



# FOR SALE



## LAND - SE ORANGE OUTLYING SUBMARKET ORLANDO, FL

366 N COUNTY ROAD 13  
ORLANDO, FL 32833, USA

### PROPERTY FEATURES

- **2.06 AC | 89,734 SF**
- **C-3 Zoning**
- **Non-Conforming Use Zoning**



**CONTACT BROKER FOR  
MORE DETAILS**

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**FLORIDIAN REAL ESTATE GROUP**  
483 Montgomery Place Altamonte  
Springs, FL 32714

# LAND FOR SALE

## LAND - SE ORANGE OUTLYING SUBMARKET ORLANDO, FL 32833

366 NORTH CO ROAD 13, ORLANDO, FL 32833



### OFFERING SUMMARY

PRICE:	Call Broker to Discuss
LOT SIZE:	2.06 AC   89,734 SF
ZONING:	C-3
PERMITTED USES:	INDUSTRIAL & COMMERCIAL USES

#### EQUIPMENT INCLUDES:

- 2 MECHANICAL LIFTS
- 2 STATIONARY LIFTS
- COMPRESSED AIR LINES
- SNAP ON AIR COMPRESSORS
- RECYCLE TANKS FOR OIL
- RECYCLE TANKS FOR GAS
- FURNITURE IN OFFICE

### PROPERTY OVERVIEW

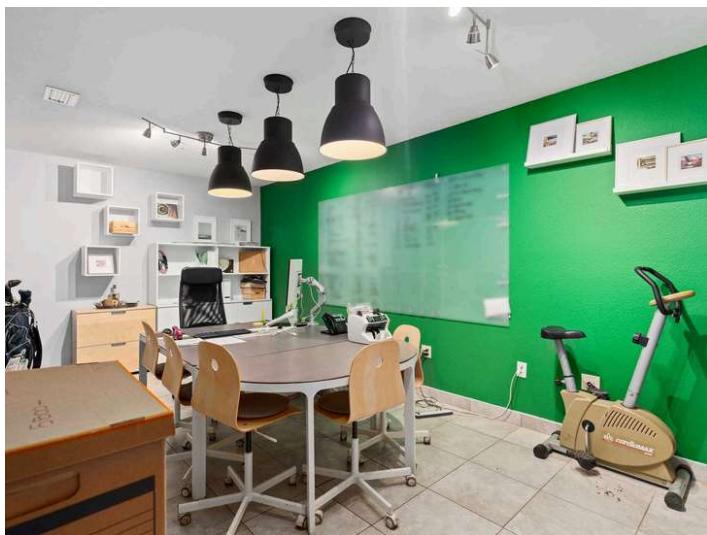
Welcome to this exceptional C-3 commercial lot, featuring an operating metal recycling business and used car dealership. Equipped with essential infrastructure and rare grandfathered non-conforming use, this property offers flexibility for various industrial and commercial uses.

- **Grandfathered Non-Conforming Use:** Current owner has license for metal recycling, junk removal, trailer park, electric company, and wrecker service.
- **Infrastructure:** Features loading ramp, equipment, electric outlets, and security cameras.
- **Flexibility:** Concrete slab allows for multiple uses such as recycling, dealership, or warehouse.
- **Location:** Close to Highway 50 with potential for expansion.
- **Building:** 1350 sqft building for office or retail space. With 2 additional open air buildings for warehouse/industrial use.
- **Non-Conforming Use:** Seller has active recycling license and buyer can verify to keep non conforming use status with Orange County

Don't miss this rare opportunity to invest in a versatile commercial property and growth potential.

