



FOR SALE

Central City Bag Industrial Portfolio

4901-4929 Old Winter Garden Rd, Orlando, FL 32811

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PROPERTY SUMMARY

- Versatile value add flex/industrial investment opportunity
- The main building (4915) is used by the owner with the remaining buildings fully tenanted on a month to month basis. Ownership will consider a sale/lease back.
- Can be fully tenanted with immediate income-producing potential.
- This opportunity offers flexibility for an investor or owner-user.
- Direct frontage on Old Winter Garden Rd with easy access to SR-408 and close to major Orlando transportation corridors
- C-3 zoning, Orange County - various uses allowed

SALE HIGHLIGHTS

- Sale Price: \$4,800,000
- Price per SF: \$142.24
- Land Area: 1.97 Acres
- Building Size: 33,746 SF

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300 S. Orange Ave, Ste 1000
Orlando, FL 32801

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PROPERTY PHOTOS

BUILDING 1



4915 Old Winter Garden Rd,
Orlando, FL 32811

- 14,480 SF | 0.74 AC
- Plus 2,920 SF of highly usable mezzanine space
- Concrete block construction
- Built in 1997
- C-3 zoning
- Currently used by owner



PROPERTY PHOTOS

BUILDING 2



4921-4929 Old Winter Garden Rd,
Orlando, FL 32811

- 7,844 SF
- Concrete block construction
- Built in 1954
- C-3 zoning
- Two tenants

BUILDING 3



4903 Old Winter Garden Rd,
Orlando, FL 32811

- 4,000 SF | 0.95 AC
- The two buildings are on one parcel
- Concrete block construction
- Built in 1997
- C-3 zoning
- Two tenants

PROPERTY PHOTOS

BUILDING 4



4901 Old Winter Garden Rd,
Orlando, FL 32811

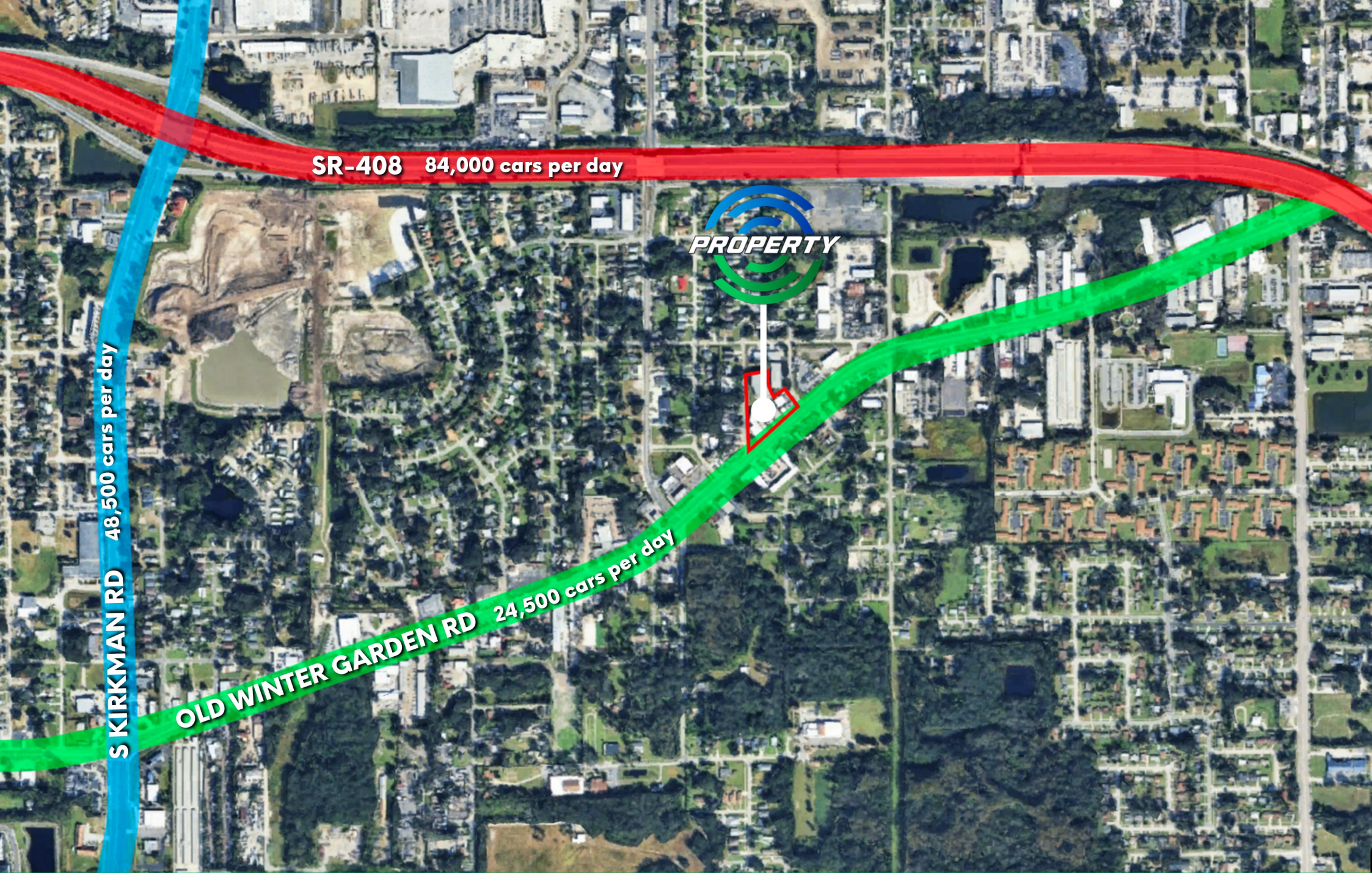
- 1,500 SF | 0.28 AC
- The two buildings are on one parcel
- Concrete block construction
- Built in 1968
- C-3 zoning
- Used by Owner

