

FOR SALE

FERN PARK PARCEL

C-2 ZONED SITE .47 +/- ACRES
NEW PRICE \$340,000
NEAR MAJOR FLORIDA INTERSECTION



Bob Atkins
Broker
O: 407-875-8040 x 101
M: 407-257-5499
bob@atkinscre.com



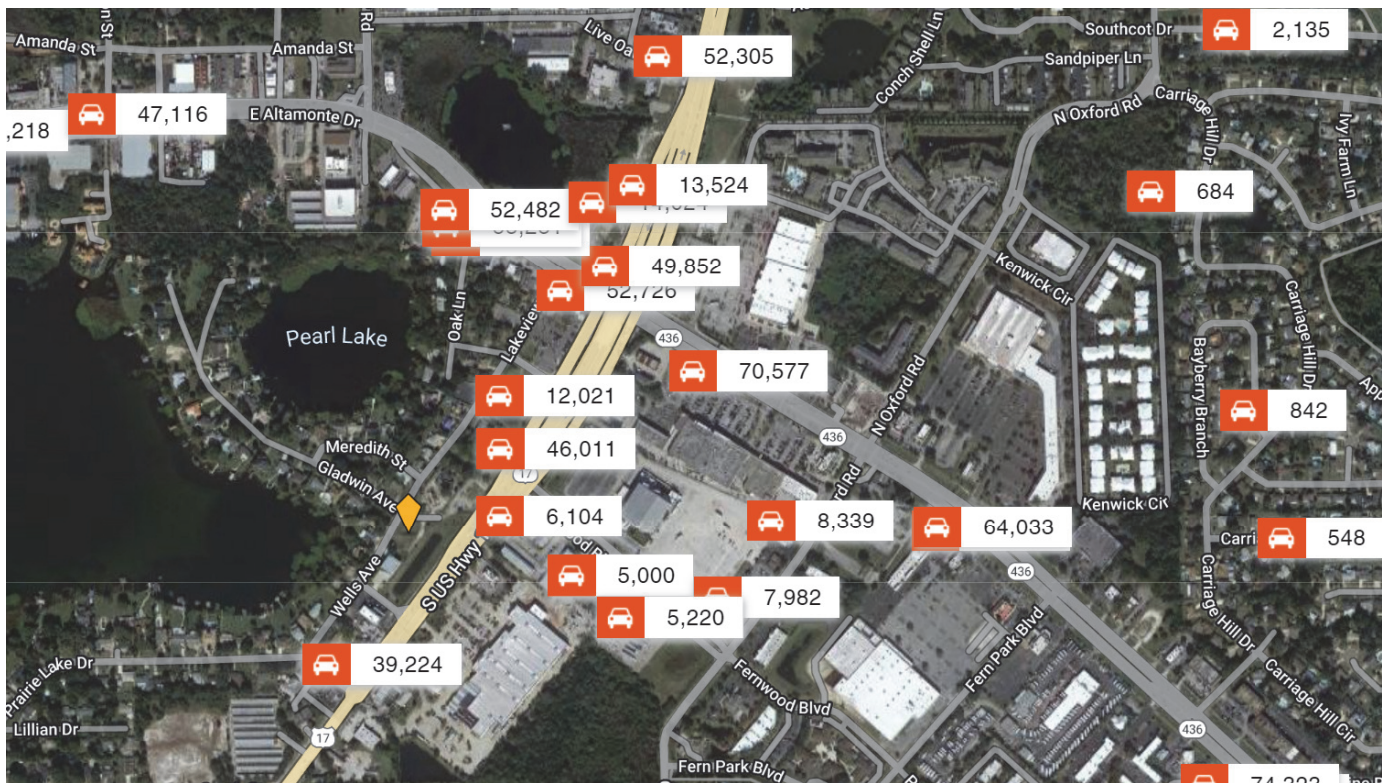
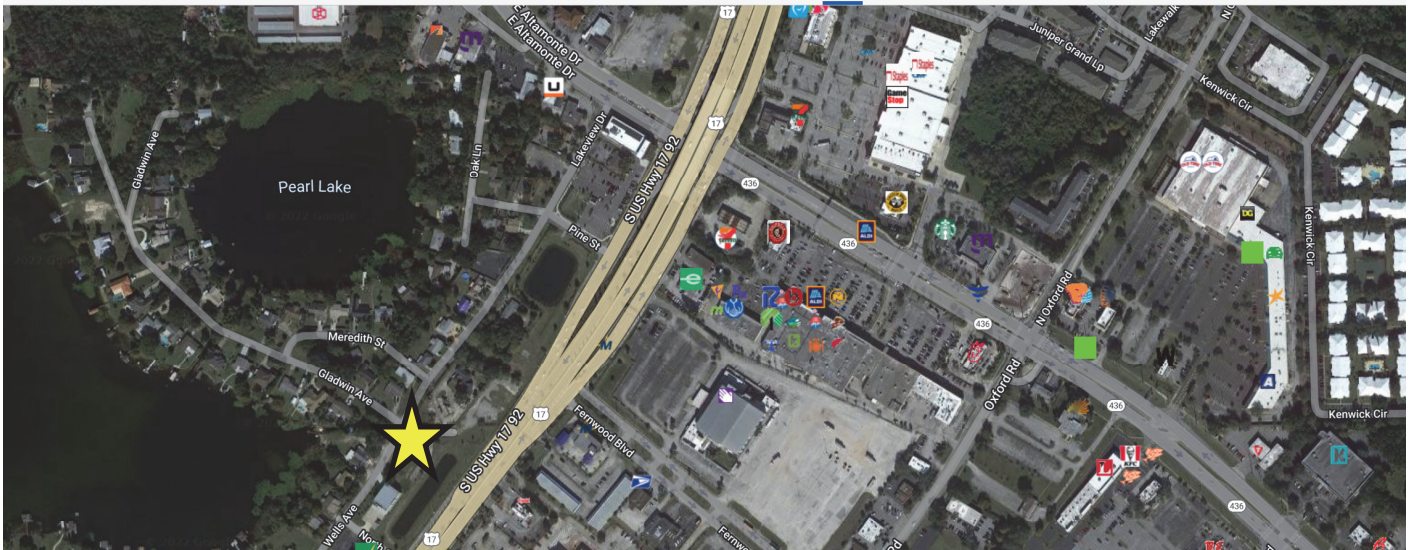
COMMERCIAL REAL ESTATE

