

APPROVED SMALL BAY/RETAIL SITE | 4.09 ACRES FOR SALE

6621 NARCOOSSEE ROAD

ORLANDO, FL 32822



PROPERTY OVERVIEW

LOT SIZE: 4.09 Acres

ZONING: ORL-PD/AN

Approved for up to 44,550 SF of commercial uses. Specifically approved for; warehouse, personal storage, auto, and light retail along with restaurants. **POTENTIAL FOR IOS** (Subject to zoning/conditional use permit)

TRAFFIC COUNTS: 25,000 AADT

ACCESS: Existing curb cut in place; left turn into the site southbound; northbound right-in, right-out

SITE DIMENSIONS: ±165' x 1,055'

SALE PRICE: **\$3,500,000**

LOCATION

Strategically located in southeast Orlando within the highly active Orlando International Airport submarket, offering strong connectivity via SR 528, SR 417, and Goldenrod Road for efficient access to the airport, Lake Nona, Downtown Orlando, and the greater Central Florida region. Positioned along the rapidly growing Narcoossee Road corridor, the property is surrounded by a mix of industrial, flex, and emerging commercial developments, including nearby master-planned projects that are transforming the area into a major employment and logistics hub.

CONTACT:

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AERIAL OVERVIEW | 6621 NARCOOSSEE ROAD | ORLANDO, FL 32822

- » Close proximity to Orlando International Airport
- » Immediate access to SR-417, SR-528, and The Florida Turnpike
- » Lake Nona Medical City (life sciences and advanced manufacturing)
- » Regional distribution tied to theme park supply chains
- » Growth in 3PL and e-commerce fulfillment users.

Renaissance Charter School
1,199 Students

Vista Pointe Elementary School
558 Students

Odyssey Middle School
693 Students

**6621 NARCOOSSEE RD.
ORLANDO, FL 32822**

Publix
Distribution Warehousing &
Distribution Orlando

Bank of America | **MATTRESS FIRM**

| | | |
|-----------|-------------|------------------|
| Walmart+ | Marshalls | ESPORTA FITNESS |
| GameStop | ITALIAN ICE | cricket wireless |
| Wendy's | KFC | Great Clips |
| TACO BELL | DOLLAR TREE | SALLY BEAUTY |

| | |
|-------------|-------------|
| PNC | ELEVEN |
| FIFTH THIRD | WELLS FARGO |
| Dairy Queen | |

| | |
|---------|--------|
| Wendy's | Arby's |
|---------|--------|

| | | |
|------------------------------|-------------|-------------------|
| KOHL'S | Party City | AT&T |
| Staples | DOLLAR TREE | Burlington |
| Firestone COMPLETE AUTO CARE | ALDI | McDonald's |
| DUNKIN' DONUTS | | THE MONTE BISTROT |
| | | ZAXBY'S |

ELEVEN

CVS pharmacy

Wawa

goodwill

ELEVEN

HOFFNER AVE

GOLDENROD RD. | 23,500 AADT

MARKET PLACE DR.

LEE VISTA BLVD. | 24,000 AADT

NARCOOSSEE RD. | 25,000 AADT