

For Lease or Sale

CBRE

Former Gas Station Opportunity

11008 S Orange Blossom Trl
Orlando, FL 32837
www.cbre.com/orlando

Located at the busy intersection of S Orange Blossom Trl and Central Florida Pkwy



Property Details

- + Former gas station for sale or lease located at the signalized hard corner of South Orange Blossom Trail and Central Florida Parkway.
- + Building Size Available: 2,941 SF
- + Lot Size: 1 Acre
- + High visibility totaling over 120,000+ vehicles/day
 - S. Orange Blossom Trl: 81,500 AADT
 - Central FL Pkwy: 40,300 AADT
- + Situated within a densely populated area by more than 1,500 multifamily housing units, 7 schools, and nearly 2,000 hotel rooms within a 3 mile radius including 2 premier hotel brands that include the JW Marriot Hotel and The Ritz-Carlton Hotel.
- + Nearby retailers and traffic drivers include Costco, Sam's Club, and 14 automotive dealerships within 3 miles, 7 of which are within a one mile radius.
- + Less than a 5 mile drive to The Florida Mall, SeaWorld, Discovery Cove and many other tourist destinations.



Micro Aerial



Trade Aerial



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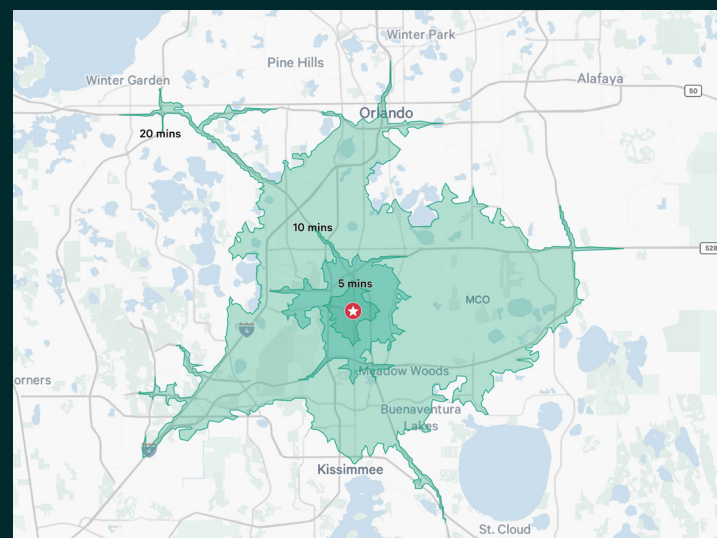
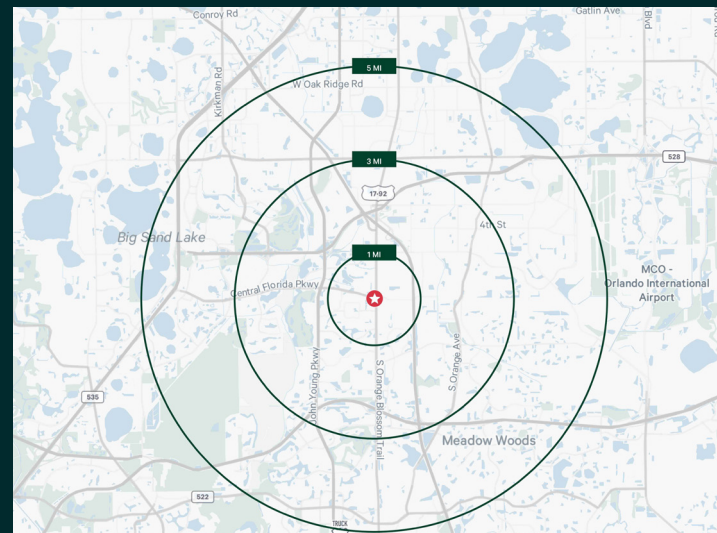
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Demographics

2025 Estimated Mile Radius Demographics	1 Mile	3 Miles	5 Miles
Estimated Population	11,422	60,533	190,932
2025-2030 Annual Population Growth Rate	0.52%	0.39%	1.25%
Households	3,884	21,039	65,942
Average Household Income	\$83,773	\$99,755	\$103,838
Median Household Income	\$71,714	\$85,125	\$80,364
Daytime Population	15,554	92,560	267,522

2025 Estimated Drive Time Demographics	5 Minutes	10 Minutes	20 Minutes
Estimated Population	17,601	71,305	595,470
2025-2030 Annual Population Growth Rate	0.62%	0.49%	1.50%
Households	5,963	25,552	219,746
Average Household Income	\$87,537	\$104,304	\$108,124
Median Household Income	\$77,046	\$84,116	\$77,018
Daytime Population	25,546	116,190	824,760



For more information, contact:

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