



**Property Details**

- Located next to the intersection of Mt. Vernon Street and N. Mills Avenue (U.S. 17-92)
- Minutes away from Downtown Orlando and Mills/50 District
- Ideal for any professional office, medical, or residential development
- Immediate proximity to Hillcrest Elementary
- O-1/T Zoning (City of Orlando)

**0.33± Acre  
Redevelopment Site**



**Rare infill double lot opportunity  
(Building and Lot included)**

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## Area Demographics:

### 2020 Population

- 1-mile radius: 17,647
- 3-mile radius: 106,746
- 5-mile radius: 285,104

### 2020 Avg HH Income

- 1-mile radius: \$144,917
- 3-mile radius: \$131,144
- 5-mile radius: \$111,132

### 2020 Households

- 1-mile radius: 10,316
- 3-mile radius: 50,552
- 5-mile radius: 121,892

### 2020 Median Age

- 1-mile radius: 36.3
- 3-mile radius: 37.8
- 5-mile radius: 37.3

### 2024 Population

- 1-mile radius: 18,750
- 3-mile radius: 112,848
- 5-mile radius: 294,667

### 2024 Avg HH Income

- 1-mile radius: \$159,724
- 3-mile radius: \$145,854
- 5-mile radius: \$126,459

### 2024 Households

- 1-mile radius: 11,015
- 3-mile radius: 53,902
- 5-mile radius: 126,358

### 2024 Median Age

- 1-mile radius: 36.8
- 3-mile radius: 38.3
- 5-mile radius: 37.9

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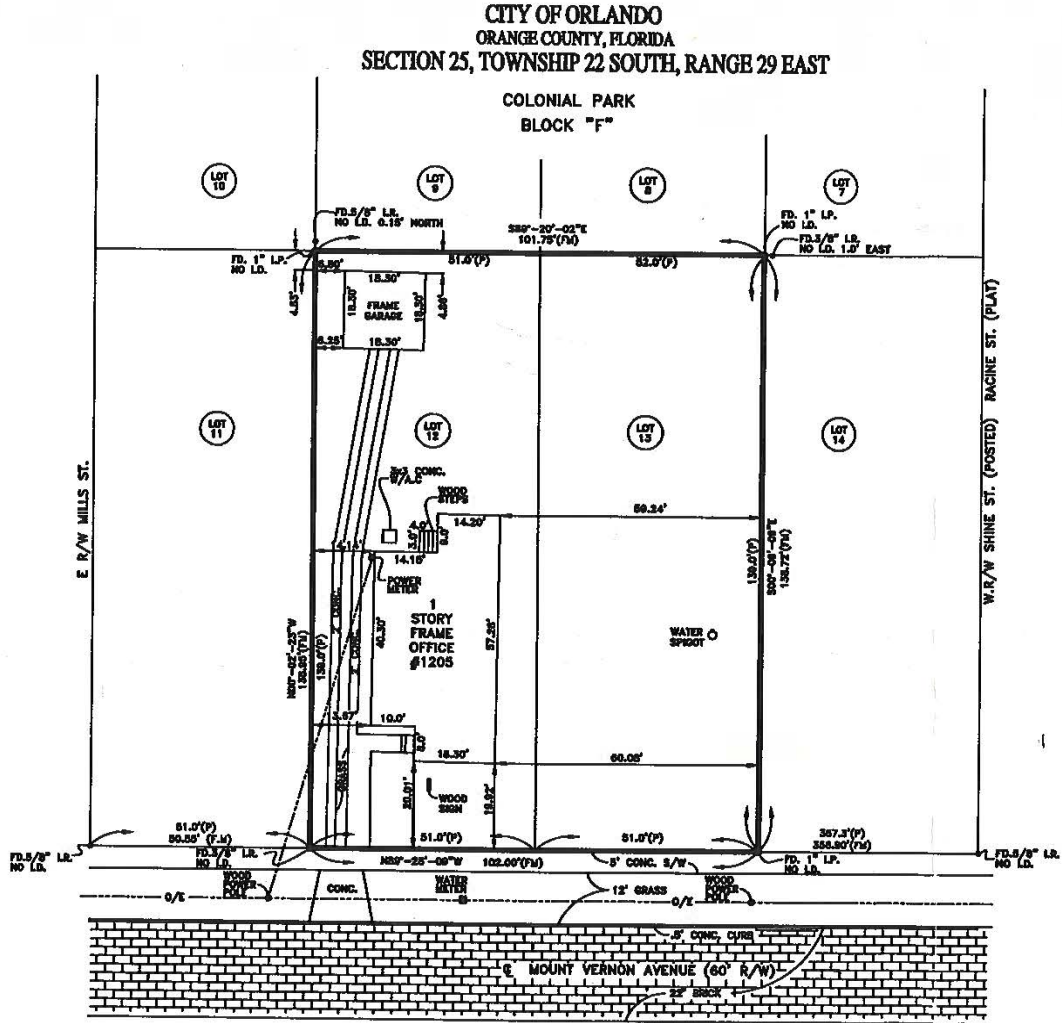
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## SITE PLAN



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