# PROPERTY PHOTOS

366 NORTH CO ROAD 13



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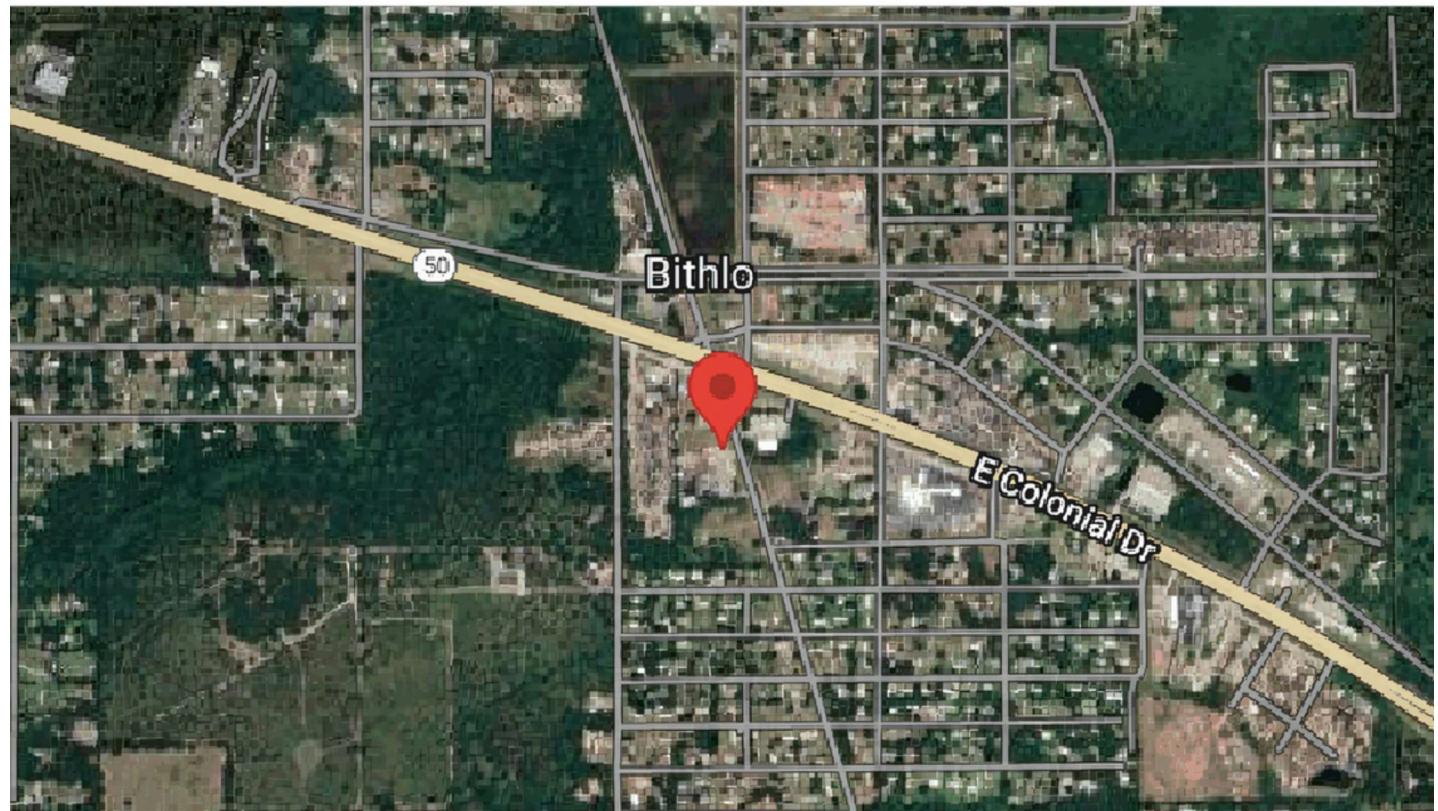
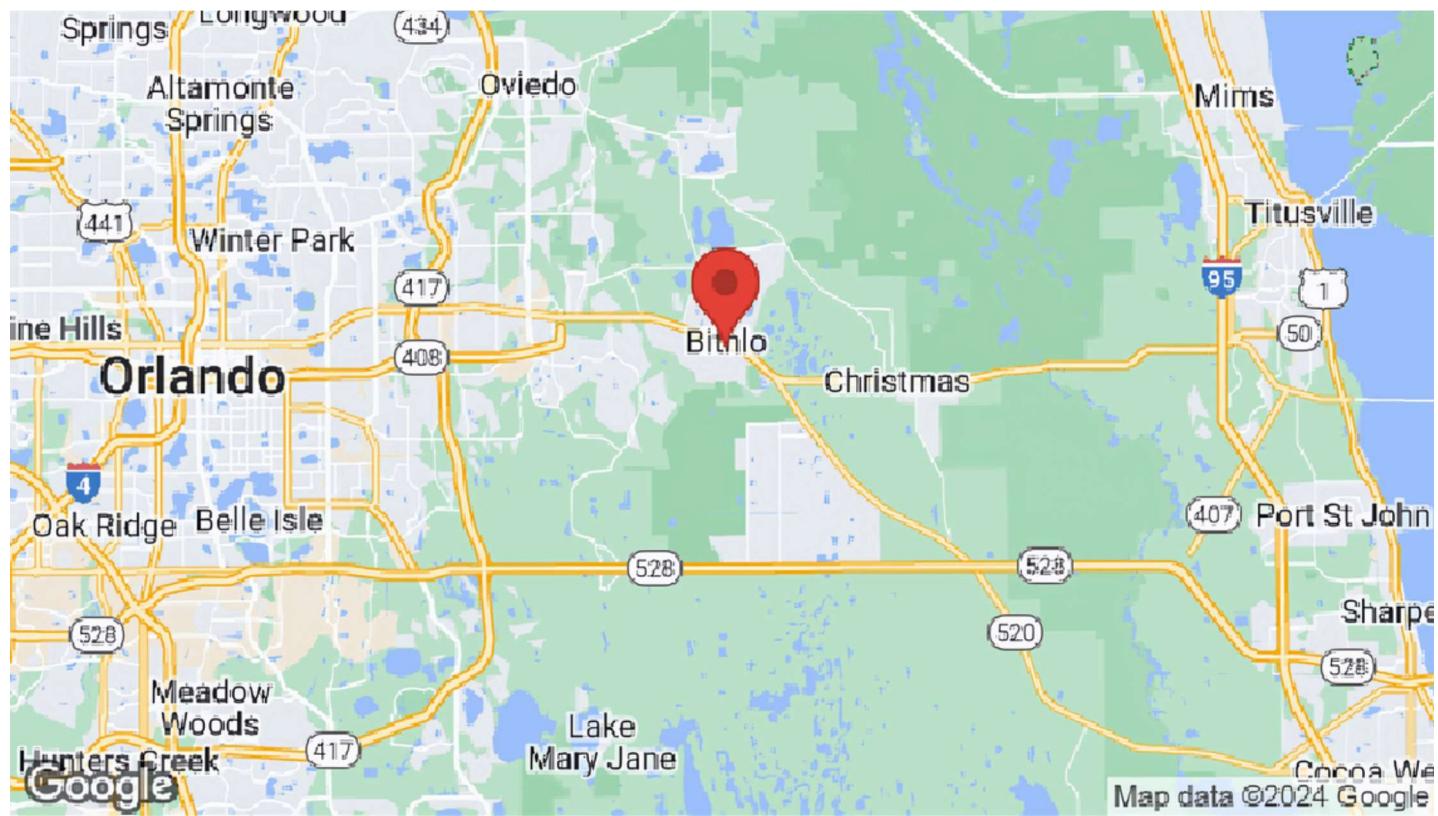
