

LAND FOR SALE

3.7 ACRES COMMERCIAL DEVELOPMENT LAND

West Road, Ocoee, FL 34761



OFFERING SUMMARY

SALE PRICE:	\$1,755,000
LOT SIZE:	3.71 Acres
ZONING:	PUD COMM
MARKET:	Orlando
SUBMARKET:	Northwest
PRICE / SF:	\$10.86

PROPERTY OVERVIEW

Faulkner Commercial Group is pleased to present this 3.7 acre parcel of commercial development land for sale. Zoning has been changed from Residential to PUD COMM, and highest and best use is thought to be retail development based on the surrounding businesses.

This is across West Road from Fountains West Shopping Center, which features two dozen businesses, anchored by Publix Supermarket. Neighboring businesses also include Walgreen's, McDonald's, Sun Trust and Fifth Third Banks, Orlando Health, Dunkin Donuts and more. Also in close proximity is the Westyn Bay residential community on the shores of Lake Apopka.

Traffic Counts are s 14,600 AADT on Ocoee Apopka Road and 6,900 AADT on West Rd, according to the Florida Department of Transportation. All information was obtained through public records and the Seller, prospective Buyers are encouraged to conduct due diligence to verify all details.

PROPERTY HIGHLIGHTS

- 3.7 Acres PUD COMM Zone
- Strong Demographics
- Active Residential Development Nearby
- Strong Retail Activity

