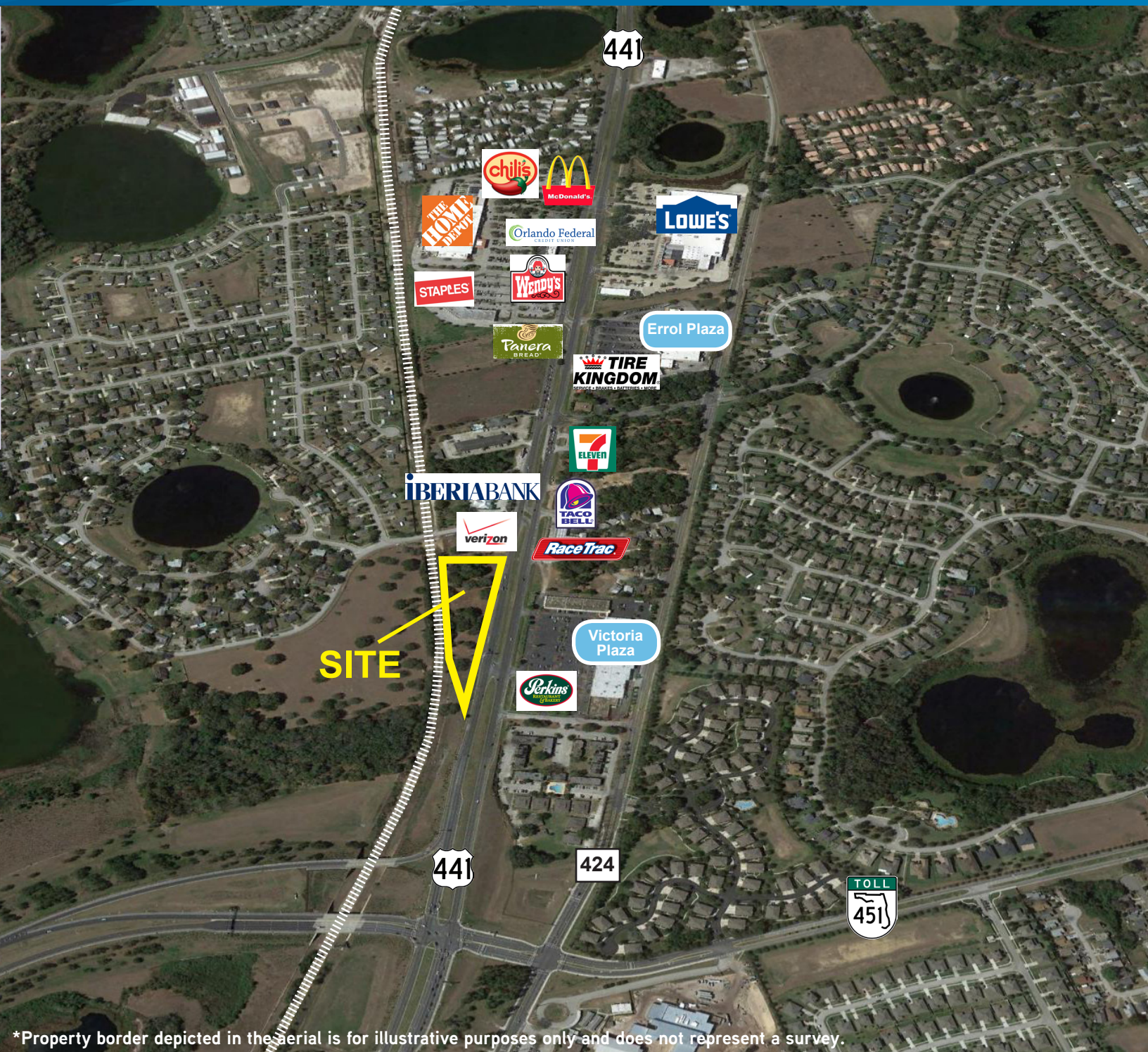


FOR SALE > LAND



3.29± ACRES COMMERCIAL LAND

1120 W. ORANGE BLOSSOM TRAIL, APOPKA, FL 32712



*Property border depicted in the aerial is for illustrative purposes only and does not represent a survey.