Jackie Atkins
Sales Associate
O: 407-875-8040 x 102
M: 407-383-2719
Jackie@atkinscre.com

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Commercial Sales & Leasing | Tenant Representation | Real Estate Consulting | Development Management | Asset Management
www.atkinscre.com 2700 Westhall Lane, Suite 120, Maitland, FL 32751 407-875-8040

SITE LOCATION & TRAFFIC COUNTS



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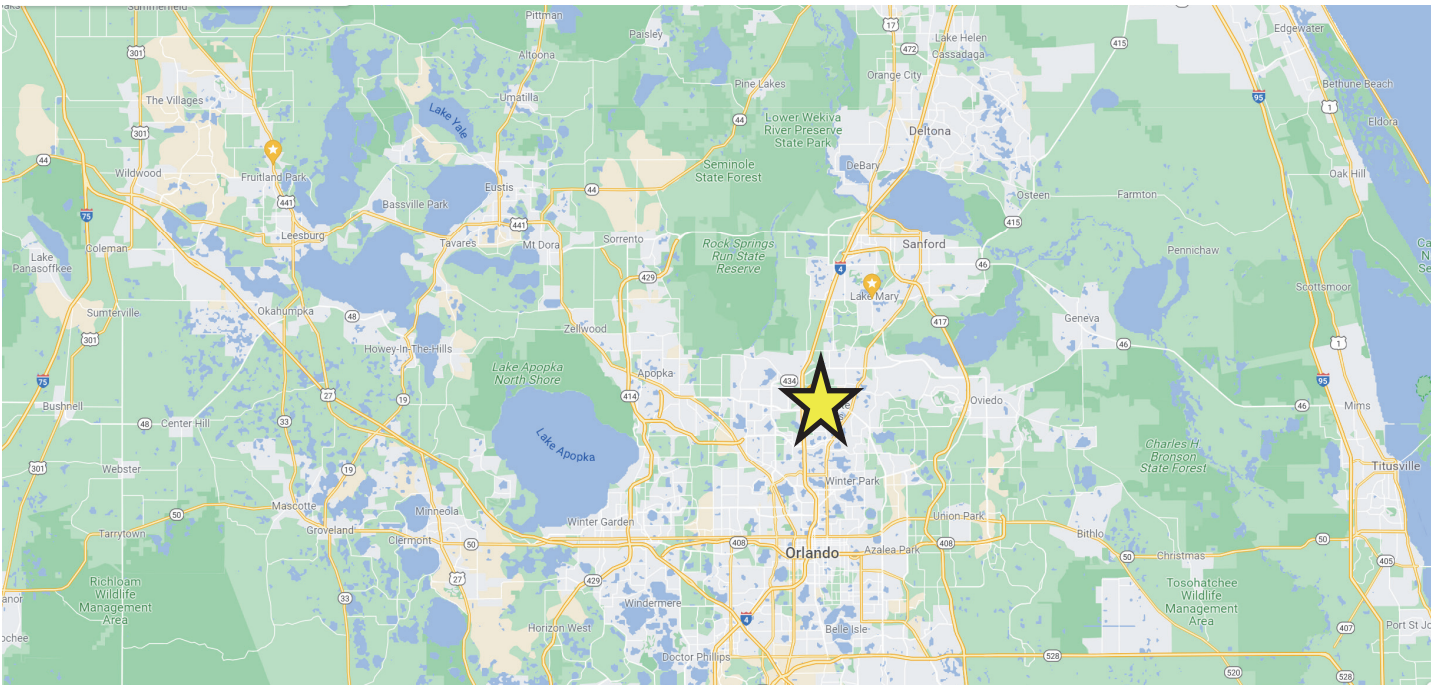
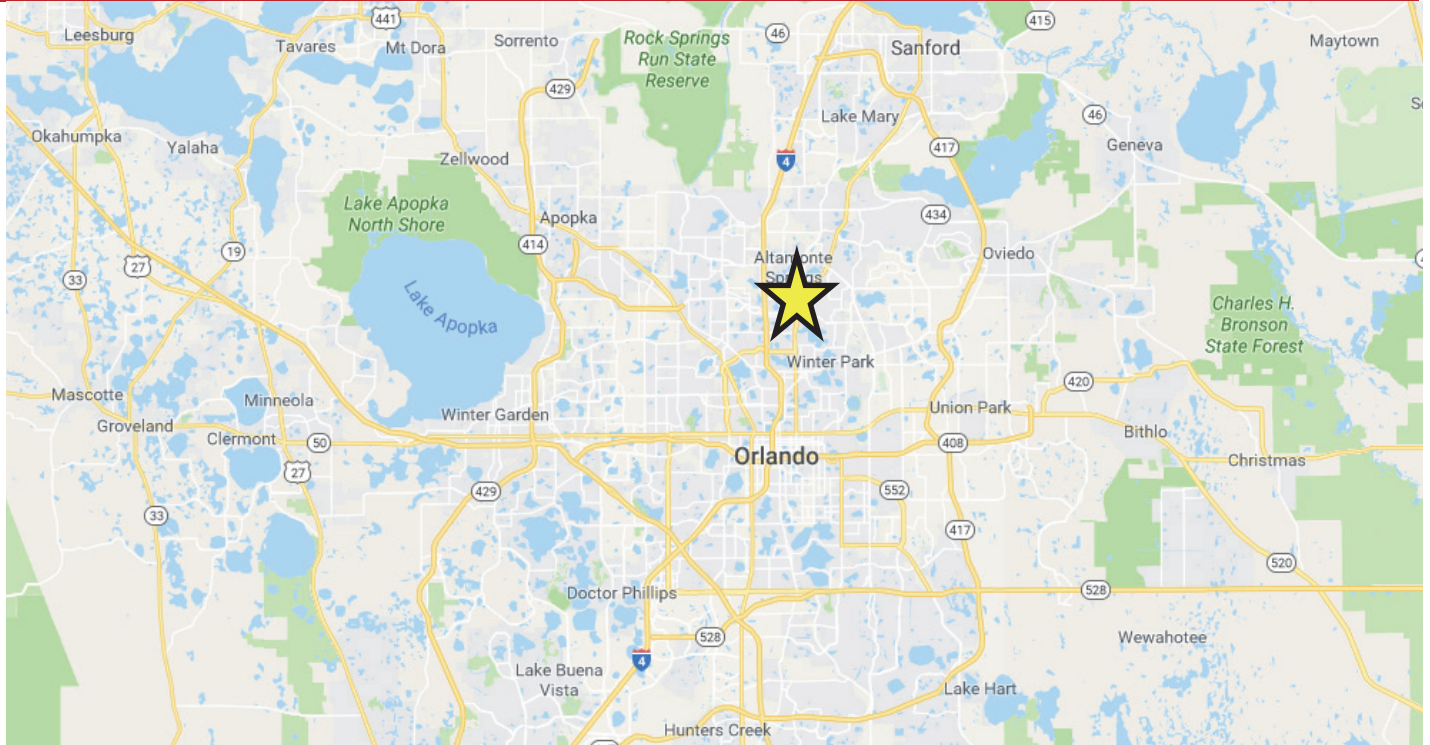
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REGIONAL LOCATION



