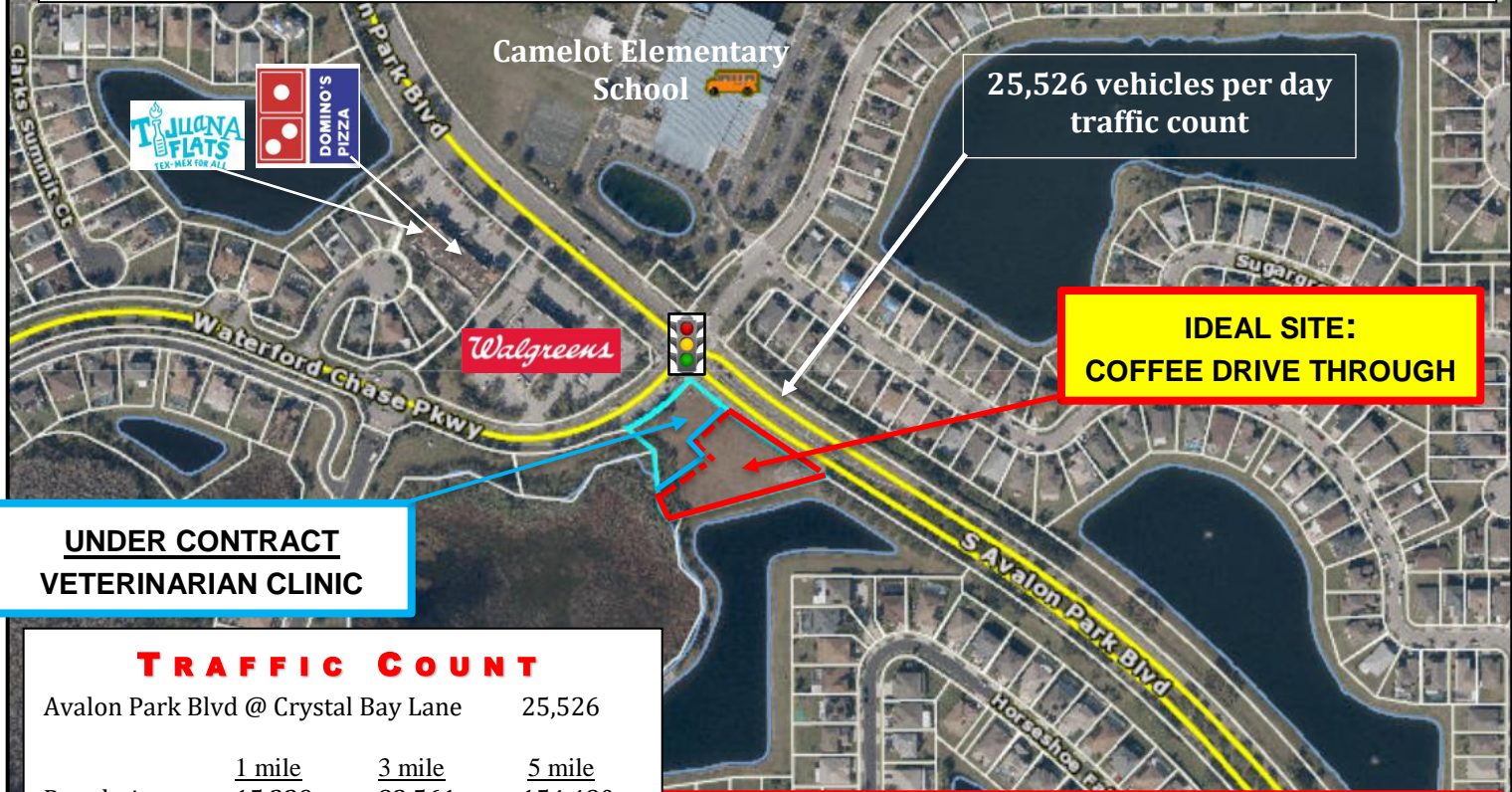


FOR SALE



REMAINING AVAILABLE RETAIL ZONED LAND, .61 AC +/- CLEARED WATERFORD CHASE PARKWY, ORLANDO, FL 32828




**UNDER CONTRACT
VETERINARIAN CLINIC**

TRAFFIC COUNT

| | | | |
|-------------------------------------|------------------|------------------|-------------------|
| Avalon Park Blvd @ Crystal Bay Lane | 25,526 | | |
| Population: | 1 mile 15,229 | 3 mile 82,561 | 5 mile 154,480 |
| Households: | 4,964 | 28,192 | 49,482 |
| Avg Income: | \$97,411 | \$90,801 | \$87,766 |