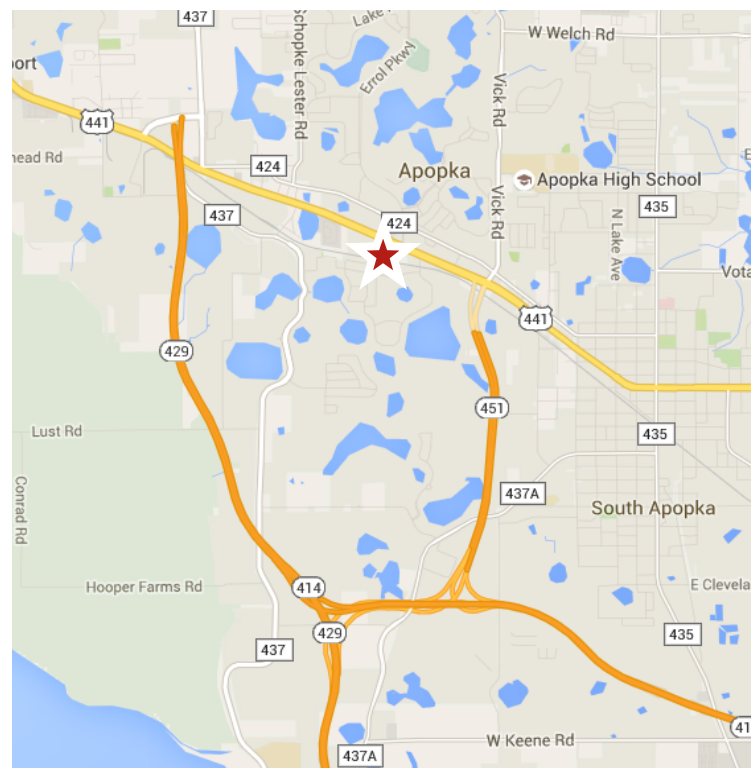
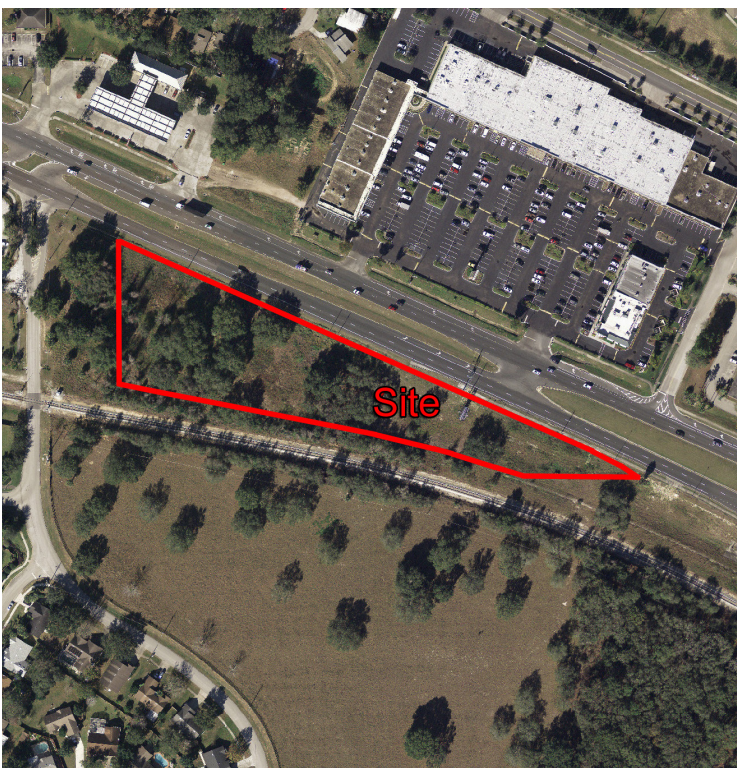
WILLIAM E. PARKE, SIOR
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COLLIERS INTERNATIONAL
255 South Orange Avenue
Suite 1300
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Property Profile