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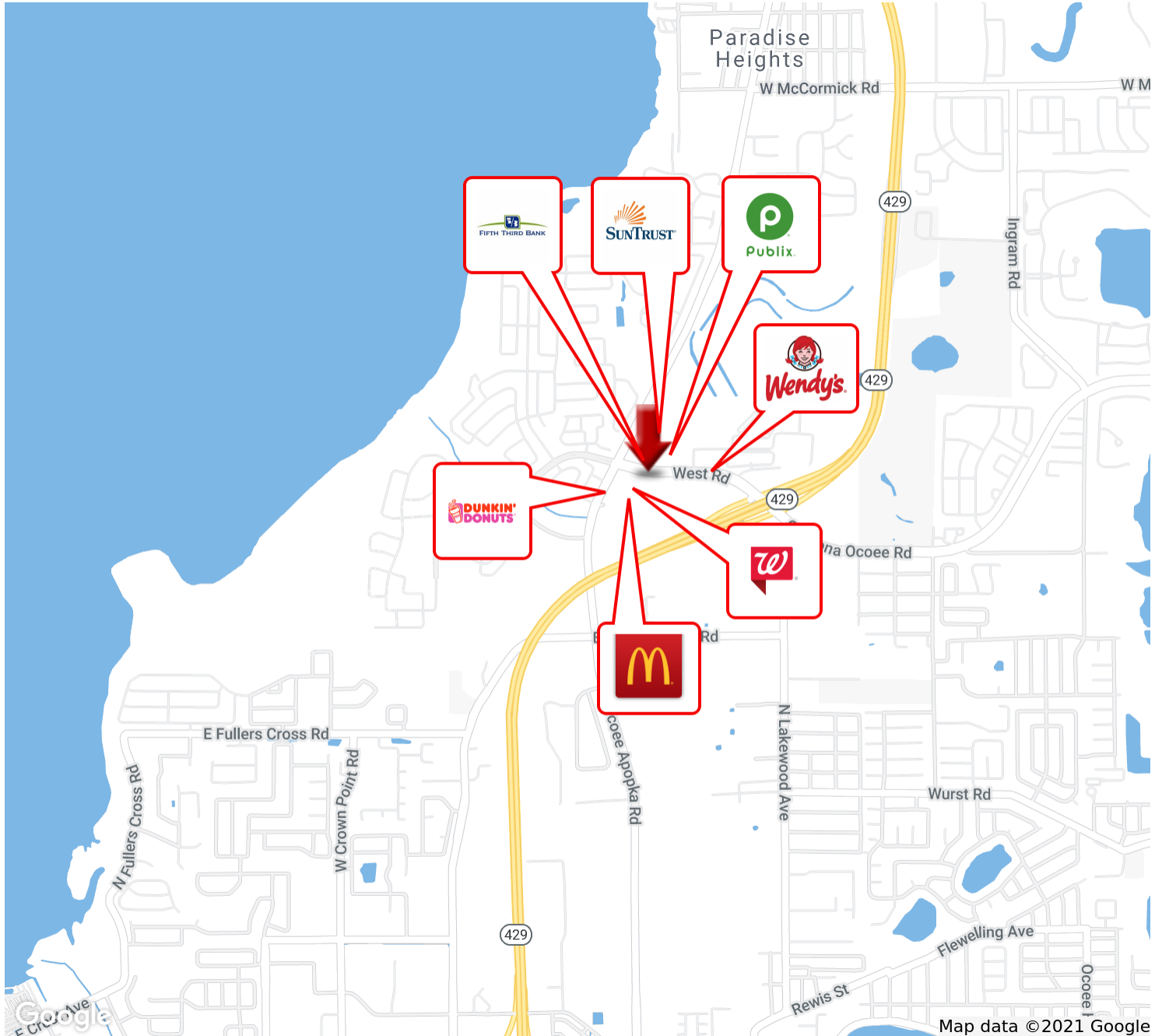
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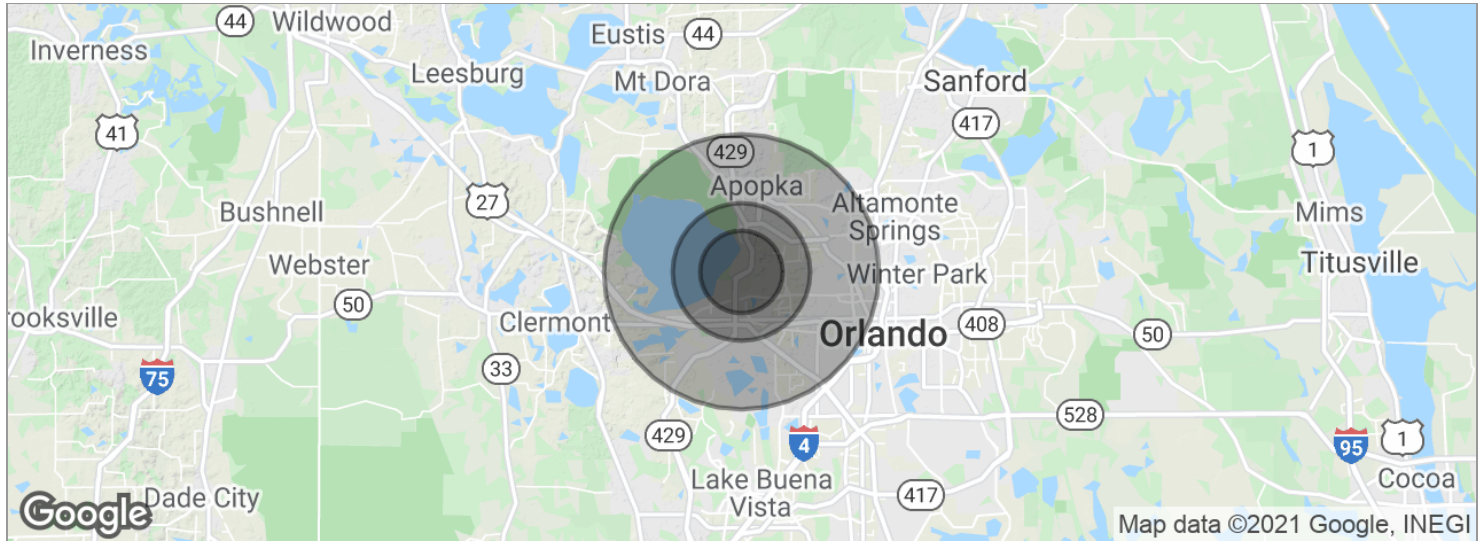
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POPULATION	3 MILES	5 MILES	10 MILES
Total population	31,934	100,970	462,043
Median age	34.5	34.2	34.2
Median age (male)	34.8	33.8	33.3
Median age (Female)	34.3	35.1	35.1

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	10,822	34,798	163,261
# of persons per HH	3.0	2.9	2.8
Average HH income	\$63,209	\$65,159	\$69,419
Average house value	\$218,082	\$239,827	\$274,791

* Demographic data derived from 2010 US Census

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