PROPERTY HIGHLIGHTS

RED Bounded Portion of the Parcel

- .61 ac +/- Cleared, w/Curb Cut along Avalon Pk Blvd
- Zoning: PUD - C1 Uses Muni: Orange County
- SEE PAGE 2 OF FLYER
- See Coffee Concept, 800 SF Double Side Drive Thru
- Situated at Signalized Intersection @ Avalon Park Blvd and Waterford Chase Parkway 
- **Frontage Along Avalon Pk Blvd:** 213 Linear Foot
- **Close to:** SR 50/E Colonial Dr, SR 408, SR 528 Beachline, SR 417, UCF (University of Central Florida)
- Purchase Price: \$850,000 Red Bounded Area

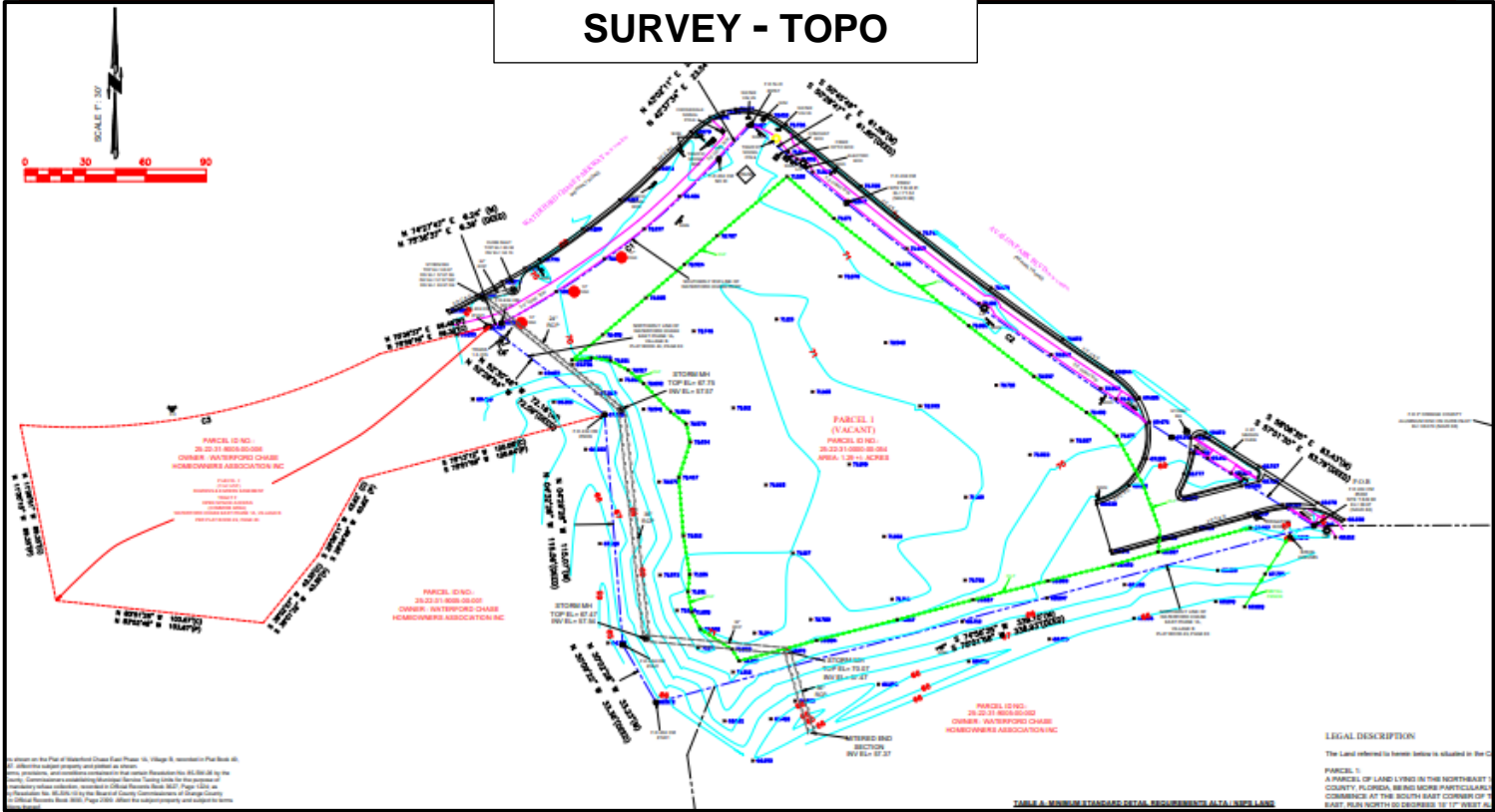
Scott Garrett

BOSS Commercial Real Estate
Licensed Commercial Real Estate Broker
Cell: 407-733-8159
Fax: 321-549-6269
Scott@BossCRE.com
www.BossCRE.com