BUILDING 5



4901-A Old Winter Garden Rd,
Orlando, FL 32811

- 3,000 SF
- Concrete block construction
- Built in 1969
- C-3 zoning
- One tenant



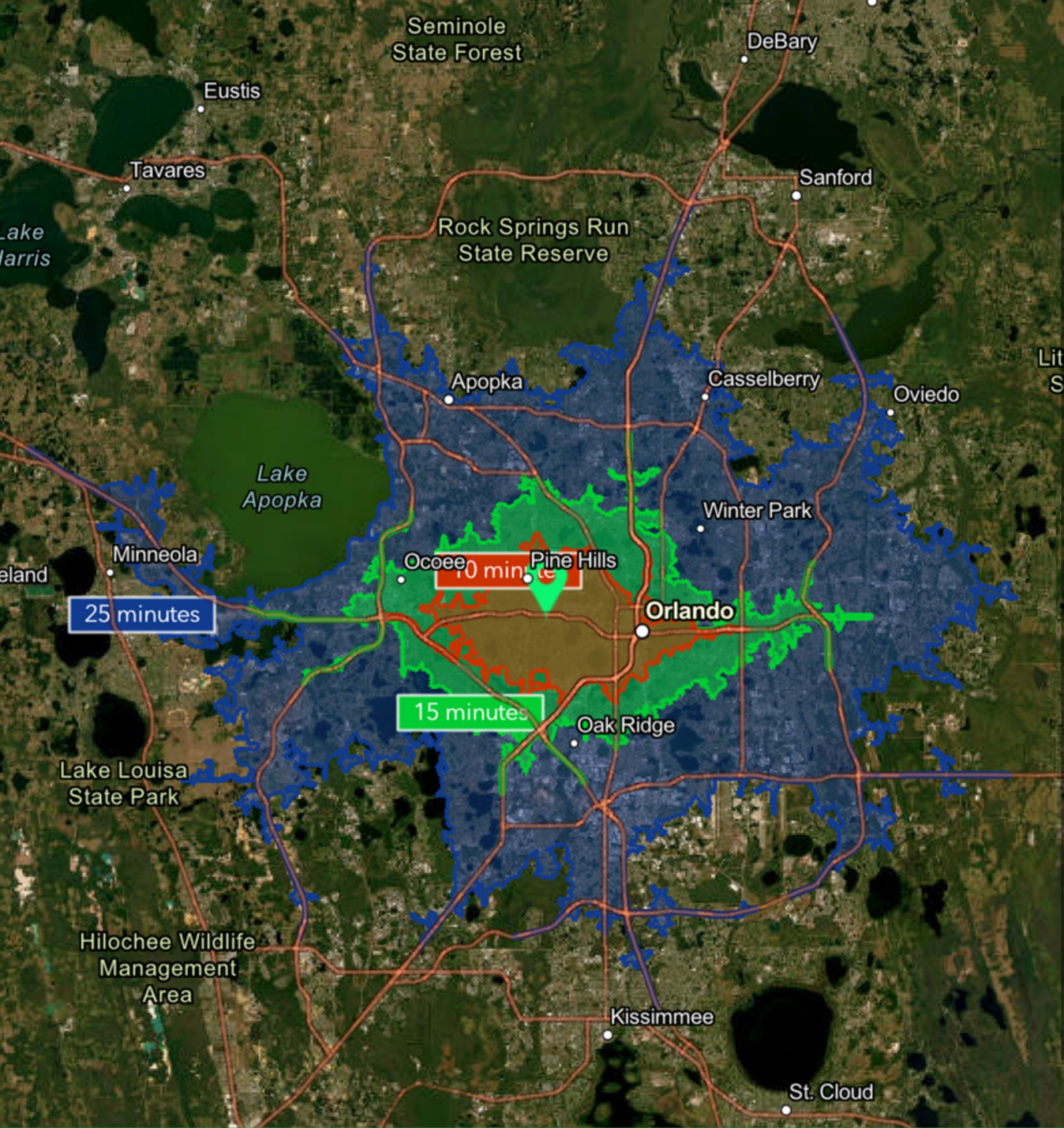
SR-408 84,000 cars per day

S KIRKMAN RD 48,500 cars per day

OLD WINTER GARDEN RD 24,500 cars per day

PROPERTY

AREA MAP



2025 Estimated Population	
10 minutes	161,703
15 minutes	434,858
25 minutes	1,410,942
2025 Total Households	
10 minutes	63,469
15 minutes	171,160
25 minutes	533,284
2025 Average Household Income	
10 minutes	\$86,751
15 minutes	\$98,245
25 minutes	\$110,113

DRIVE-TIME DEMOGRAPHICS



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