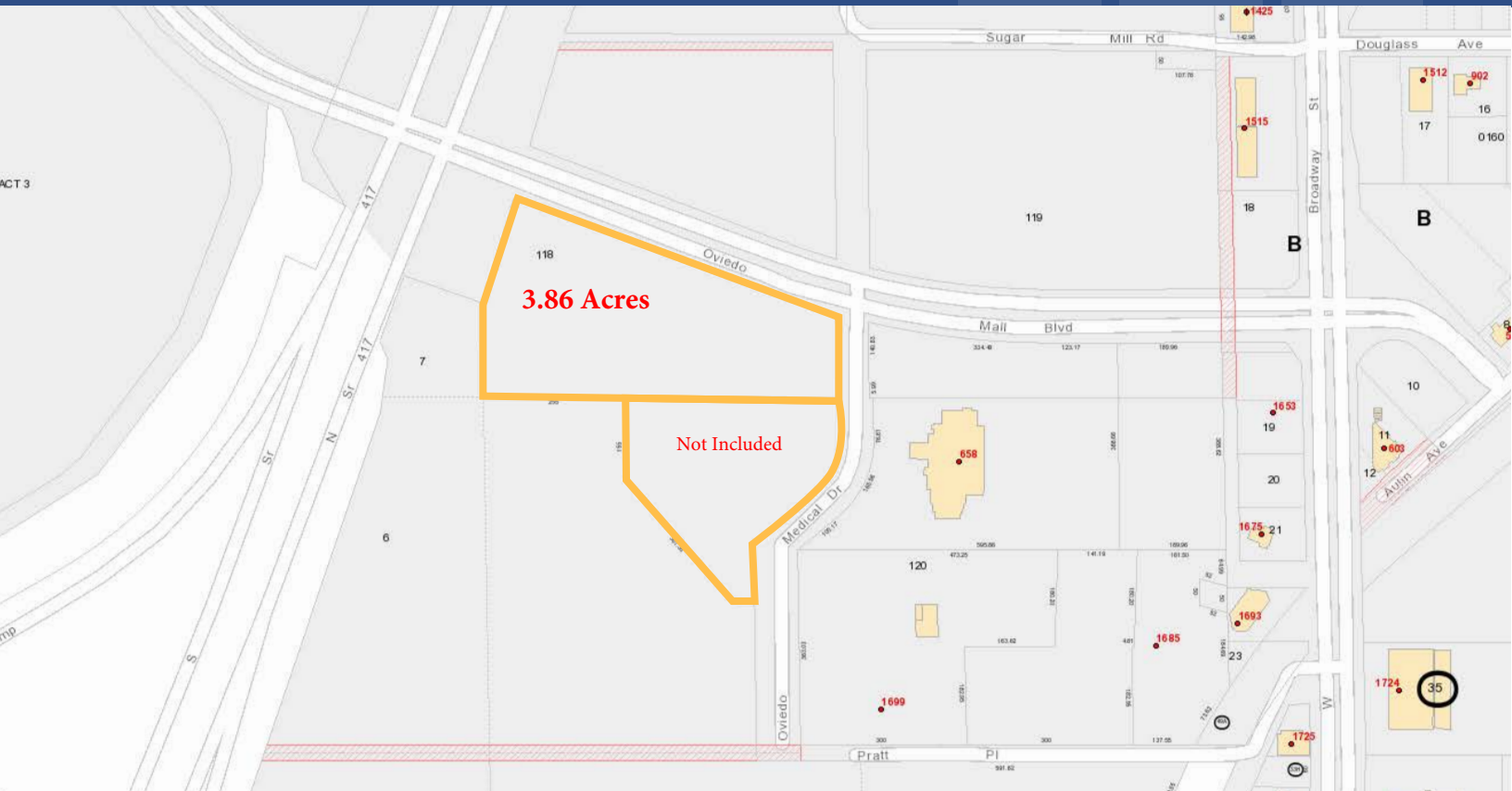


2 VACANT LOTS FOR SALE

# 1151 Sugar Mill Road Oviedo, Florida 32765



**COMMERCIAL**  
REAL ESTATE PROFESSIONALS, INC.

**MARK ALLEN, CCIM**

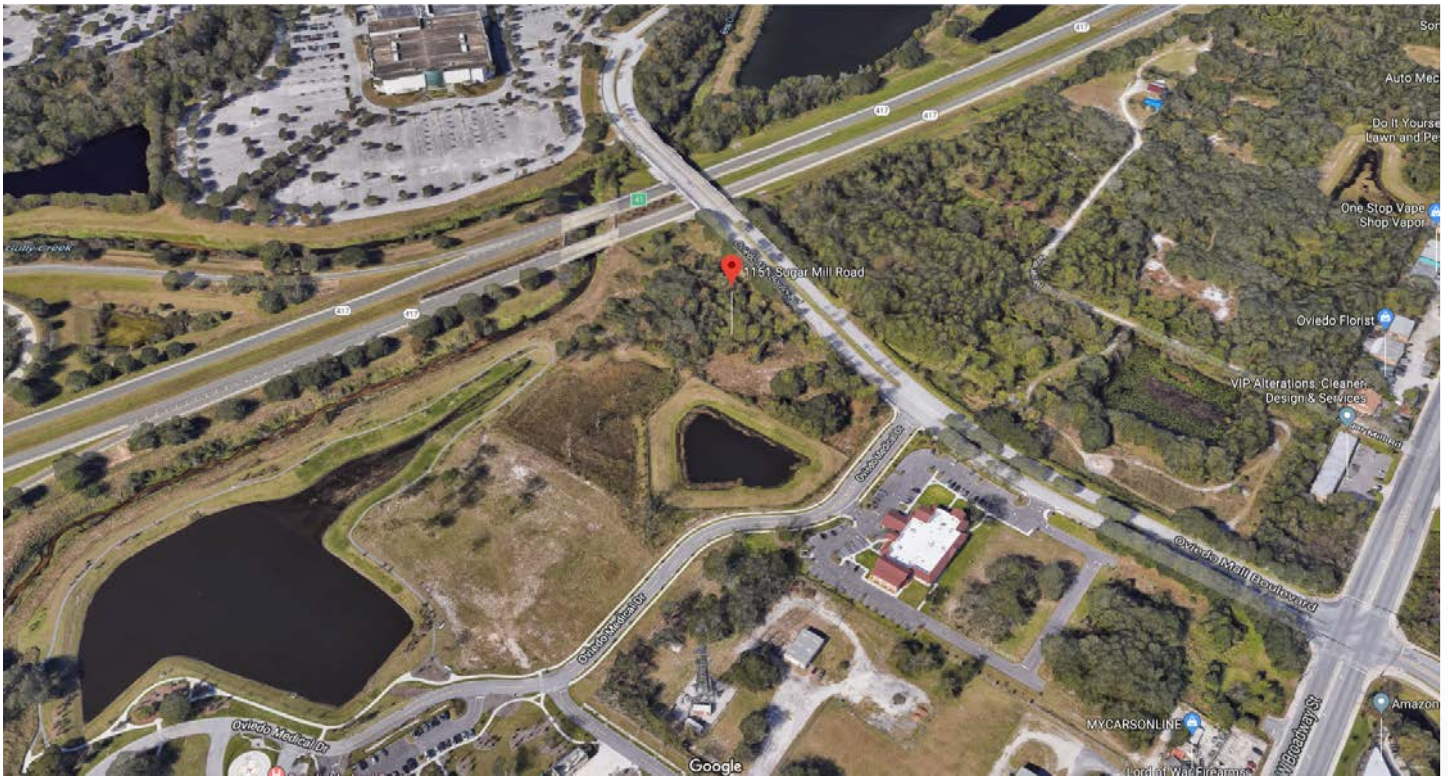
*CIPS, RESS, e-PRO, Broker, REALTOR®*

**407-737-9797**

[Mark@OrlandoCommercialRealEstate.com](mailto:Mark@OrlandoCommercialRealEstate.com)

[OrlandoCommercialRealEstate.com](http://OrlandoCommercialRealEstate.com)

