



1949 S. GOLDENROD ROAD ORLANDO, FL 32822

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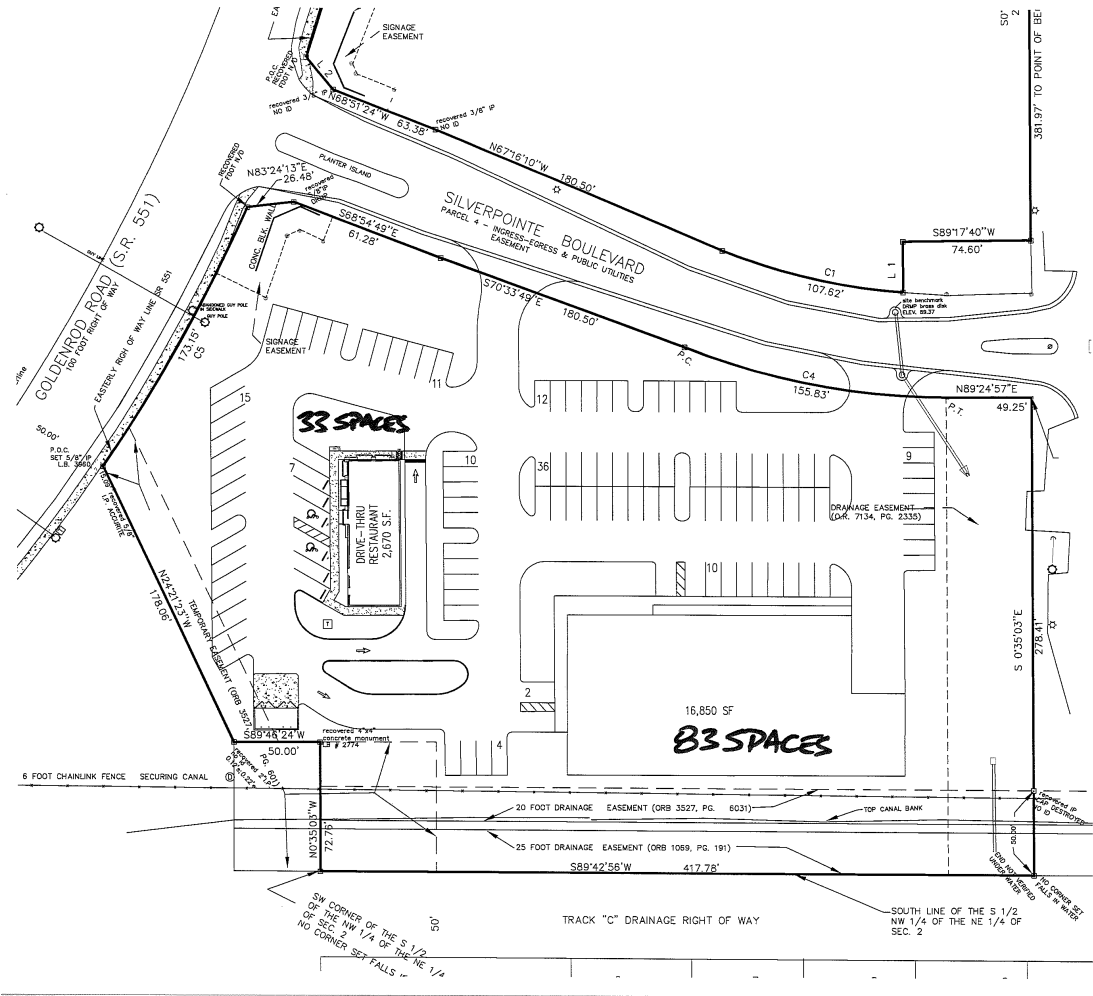
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PROPERTY HIGHLIGHTS

- > 3.6± AC parcel available.
- > Great visibility from Goldenrod Road.
- > 173 feet of frontage along Goldenrod Road.
- > Located just 0.5 miles north from the Curry Ford Rd. & Goldenrod Rd. Intersection.
- > 1.5 miles southwest from Florida Hospital East Orlando, which has 1,647 employees.
- > Approximately 4 miles southwest from Valencia College East Campus, which has 15,000 students.

SITE PLAN



AREA DEMOGRAPHICS



Current Population

- 1-Mile: 16,296
- 3-Mile: 126,228
- 5-Mile: 280,000



Daytime Population

- 1-Mile: 10,947
- 3-Mile: 87,086
- 5-Mile: 214,739



Average HH Income

- 1-Mile: \$57,706
- 3-Mile: \$55,694
- 5-Mile: \$66,723



Households

- 1-Mile: 5,828
- 3-Mile: 48,149
- 5-Mile: 109,940

MARKET AERIAL

