



CENTRAL FLORIDA
RESEARCH PARK

SR 434 DTC 41,591

Curb Cut

+/- 1.72
Acres

FOR SALE

**Alafaya Trail (SR434) & Remington Rd
+/- 1.72 Acres C1 & C2 Uses**

***Direct Curb Cut Access on Alafaya Trail (SR434)
Daily Traffic Count of 41,591**

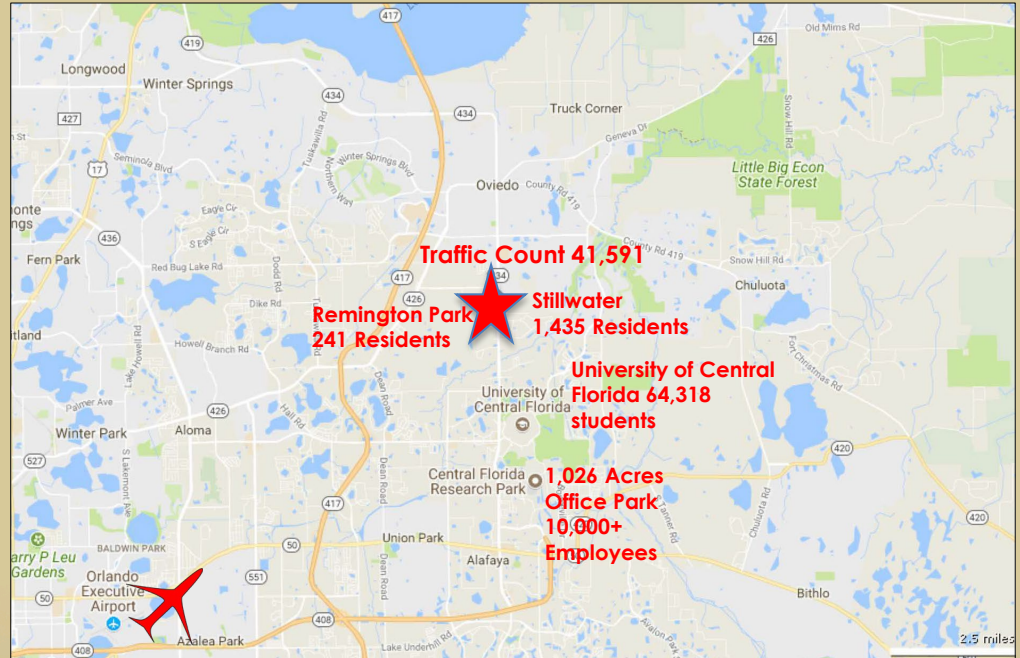
PREMIER
REALTY PARTNERS
COMMERCIAL

COLLABORATIVE SERVICE | GLOBAL & INNOVATIVE MARKETING | EXCLUSIVE RESULTS

INVESTMENT HIGHLIGHTS

Site Features:

- 280 feet of frontage directly on Alafaya Trail (SR434) with a curb cut already in, Daily Traffic Count of 41,591.
- Seller is in the middle of fully mitigating all wetlands so site is ready to build at close.
- Water & sewer immediately adjacent to property line.
- Survey and plan drawings available.
- 2 miles north of the main entrance to the University of Central Florida which has 64,318 students enrolled.
- 3 miles north of Central Florida Research Park, a 1,026 acre office park that houses more than 10,000 employees.
- Located directly in the middle of Remington Park and Stillwater single family subdivisions that collectively house over 1,676 residents.
- Strong Demographics:



Price	\$999,000
Price Per Acre	\$580,814
Size	+/- 1.72 acres
Parcel ID's	27-21-31-511-0000-0060 27-21-31-511-0000-0050 27-21-31-300-0330-0000
Zoning	PCD for C1 & C2 Uses

	1-Mile	3-Mile
Population	9,000	67,279
Households	3,189	22,366
Average Age	36.20	34.40
Median HH Income	\$76,343	\$65,393
Daytime Employees	1,402	51,282

ADDITIONAL INFORMATION

For additional information or to make an offer please contact:



Lindsey Tomaszewski | Premier Realty Partners

Commercial Real Estate Sales Consultant

Phone. 321.624.3070 | Email. Lindsey@Prpfl.com

7958 Via Dellagio Way Ste 300 | Orlando FL 32819

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.



PREMIER
REALTY PARTNERS
COMMERCIAL

COLLABORATIVE SERVICE

GLOBAL & INNOVATIVE MARKETING

EXCLUSIVE RESULTS