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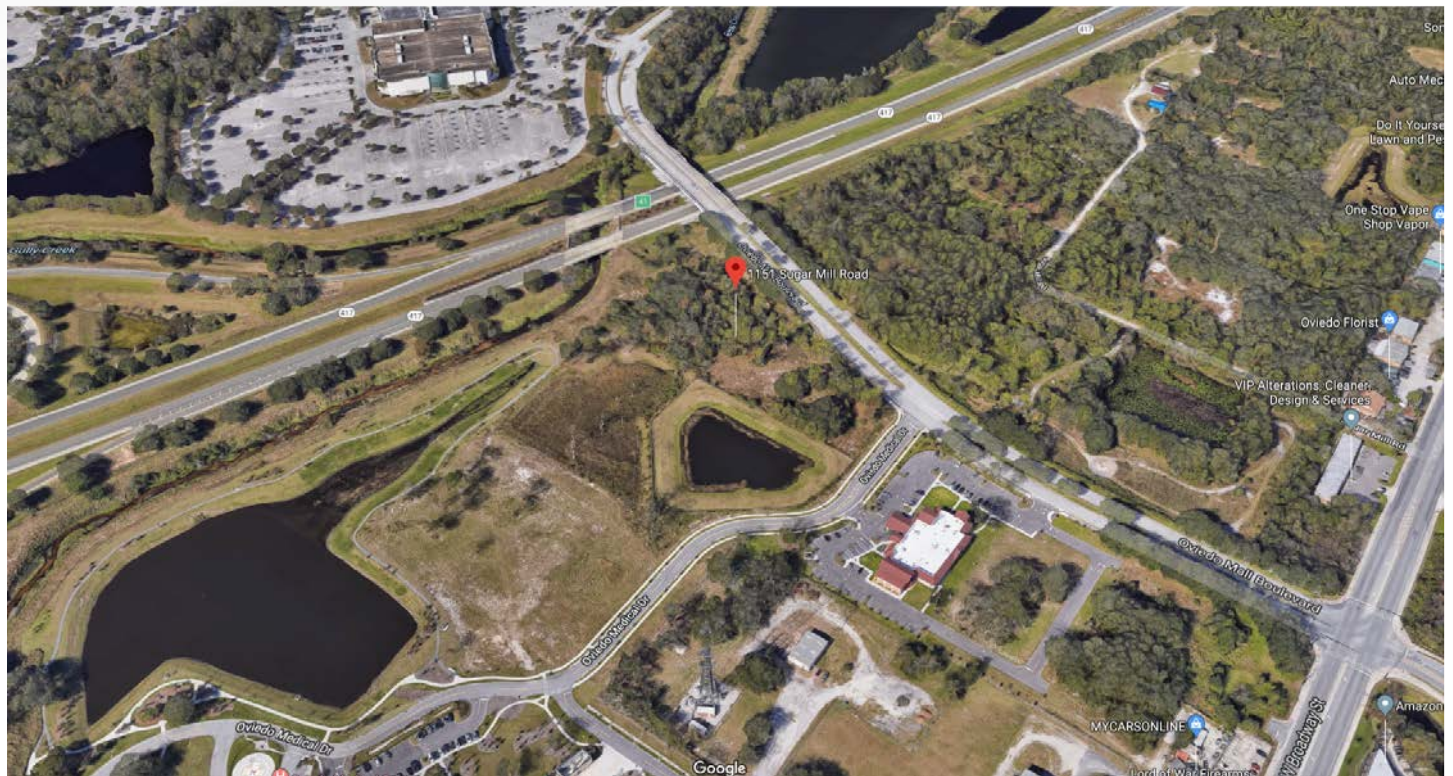
