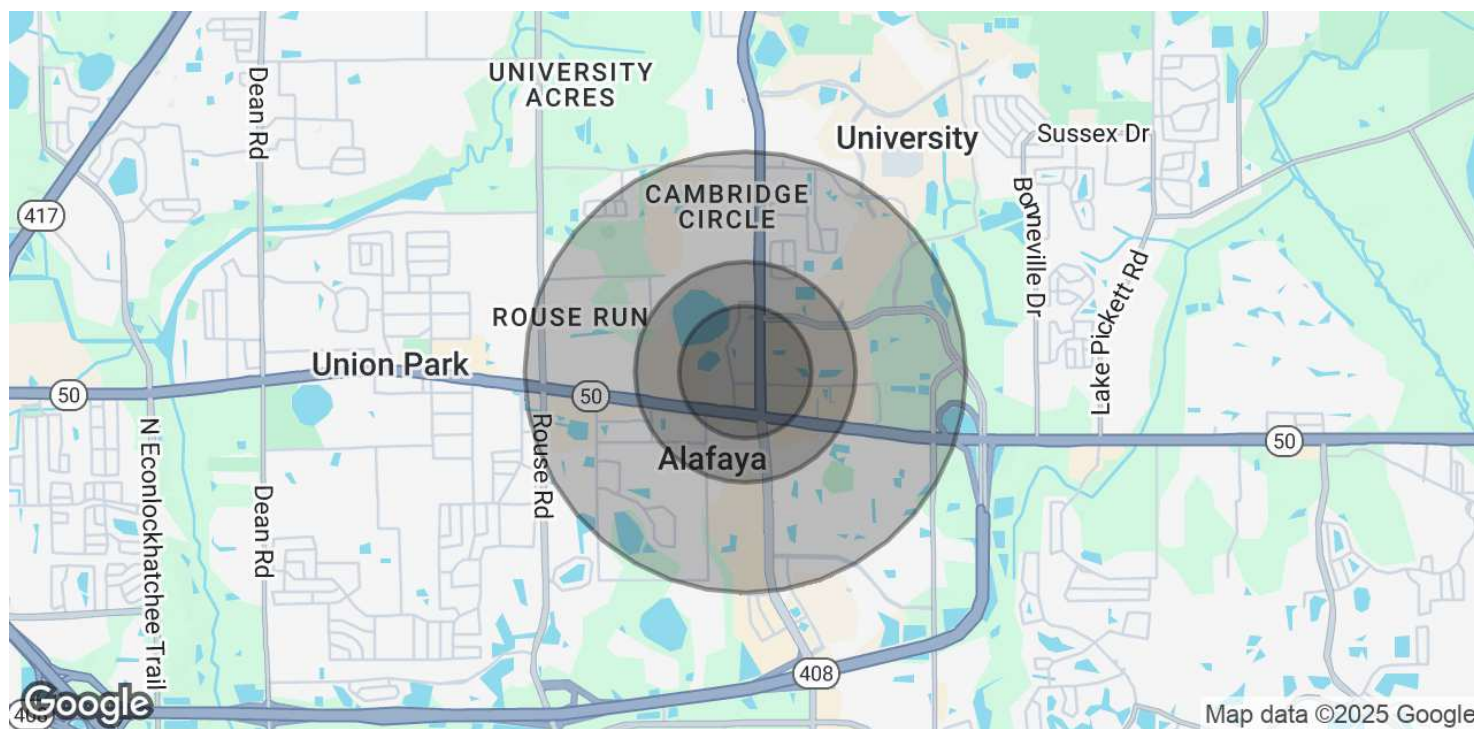
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DEMOGRAPHICS MAP & REPORT

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,579	4,554	20,815
Average Age	26	27	28
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	479	1,371	6,224
# of Persons per HH	3.3	3.3	3.3
Average HH Income	\$81,370	\$78,325	\$71,660
Average House Value	\$326,453	\$307,896	\$292,291

Demographics data derived from AlphaMap

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