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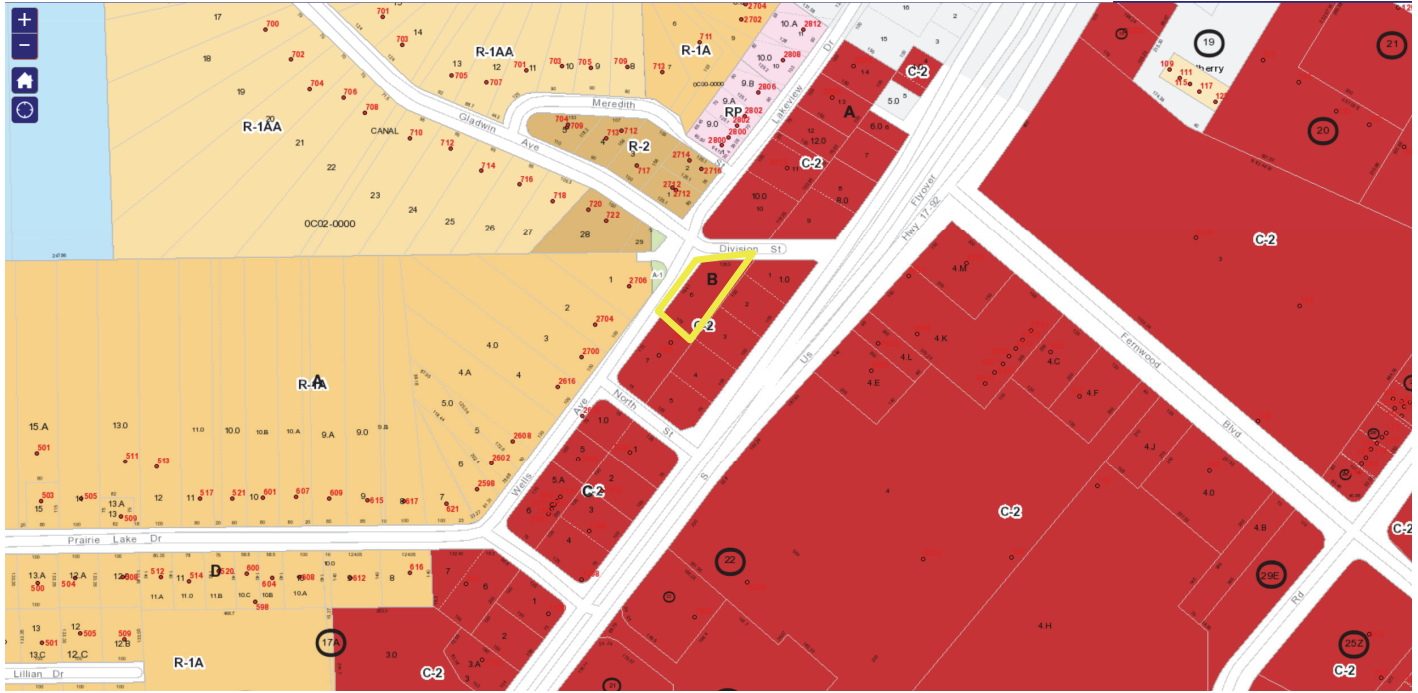