FOR SALE



SURVEY - TOPO



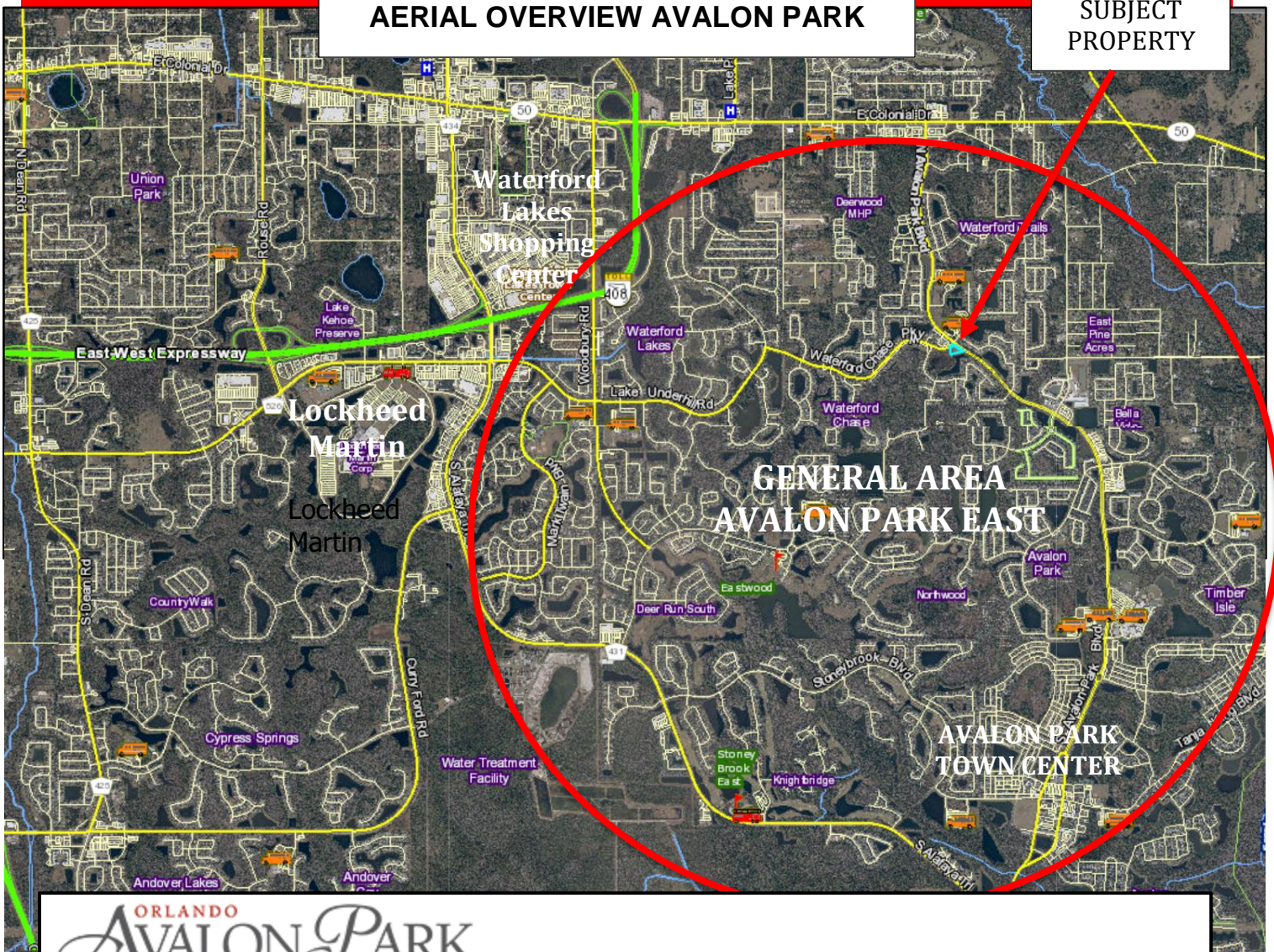
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FOR SALE