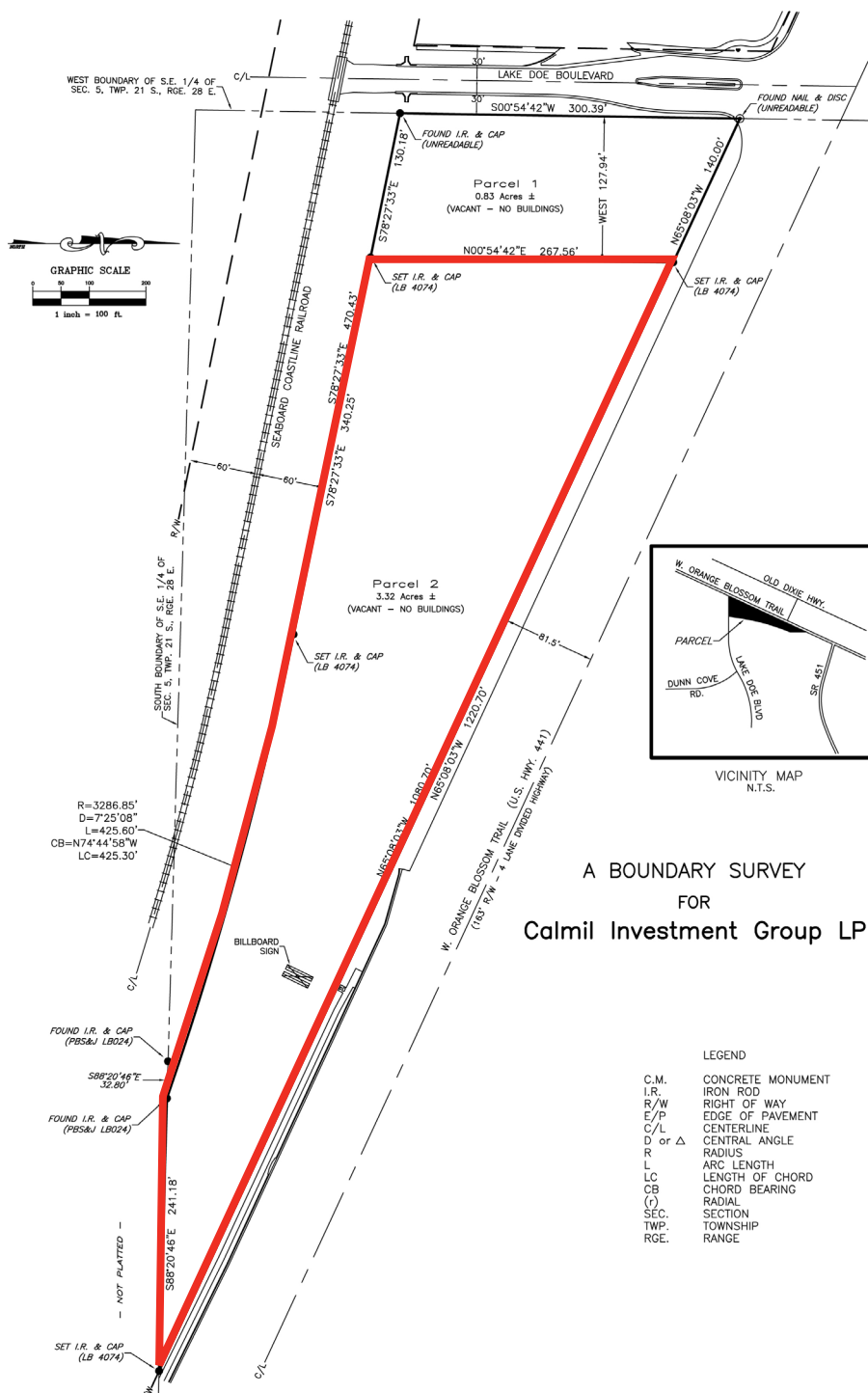
- 1,080 front feet on busy Highway 441
- Zoned C-2, City of Apopka. Wide range of permitted uses including:
 - ◆ Restaurants with or without drive-ins
 - ◆ Banks
 - ◆ Hotels/motels
 - ◆ Service/gas stations/convenience stores
 - ◆ General retail
 - ◆ New/used car sales
 - ◆ Professional office
- 4-way access from Highway 441
- 36,000 average daily vehicle count (every 24 hours)
- Income from billboard on north portion of property
- New residential development planned for vacant land to south
- Located in an area of emerging development, including:
 - ◆ Big boxes: Lowe's, Home Depot and Staples
 - ◆ Restaurants: Wendy's, Chili's, McDonald's, Perkins, Taco Bell, and Panera Bread
 - ◆ Financial institutions: Iberia Bank and Orlando Federal Credit Union
 - ◆ Gas/convenience stations: RaceTrac and 7-Eleven