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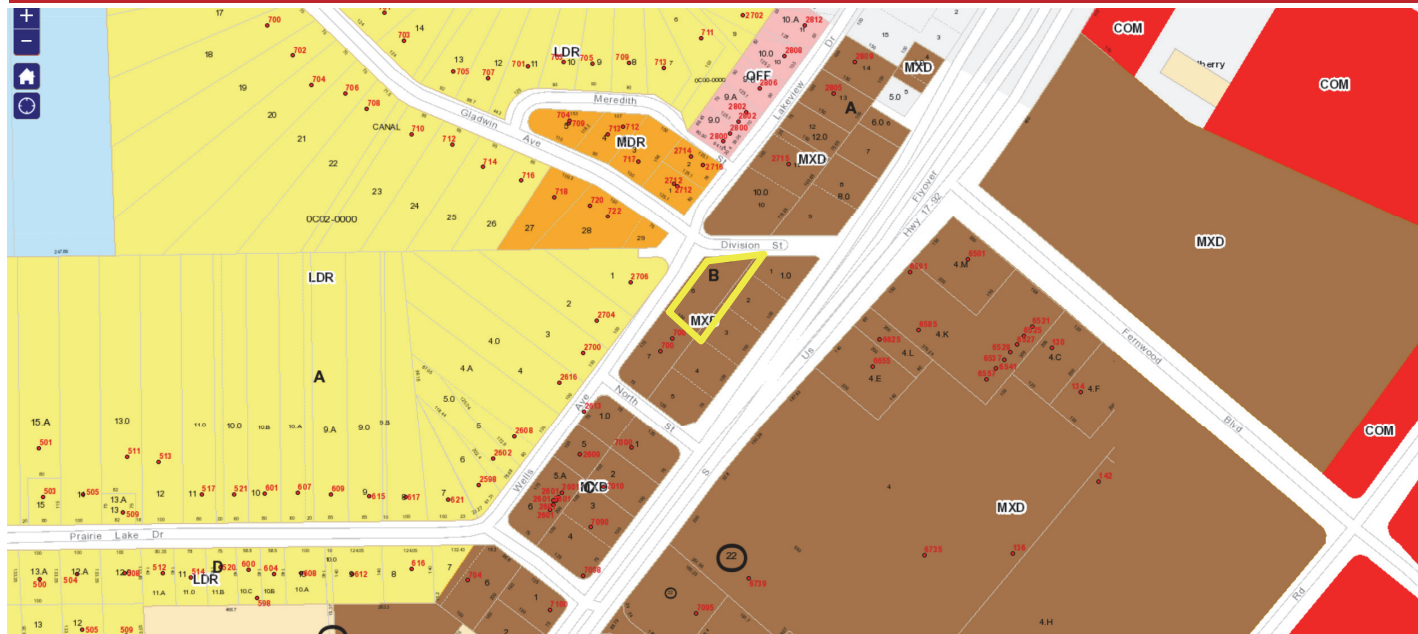
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CURRENT ZONING—C-2



FUTURE LAND USE—MXD



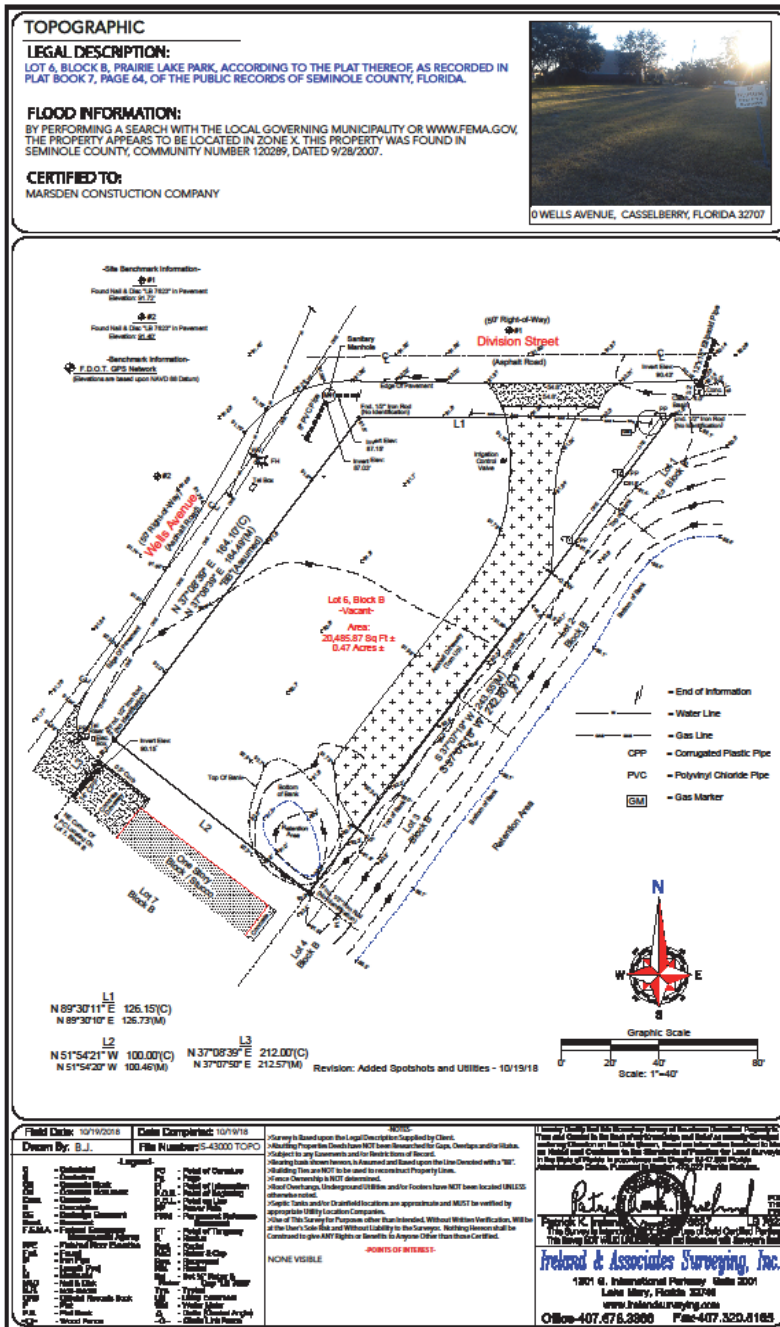
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SURVEY