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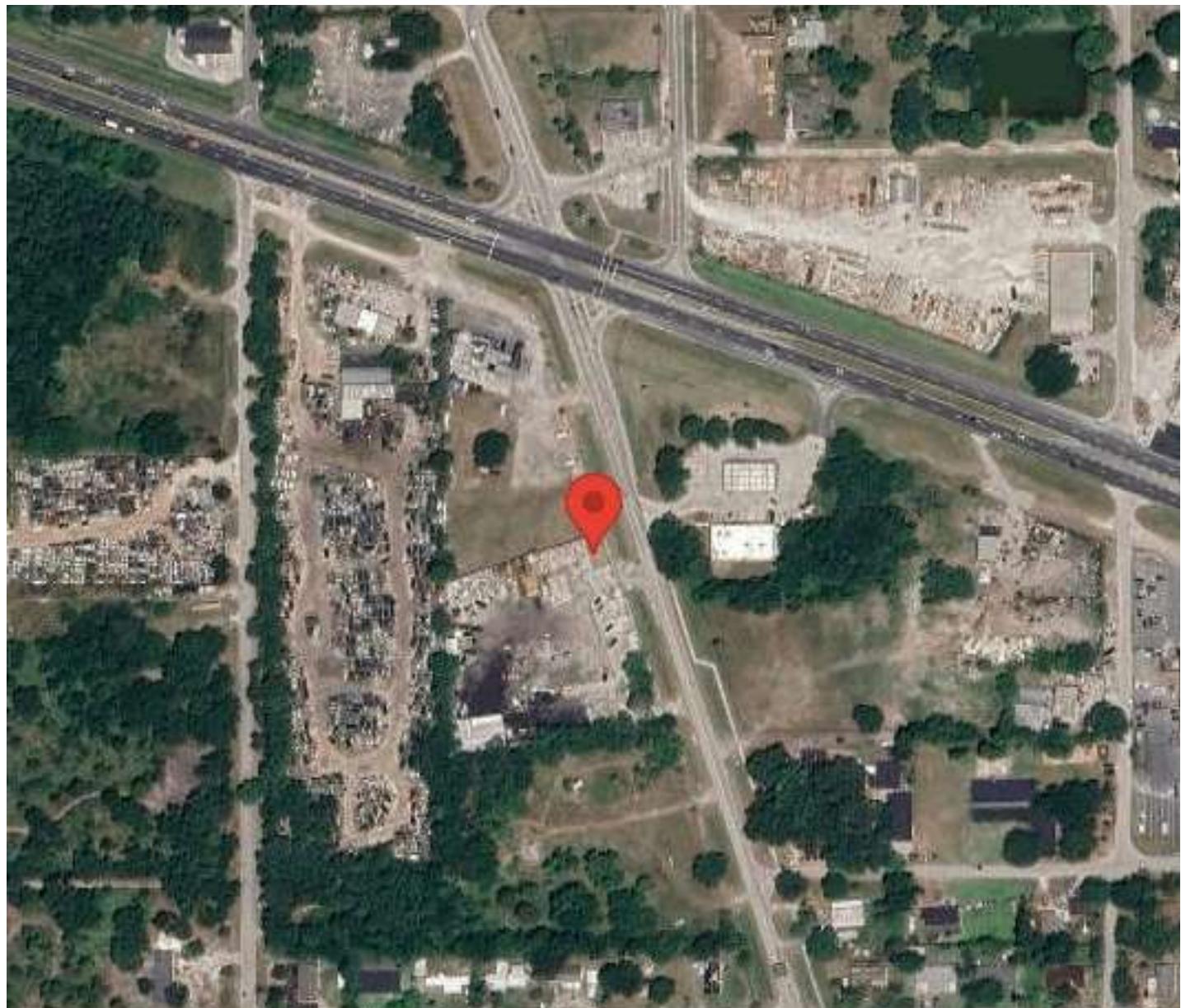
# LOCATION MAPS

