

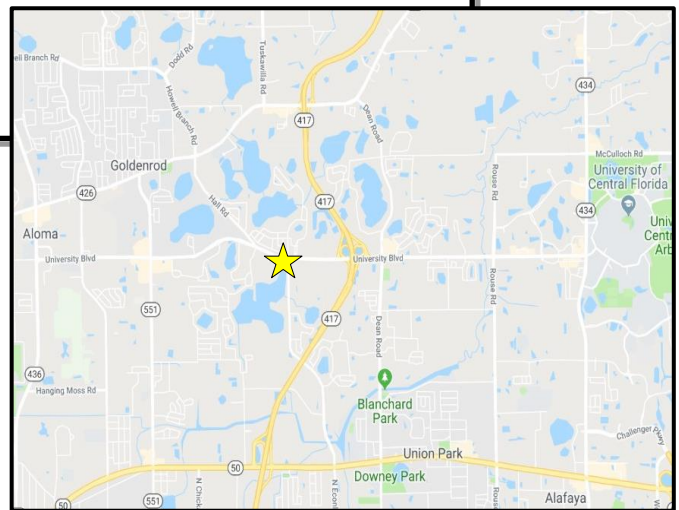


**C. BRENNER, INC.**

COMMERCIAL REAL ESTATE

**Traffic Light Corner University Blvd  
Price Reduced to \$299,000**

**3954 N Econlockhatchee Tr,  
Orlando, FL 32817**



- 1.25+/- acre hard corner at traffic light intersection
- 40,000 avg traffic count on University Blvd
- Appx. 130' frontage on University Blvd, appx. 375' frontage on Econ Tr
- Property is currently zoned R1-AA, buyer to rezone
- Utilities available
- Ideal site for church or daycare, potential for professional/medical
- Less than 1 mile from HWY 417, 5 miles from HWY 408
- 3.5 miles from UCF
- Site does not include home, lot to be split
- Property is owner occupied, please call broker to arrange a tour

Ben Brenner  
Lic. RE Broker  
C. Brenner, Inc.



Cell: 407-970-6447  
Office: 407-677-1700

Email: [bbrenner@cbrenner.com](mailto:bbrenner@cbrenner.com)  
Website: [cbrenner.com](http://cbrenner.com)

3586 Aloma Ave, Suite 5, Winter Park, FL 32792