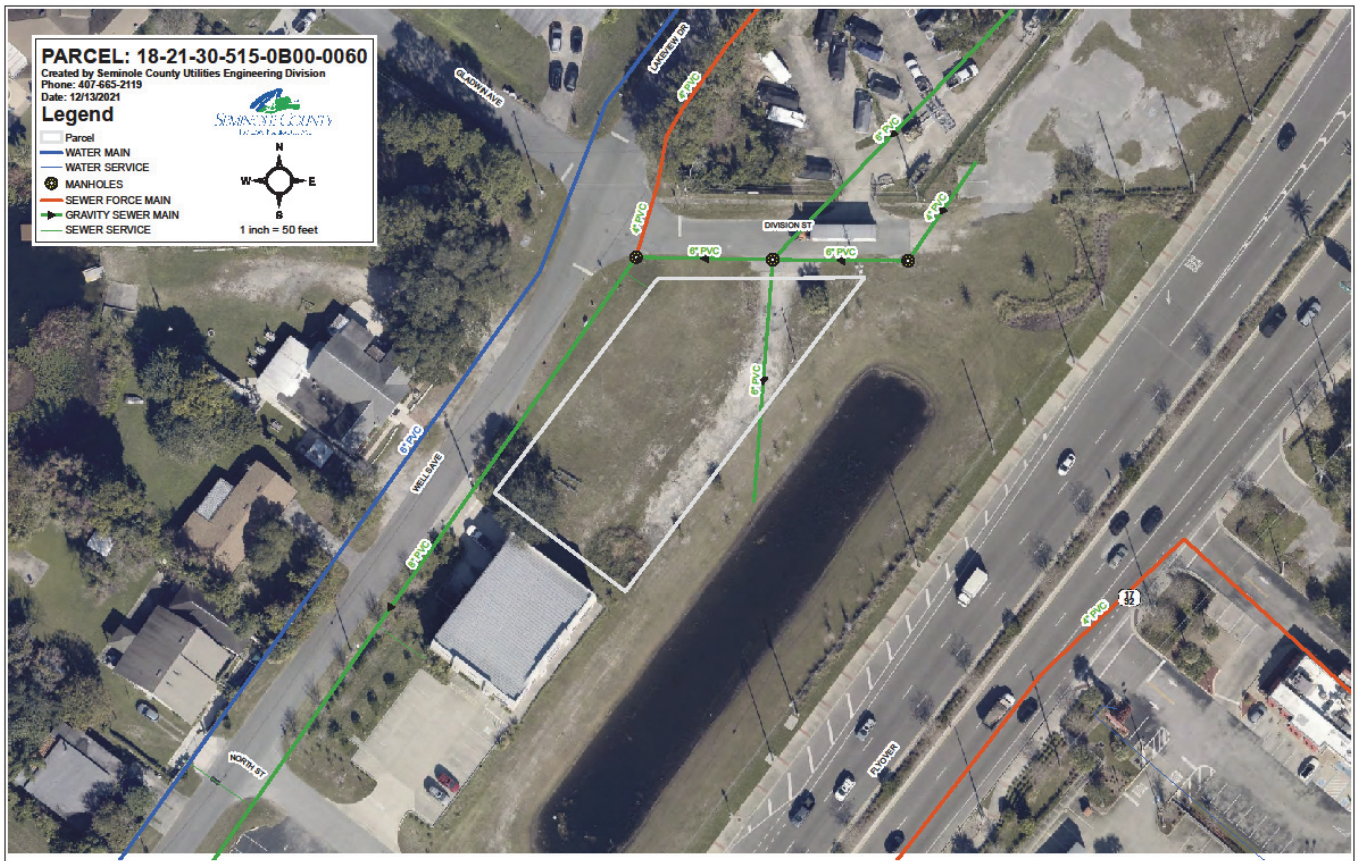
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WATER & SEWER SERVICE LINES LOCATIONS