Sale Price: \$2,150,000 (\$15.00/SF)

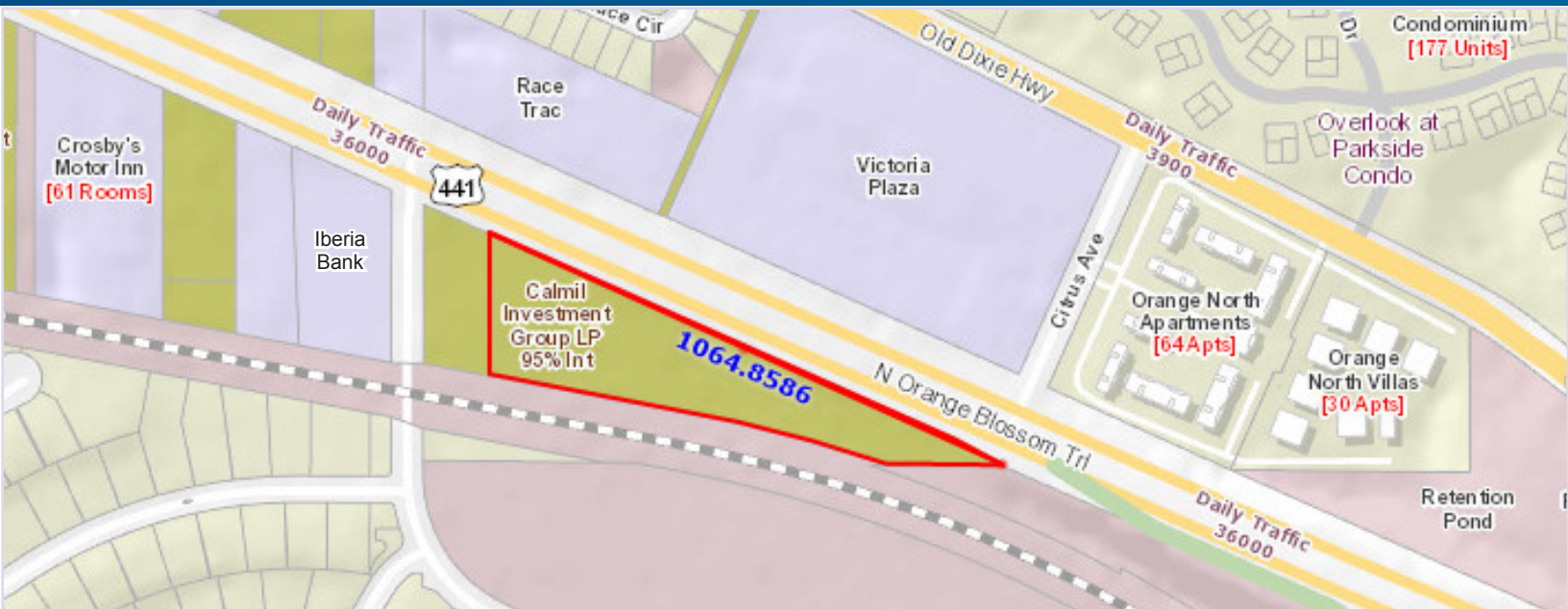


Survey

Colliers
INTERNATIONAL



Demographics



Demographics of Subject Property - 2015

	1 Mile	3 Miles	5 Miles
Total Population	8,747	48,350	95,057
Daytime Population	1,633	15,227	27,870
Population Growth (2015-2019)	2%	2.18%	1.83%
Average Household Income	\$68,052	\$65,493	\$70,234
Total Households	2,882	16,420	33,601

Contact Us

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