

**6407 Milner Blvd Orlando, FL 32809**

**Property Details:**

- ◆ Build to Suit or Ground Lease Opportunity
- ◆ 1.43 Acres with Offsite Retention
- ◆ Proposed up to 13,500 SF Building
- ◆ 250' of Frontage on Orange Ave
- ◆ Orange County Zoned C-3
- ◆ Expected Delivery 3th Quarter 2022

**DEMOGRAPHICS**

	1 Mile	3 Mile	5 Mile
2021 Population	10,500	72,204	213,605
Number of Households	3,658	26,027	81,178
Daytime Employees	4,374	43,419	176,274
Average Household Income	\$68,418	\$75,725	\$68,166

**FDOT Traffic Counts (2020)**

Orange Ave. 39,000 (AADT)

Lancaster Rd. 17,100 (AADT)

**KROEGER & CO.**

750 Jackson Ave Suite 140 Winter Park, FL 32789  
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**CORY KROEGER**

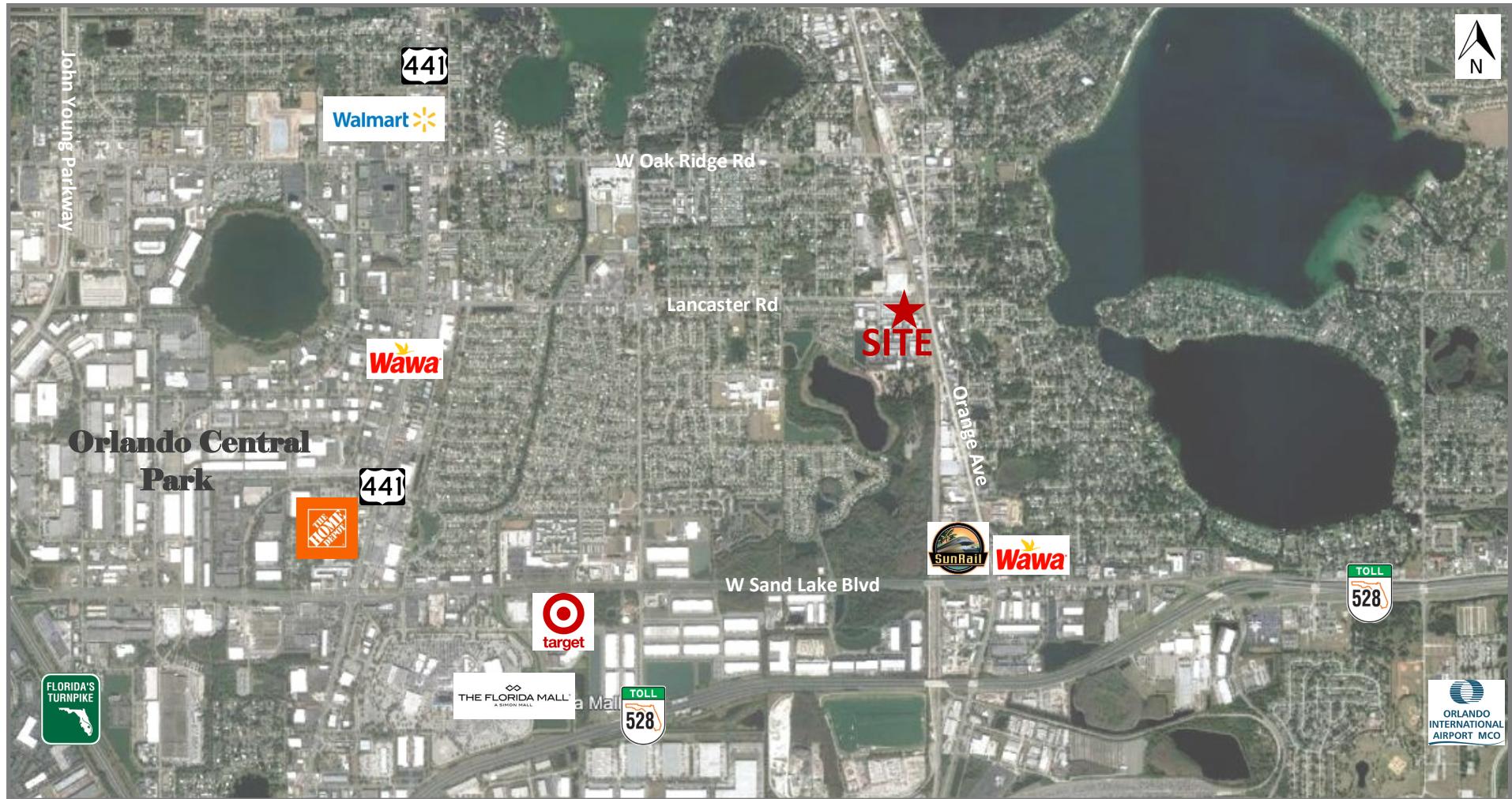
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