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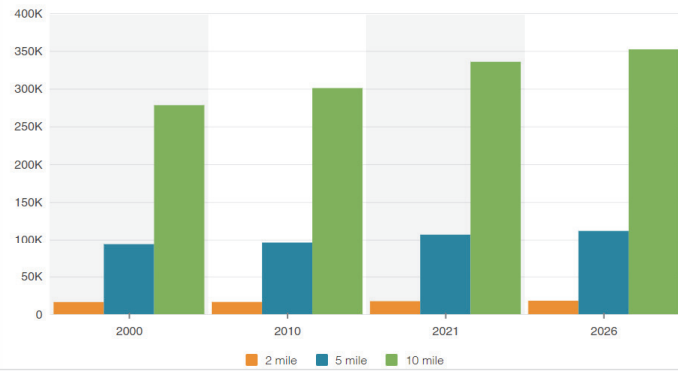


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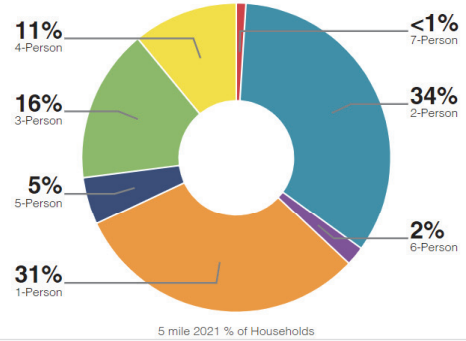
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PROPERTY DEMOGRAPHICS

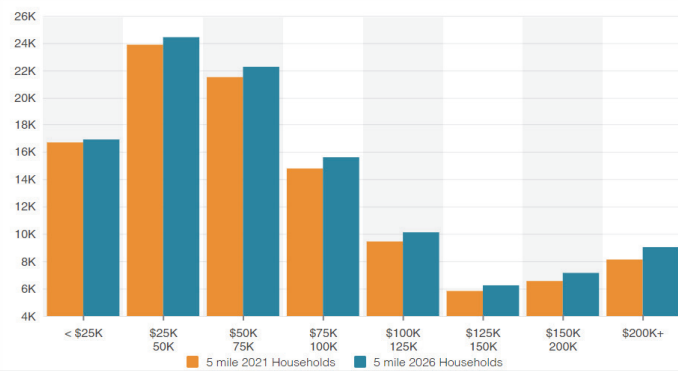
Households



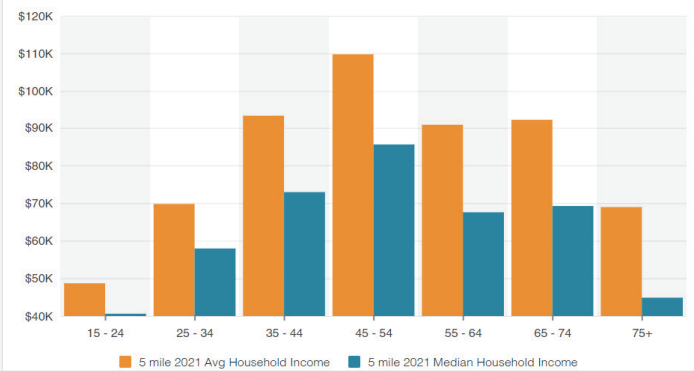
Household Size



Household Income



Household Income By Age



Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
N Hwy 17/92	Prairie Lake Dr SW	44,403	2018	0.12 mi
N Hwy 17/92	Prairie Lake Dr SW	43,680	2016	0.12 mi
Fernwood Blvd	Oxford Rd SE	6,241	2018	0.12 mi
N Hwy 17/92	Pine St NE	46,474	2018	0.15 mi
Pine St	US Hwy 17 E	12,021	2020	0.19 mi
Fernwood Boulevard	Oxford Rd SE	4,414	2020	0.24 mi
E Semoran Blvd	Not Available No	54,092	2020	0.30 mi
E Altamonte Dr	E Semoran Blvd SE	53,231	2020	0.32 mi
Oxford Rd	Fernwood Blvd SW	7,003	2018	0.33 mi
E Altamonte Dr	Lakeview Dr SE	52,643	2020	0.33 mi

