

For Sale

3.73± Acre Commercial Site

Oviedo, FL 32765

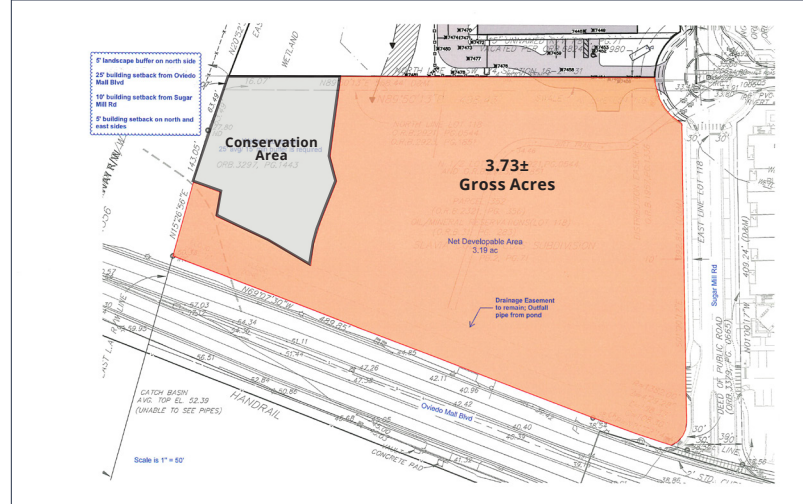


Prime Orlando Submarket

**AVISON
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Introduction

Situated along heavily travelled **S.R. 417 and Oviedo Mall Boulevard** with visibility to the 65,000± vehicles per day on S.R. 417 and 25,500± vehicles per day on Oviedo Mall Boulevard, this development site offers seamless access to major thoroughfares including S.R. 417 and C.R. 426. With water and sewer at the site, the property is ideal for an office, medical office, retail and other commercial uses. Oviedo is one of Central Florida's fastest-growing submarkets, the site offers a rare opportunity to establish a presence in a high growth, high-traffic corridor surrounded by established residential communities, retail amenities, health care facilities, and is just minutes from the University of Central Florida, the second largest University nationally.

PROPERTY HIGHLIGHTS

**IDEAL FOR OFFICE, MEDICAL, RETAIL
AND OTHER COMMERCIAL USES**

**CORNER OF SUGAR MILL ROAD AND
OVIEDO MALL BOULEVARD, A NEWLY
SIGNALIZED INTERSECTION**

WATER AND SEWER AT THE SITE

**LOT SIZE: 3.73± GROSS ACRES
APPROXIMATELY 3.19± USEABLE ACRES**

**ACROSS FROM OVIEDO
MEDICAL CENTER**

EXCELLENT DEMOGRAPHICS

**65,000± VPD (S.R. 417)
25,500± VPD (OVIEDO MALL BOULEVARD)**

ZONING: PUD, CITY OF OVIEDO