BOSS
COMMERCIAL REAL ESTATE

AERIAL OVERVIEW AVALON PARK

SUBJECT
PROPERTY



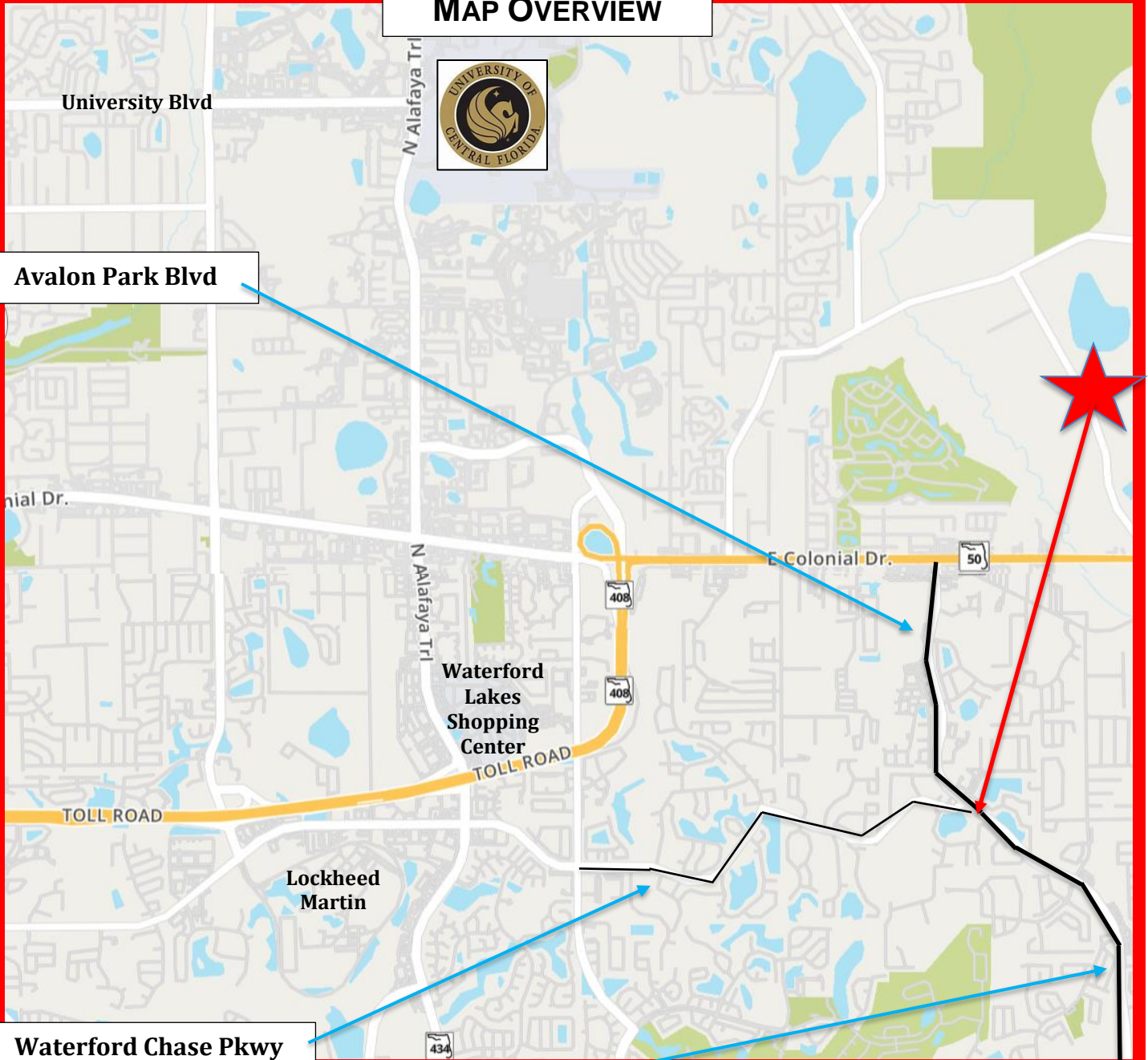
ORLANDO
AVALON PARK
LIVE • LEARN • WORK • PLAY

Avalon Park Orlando is an 1,860-acre neighborhood located in southeast Orange County, nestled beside the serene, natural surroundings of the Econlockhatchee River. Avalon Park has 240 acres of wetlands, 400 acres of upland preserve, 250 acres of man-made lakes, walking/biking trails and a pool with cabana located in the center of each neighborhood village. Development principles are based on New Urbanism planning concepts, which emphasizes human-scale communities in which traditional-style neighborhoods are within easy walking distance of the town center to foster an improved quality of life for residents of all ages. Bringing this principle to life includes a mix of housing types, civic uses, office/commercial buildings and Downtown Avalon Park. Planning includes approximately 3,400 single-family units, 1,431 multi-family units and more than half a million square feet of commercial space.

