



**Bishop Beale Duncan**  
COMMERCIAL REAL ESTATE

3698 South Orange Blossom Trail  
Orlando, Florida 32839

**HIGH-TRAFFIC VACANT RETAIL**



**43,000  
CARS/DAY**

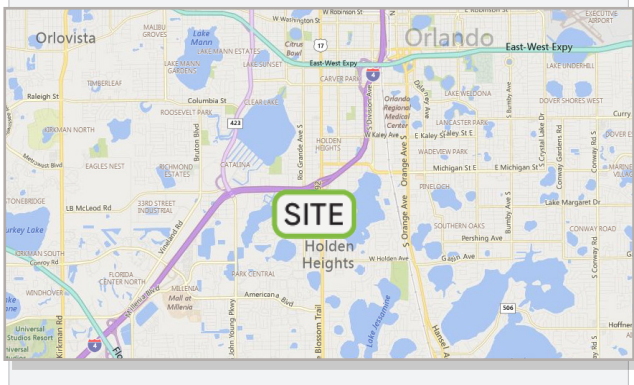
Site

## FOR SALE

- + Asking Price: \$1,800,000
- + Land Size: 2.36 Acres
- + Zoning: C-2 & C-3

## Highlights

- Located on the well-traveled US Highway 441
- Total of 8 parcels zoned C-2 and C-3
- Quick access to Interstate 4, just north of the site
- Rectangle configuration
- 226' of frontage on US Highway 441
- 43,000 AADT on US Highway 441



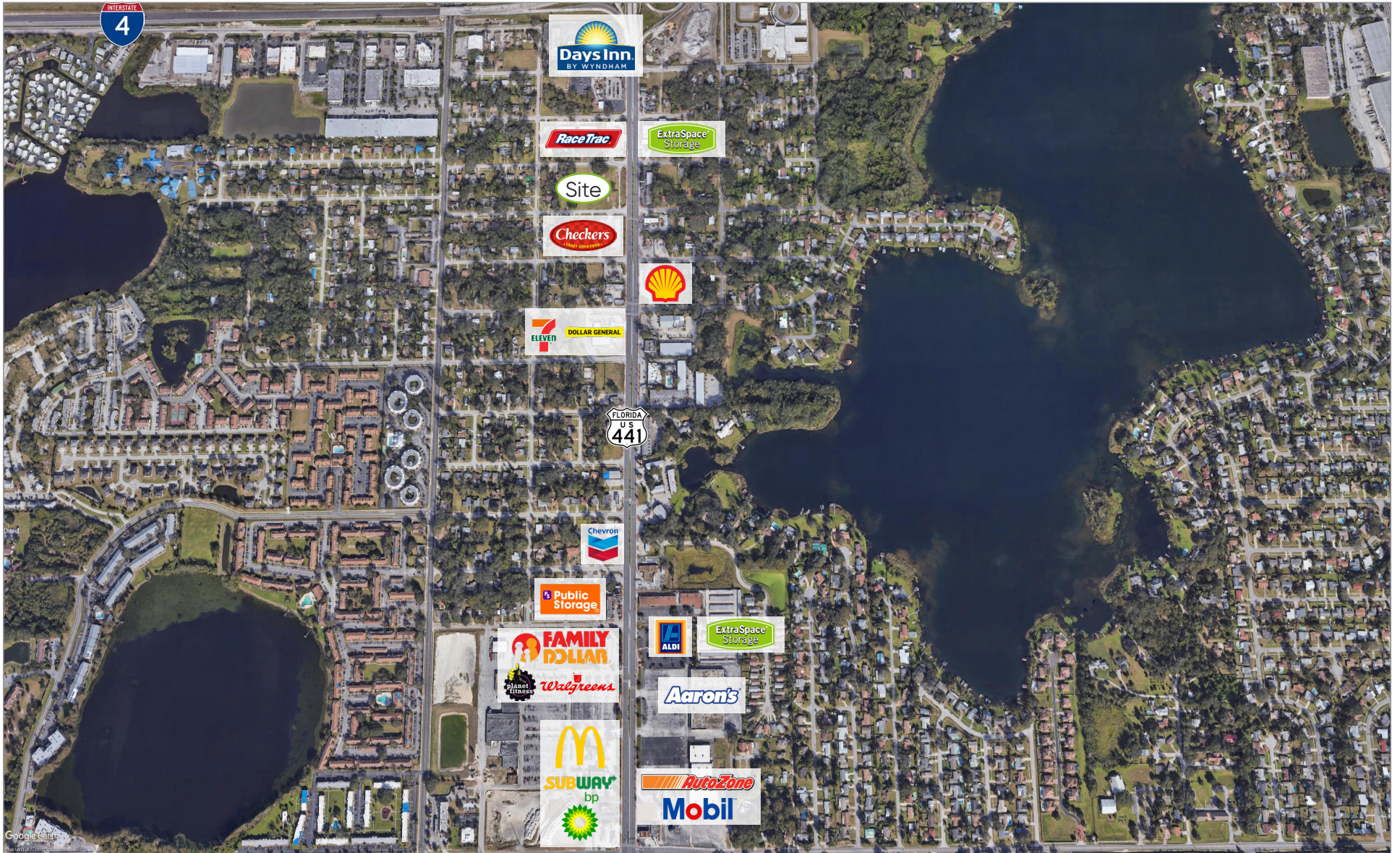
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# Retail Aerial



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South Orange Blossom Trail Vacant				
	Parcel ID	Size	Zoning	
1	03-23-29-0182-95-240	7,143	C-2	
2	03-23-29-0182-95-230	6,855	C-2	
3	03-23-29-0182-95-220	6,845	C-2	
4	03-23-29-0182-95-180	27,276	C-2	
5	03-23-29-0182-95-050	26,996	C-2	one lot R1A
6	03-23-29-0182-95-030	13,498	C-3	
7	03-23-29-0182-95-020	6,749	C2	
8	03-23-29-0182-95-010	7,267	C2	
	Total Sq Ft	102,629		
	Total Acres	2.36		