366 NORTH CO ROAD 13



# AERIAL MAP

366 NORTH CO ROAD 13

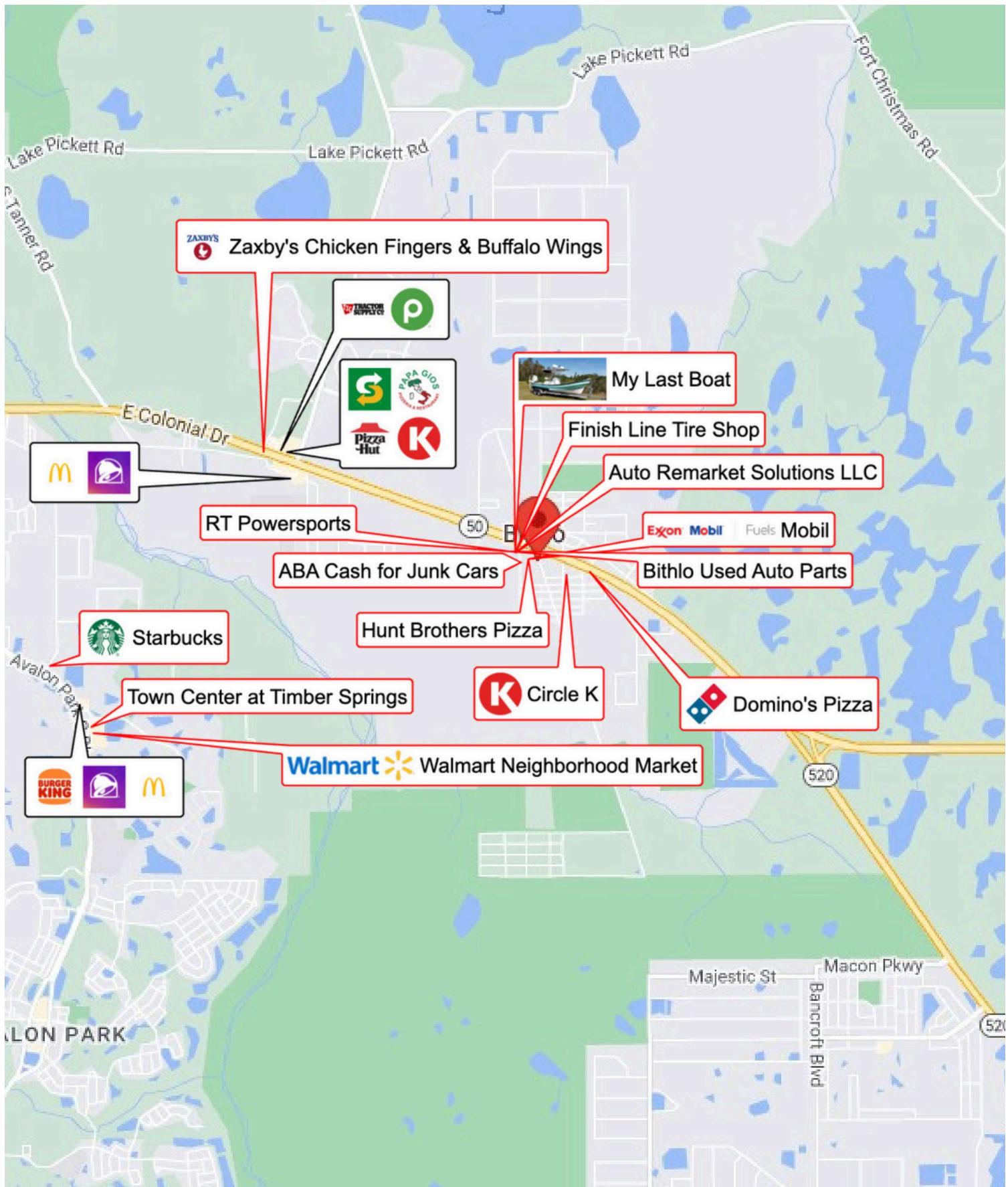


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# BUSINESS MAP

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# DEMOCRAPHICS

366 NORTH CO ROAD 13



POPULATION	1 Mile	3 Miles	5 Miles	INCOME	1 Mile	3 Miles	5 Miles
Male	N/A	4,406	35,672	Median	N/A	\$48,547	\$55,275
Female	N/A	4,065	36,603	< \$15,000	N/A	393	2,089
Total Population	N/A	8,471	72,275	\$15,000-\$24,999	N/A	365	1,965
				\$25,000-\$34,999	N/A	316	1,926
AGE	1 Mile	3 Miles	5 Miles	\$35,000-\$49,999	N/A	143	2,545
Ages 0-14	N/A	1,788	15,410	\$50,000-\$74,999	N/A	638	5,407
Ages 15-24	N/A	1,272	10,521	\$75,000-\$99,999	N/A	371	3,603
Ages 25-54	N/A	3,297	27,821	\$100,000-\$149,999	N/A	475	4,534
Ages 55-64	N/A	1,020	8,124	\$150,000-\$199,999	N/A	95	1,576
Ages 65+	N/A	1,094	10,399	> \$200,000	N/A	45	812
RACE	1 Mile	3 Miles	5 Miles	HOUSING	1 Mile	3 Miles	5 Miles
White	N/A	6,921	55,120	Total Units	N/A	2,768	26,419
Black	N/A	554	5,957	Occupied	N/A	2,446	23,768
Am In/AK Nat	N/A	12	92	Owner Occupied	N/A	1,925	17,722
Hawaiian	N/A	N/A	5	Renter Occupied	N/A	521	6,046
Hispanic	N/A	1,886	20,149	Vacant	N/A	322	2,651
Multi-Racial	N/A	1,318	14,280				

## TRAFFIC

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
E Colonial Dr	Arlington St SE	27,513	2022	0.19 mi
East Colonial Drive	-	25,339	2022	0.22 mi
E Colonial Dr	9th St NW	24,943	2022	0.45 mi
E Colonial Dr	Fox Run Cir E	32,795	2022	0.76 mi
E Colonial Dr	Hwy 520 SE	26,109	2022	1.45 mi
E Colonial Dr	State Hwy 520 SE	26,966	2020	1.45 mi
E Colonial Dr	Corner School Dr W	30,429	2018	1.66 mi
E Colonial Dr	State Hwy 520 E	753	2020	1.79 mi
State Hwy 520	E Colonial Dr SE	9,041	2020	1.84 mi
AL 55	E Colonial Dr E	7,600	2020	1.86 mi

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366 NORTH CO ROAD 13

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