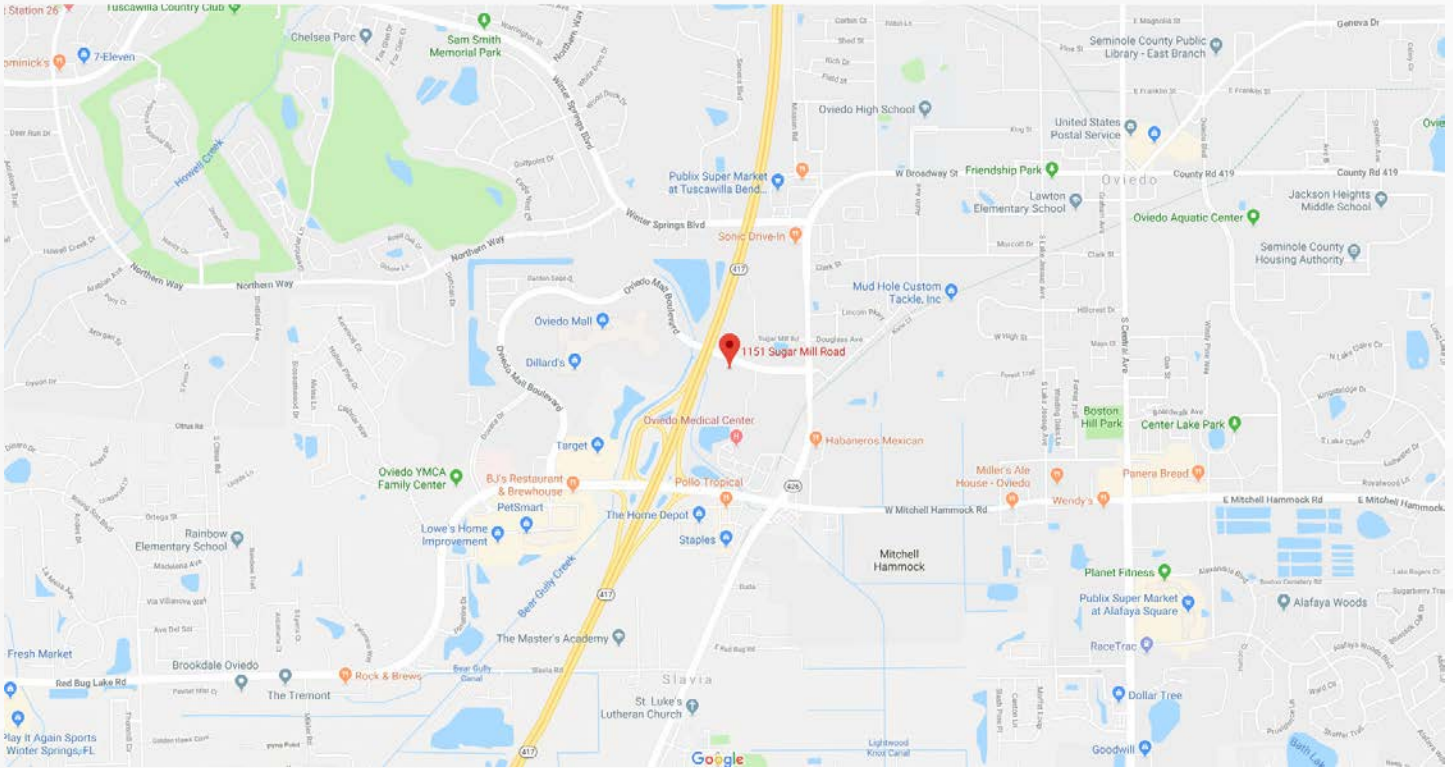
## Offering Details

