

## LAND FOR SALE

5903 WESTGATE DRIVE, ORLANDO, FL 32835

# MetroWest 1.5 AC Site



### OFFERING SUMMARY

Sale Price: \$1,500,000

Lot Size: 1.5 Acres

Market: Orlando

Submarket: MetroWest

### PROPERTY OVERVIEW

1.5 AC site in MetroWest off Kirkman Road. Close proximity to Valencia College, I4, SR-408, and major restaurants and retailers. Site has been approved for up to 30,000 SF office building. Current zoning is PD. Future land use is Office/Medical.

### PROPERTY HIGHLIGHTS

- Frontage on Westgate Drive near Kirkman Road
- Prime location for Office/Medical
- Site approved for up to 30,000 SF building

PRESENTED BY  
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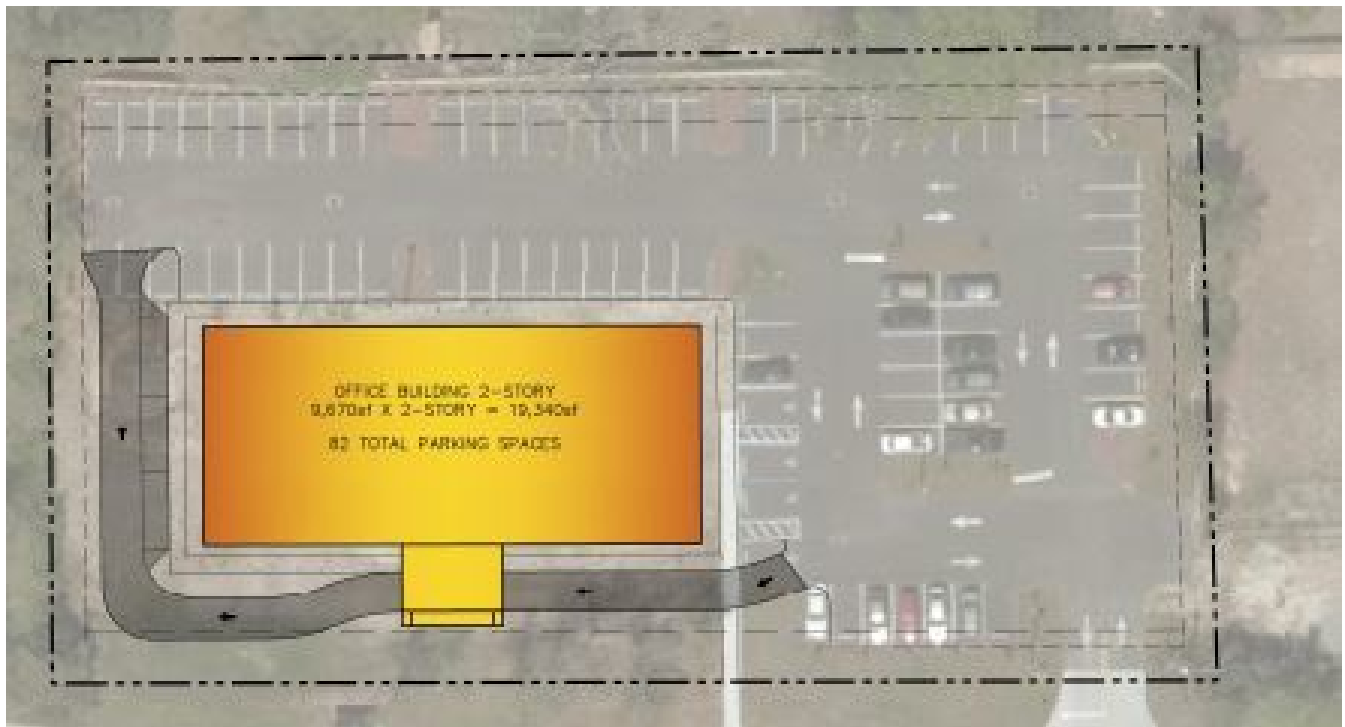
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ADDITIONAL PHOTOS

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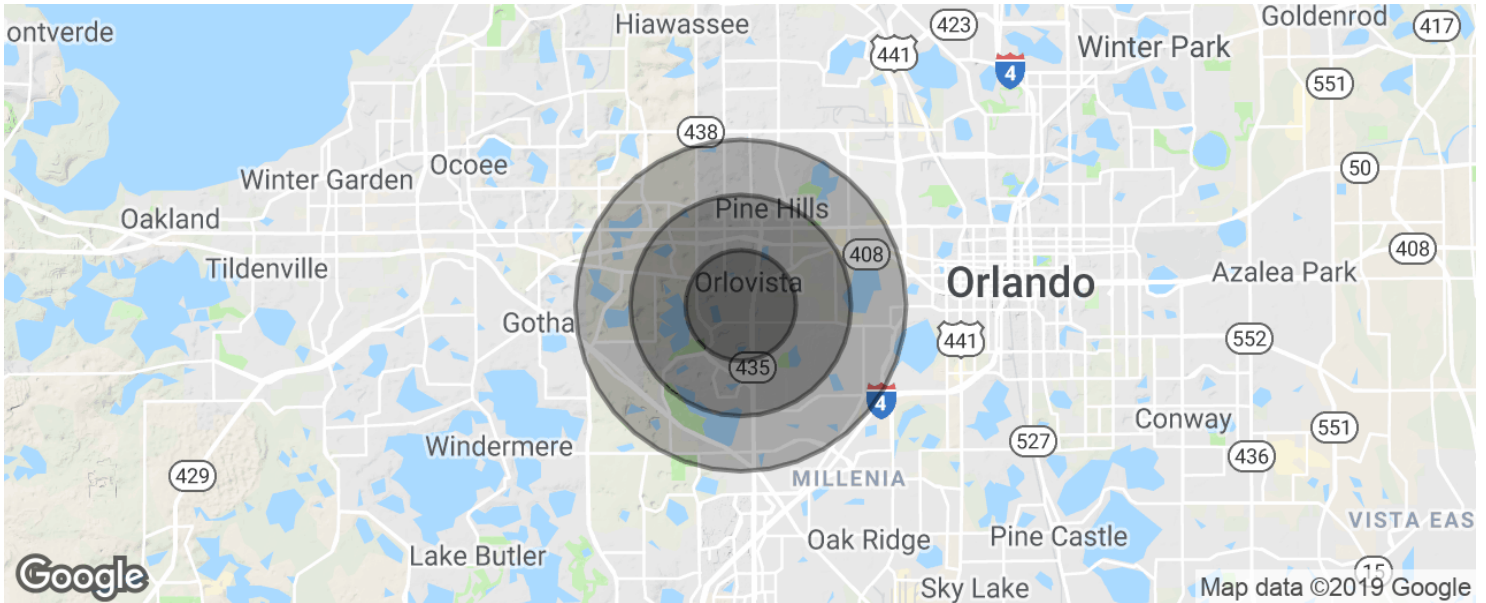
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	1 MILE	2 MILES	3 MILES
Total population	16,813	58,365	122,385
Median age	28.2	29.6	30.7
Median age (Male)	27.0	28.5	29.3
Median age (Female)	29.1	30.8	32.0

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	5,911	20,720	43,430
# of persons per HH	2.8	2.8	2.8
Average HH income	\$44,929	\$49,723	\$51,506
Average house value	\$178,543	\$214,276	\$228,939

\* Demographic data derived from 2010 US Census

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