

# FORMER FAMILY DOLLAR

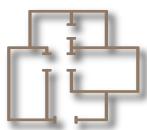


3015 S Rio Grande Ave, Orlando FL 32805

REDEVELOPMENT OPPORTUNITY

[VIEW LISTING](#)

# Property Overview



**SF (GLA)**  
9,270+ SF



**OCCUPANCY**  
0%



**YEAR BUILT**  
2008



**AVERAGE HH INCOME**  
\$76,160  
(3 Mile Radius)

## PROPERTY OVERVIEW

ADDRESS	3015 S Rio Grande Avenue Orlando FL 32805
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GLA	9,270 SF
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LOT SIZE	1.23 AC
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ACCESS	2 Access Points
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PARKING	32 Parking Spaces
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LOCATION	Signalized Corner
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PARCEL NUMBER	03-23-29-0182-74-112
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FRONTAGE (Approx)	200 ft on Rio Grande Avenue
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TRAFFIC COUNT	9,300 AADT
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# Site Overview





# Investment Highlights



**Seller financing available.**



9,270 SF freestanding retail box on 1.23-acre signalized corner lot



**200 feet of frontage along S. Rio Grande Ave, maximizing visibility and access**



Large open floor plan offers flexibility for retail, service, or medical uses



High population density: 14,829 residents within 1 mile; 136,189 within 3 miles



Above-average household incomes: \$87,268 (3-mile radius); \$96,942 (5-mile radius)



Surrounded by apartments and multifamily communities supporting neighborhood demand



Close proximity to I-4 with extremely high vehicle counts, enhancing signage visibility



Located between Jones High School and nearby elementary/middle schools, generating steady local traffic



Potential for repositioning or subdivision to attract multiple tenants and boost NOI



Lease-up opportunity: Medical, Educational or retail at market rents for strong income growth and long-term value creation





# Amenity Map

The map displays a dense collection of business logos across the Orlando metropolitan area. Key locations include:

- Northwest Orlando:** Walmart, Target, Home Depot, Lowe's, Best Buy, Amazon.
- Central Orlando:** Planet Smoothie, Jason's Deli, TJ Maxx, ACE Hardware, McDonald's, LA Fitness, Starbucks, Target, Days Inn.
- Southeast Orlando:** Walgreens, CVS Pharmacy, KFC, Popeyes, Dunkin' Donuts, Wendy's, Planet Fitness, Dollar Tree, Ideal, Subway, PetSmart, Lowe's, McDonald's, Walmart.
- Southwest Orlando:** Walgreens, CVS Pharmacy, KFC, Popeyes, Dunkin' Donuts, Wendy's, Planet Fitness, Dollar Tree, Ideal, Subway, PetSmart, Lowe's, McDonald's, Walmart.

A red star marks the center of the city, and a red circle indicates a 5-mile radius from this point. The map includes street names such as SR-408, SR-423, SR-436, and SR-527, as well as major highways like I-4 and I-95.

FAMILY DOLLAR



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## RETAIL DEVELOPMENT SERVICES

### FLORIDA RETAIL SERVICES

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