**Price:** \$1,400,000  
**Sale type:** Investment  
**Zoned:** Vacant Commercial  
**Size:** 3.86  
**Parcel ID:** 16-21-31-5CA-0000-118A

Great potential for a multitude of business uses, just over 417 from the Oviedo Mall.

Over 625 +/- ft of frontage on Oviedo Mall Blvd which sees approximately 7,200 cars driving by per day.

# 1151 Sugar Mill Road Oviedo, Florida 32765



## Demographic & Income Profile

5 Mile Radius

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Summary	Census 2010	2019	2024			
Population	139,350	157,694	168,193			
Households	48,681	54,345	57,966			
Families	33,976	37,717	40,164			
Average Household Size	2.74	2.78	2.78			
Owner Occupied Housing Units	35,535	37,596	40,828			
Renter Occupied Housing Units	13,146	16,749	17,138			
Median Age	33.8	35.7	37.3			
Trends: 2019 - 2024 Annual Rate	Area	State	National			
Population	1.30%	1.37%	0.77%			
Households	1.30%	1.31%	0.75%			
Families	1.27%	1.26%	0.68%			
Owner HHs	1.66%	1.60%	0.92%			
Median Household Income	2.56%	2.37%	2.70%			
Households by Income	2019		2024			
	Number	Percent	Number	Percent		
<\$15,000	4,543	8.4%	3,979	6.9%		
\$15,000 - \$24,999	2,842	5.2%	2,531	4.4%		
\$25,000 - \$34,999	3,434	6.3%	3,075	5.3%		
\$35,000 - \$49,999	5,197	9.6%	4,910	8.5%		
\$50,000 - \$74,999	9,280	17.1%	9,103	15.7%		
\$75,000 - \$99,999	7,452	13.7%	7,768	13.4%		
\$100,000 - \$149,999	11,220	20.6%	12,917	22.3%		
\$150,000 - \$199,999	5,092	9.4%	7,035	12.1%		
\$200,000+	5,286	9.7%	6,647	11.5%		
Median Household Income	\$80,023		\$90,814			
Average Household Income	\$102,978		\$117,374			
Per Capita Income	\$35,898		\$40,920			
Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,404	4.6%	6,808	4.3%	7,418	4.4%
5 - 9	7,878	5.7%	7,585	4.8%	8,006	4.8%
10 - 14	9,473	6.8%	8,724	5.5%	9,007	5.4%
15 - 19	15,106	10.8%	14,415	9.1%	14,461	8.6%
20 - 24	16,970	12.2%	17,259	10.9%	16,583	9.9%
25 - 34	15,569	11.2%	22,738	14.4%	22,934	13.6%
35 - 44	17,480	12.5%	17,911	11.4%	22,508	13.4%
45 - 54	21,726	15.6%	20,154	12.8%	19,292	11.5%
55 - 64	15,222	10.9%	20,783	13.2%	20,944	12.5%
65 - 74	7,456	5.4%	13,287	8.4%	16,411	9.8%
75 - 84	4,264	3.1%	5,721	3.6%	8,088	4.8%
85+	1,803	1.3%	2,308	1.5%	2,542	1.5%
Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	114,777	82.4%	123,278	78.2%	128,299	76.3%
Black Alone	10,017	7.2%	13,564	8.6%	15,414	9.2%
American Indian Alone	354	0.3%	452	0.3%	507	0.3%
Asian Alone	6,272	4.5%	8,573	5.4%	9,973	5.9%
Pacific Islander Alone	104	0.1%	154	0.1%	183	0.1%
Some Other Race Alone	4,149	3.0%	6,323	4.0%	7,485	4.5%
Two or More Races	3,676	2.6%	5,350	3.4%	6,333	3.8%
Hispanic Origin (Any Race)	22,947	16.5%	34,980	22.2%	42,376	25.2%



# OUR BROKERAGE

Our mission is to exceed our client's expectations and deliver a superior experience throughout the entire real estate process. We operate every day with **integrity** and **professionalism**; we expect the same from our clients!

Our broker, Mark Allen, has been in the real estate industry for over 30 years. We've worked with clients throughout Central Florida, the state of Florida, nationally, and globally.



## MARK ALLEN, CCIM

Broker / Owner

Active in Central Florida  
real estate since 1987

Licensed Florida Real Estate Broker  
Licensed Community Association Manager  
Licensed General Contractor



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### Professional Memberships

CFCAR Central Florida Commercial Association of REALTORS®  
BBF Business Brokers of Florida  
ORRA Orlando Regional REALTORS® Association  
FAR Florida Association of REALTORS®  
NAR National Association of REALTORS®

### Designations

CCIM Certified Commercial Investment Member  
CIPS Certified International Property Specialist  
e-PRO Internet & Real Estate e-Commerce  
RESS Real Estate Short Sale Specialist

### Awards

Multi-Million Dollar Producer | Central Florida Commercial Association of REALTORS® & Orlando Business Journal  
Top Commercial Production Award | Central Florida Commercial Association of REALTORS®



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