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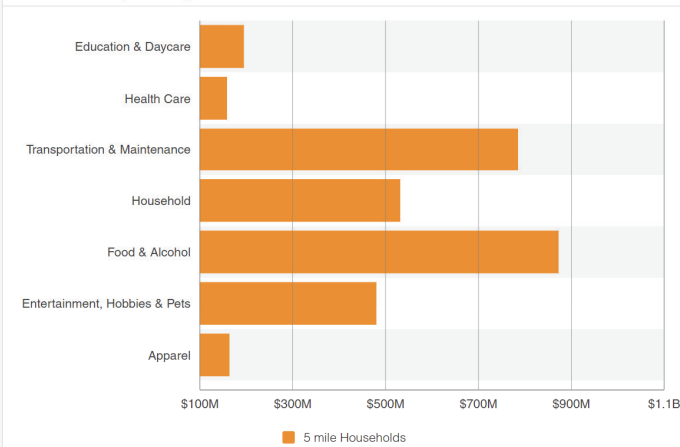
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DEMOGRAPHICS

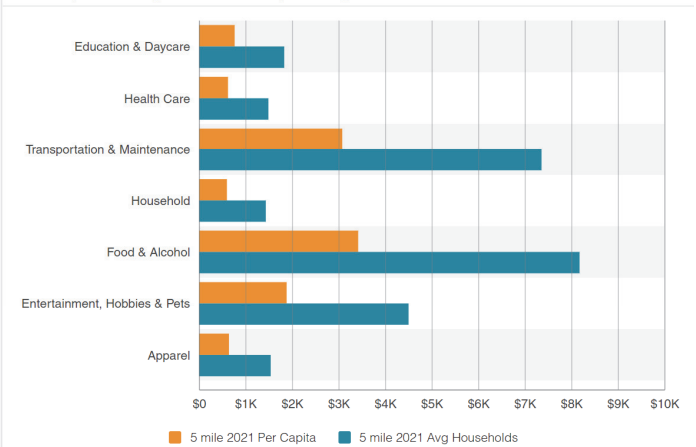
Daytime Employment

Radius	2 mile			5 mile			10 mile		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industries	19,230	2,513	8	139,093	16,784	8	455,249	47,790	10
Trade Transportation & Utilities	4,077	443	9	23,960	2,529	9	67,338	7,044	10
Information	556	52	11	6,170	416	15	18,207	1,106	16
Financial Activities	1,747	349	5	17,389	2,696	6	44,608	7,013	6
Professional & Business Services	2,841	451	6	23,600	3,486	7	87,022	9,930	9
Education & Health Services	4,531	705	6	33,436	4,447	8	135,135	12,967	10
Leisure & Hospitality	2,551	175	15	18,768	1,244	15	50,975	3,647	14
Other Services	1,625	309	5	9,748	1,793	5	26,492	5,329	5
Public Administration	1,302	29	45	6,022	173	35	25,472	754	34
Goods-Producing Industries	2,541	332	8	15,837	1,905	8	49,327	5,229	9
Natural Resources & Mining	28	9	3	102	34	3	514	101	5
Construction	1,797	247	7	11,139	1,449	8	31,621	3,869	8
Manufacturing	716	76	9	4,596	422	11	17,192	1,259	14
Total	21,771	2,845	8	154,930	18,689	8	504,576	53,019	10

Consumer Spending



Per Capita & Avg Household Spending



Consumer Spending Details

2021 2026

Radius	2 mile			5 mile			10 mile		
	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita
Expand All									
Apparel	\$25,198,666	\$1,462	\$622	\$164,729,995	\$1,542	\$645	\$534,729,851	\$1,593	\$629
Entertainment, Hobbies & Pets	\$75,201,565	\$4,363	\$1,856	\$481,198,239	\$4,504	\$1,884	\$1,489,599,477	\$4,438	\$1,751
Food & Alcohol	\$135,370,986	\$7,854	\$3,341	\$873,555,988	\$8,176	\$3,421	\$2,745,256,609	\$8,180	\$3,227
Household	\$81,683,107	\$4,739	\$2,016	\$532,595,035	\$4,985	\$2,085	\$1,659,227,636	\$4,944	\$1,950
Transportation & Maintenance	\$119,818,626	\$6,952	\$2,957	\$786,269,699	\$7,359	\$3,079	\$2,506,256,260	\$7,468	\$2,946
Health Care	\$25,610,377	\$1,486	\$632	\$159,486,250	\$1,493	\$624	\$481,078,928	\$1,433	\$565
Education & Daycare	\$27,648,999	\$1,604	\$682	\$195,785,727	\$1,832	\$767	\$619,337,734	\$1,845	\$728
Total Specified Consumer Spending (\$)	\$490,532,326	\$28,461	\$12,106	\$3,193,620,933	\$29,891	\$12,505	\$10,035,486,495	\$29,902	\$11,796

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