FOR SALE



MAP OVERVIEW



Avalon Park Blvd

Waterford Chase Pkwy

Avalon Park Blvd

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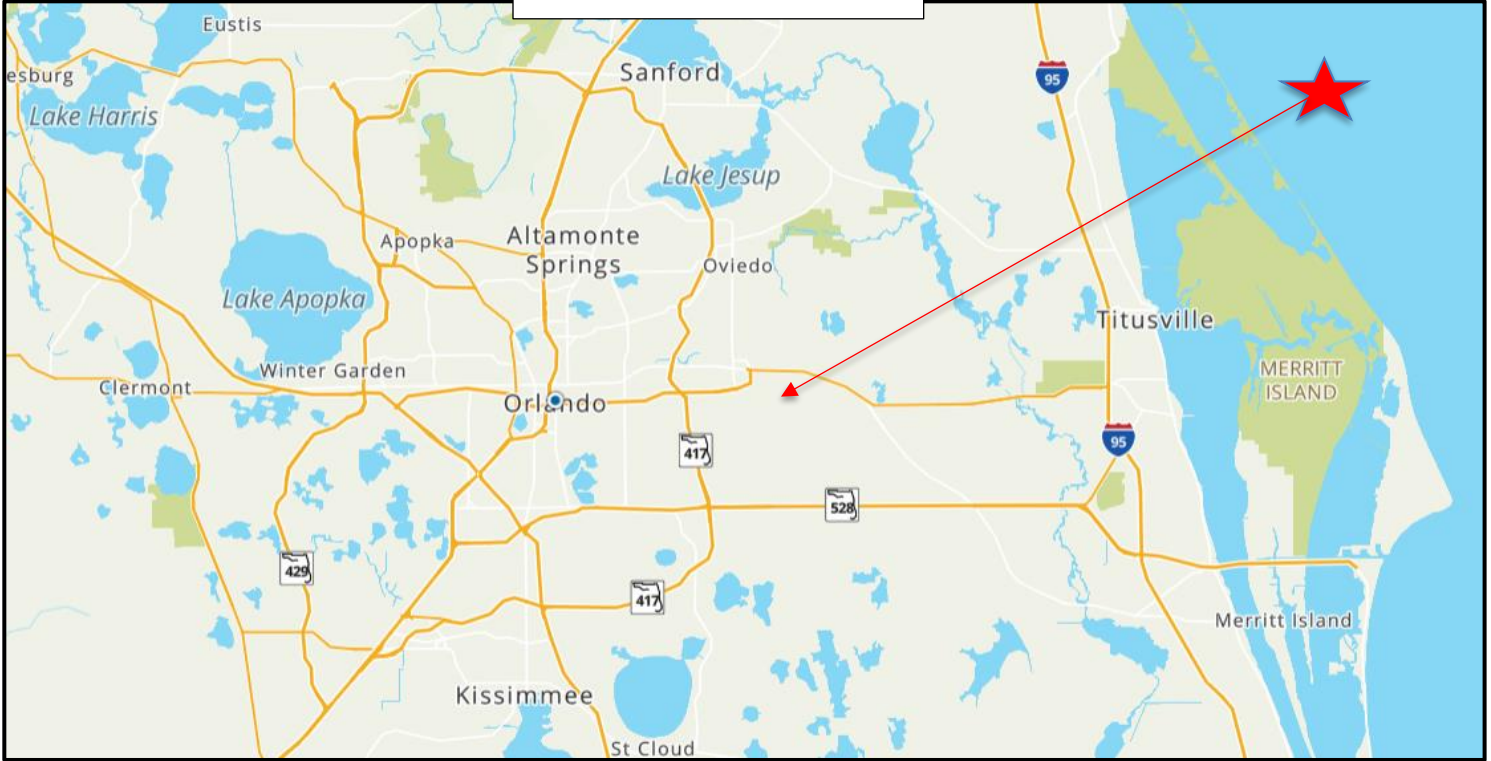
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MAP OVERVIEW



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