

For Sale

# Commercial Site

1.9 Acres | \$302,632 / Acre

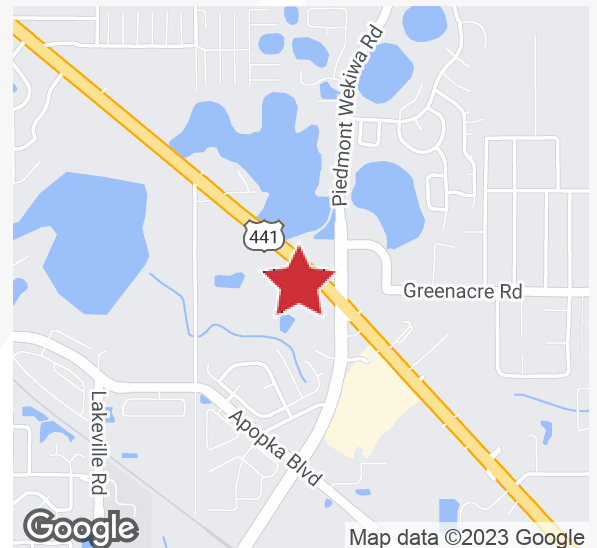


## 1470 S. Orange Blossom Trail

Apopka, Florida 32703

### Property Highlights

- 1.9± acre site with 569+ feet of frontage on Orange Blossom Trail; some muck in back (1/2 acre estimated)
- Located between Sam's Club and Orlando Health Medical facility (under construction)
- High traffic counts: 30,641 AADT on Orange Blossom Trail
- Zoning: A-1; Future Land Use: Commercial (Orange County)
- Annex to City of Apopka for CR Zoning; site is surrounded by City of Apopka
- Great location midway between SR 436 (Semoran Blvd) and SR 414 (Maitland Blvd) via Piedmont-Wekiva / Hiawassee Road



**Sale Price: \$575,000**

For more information

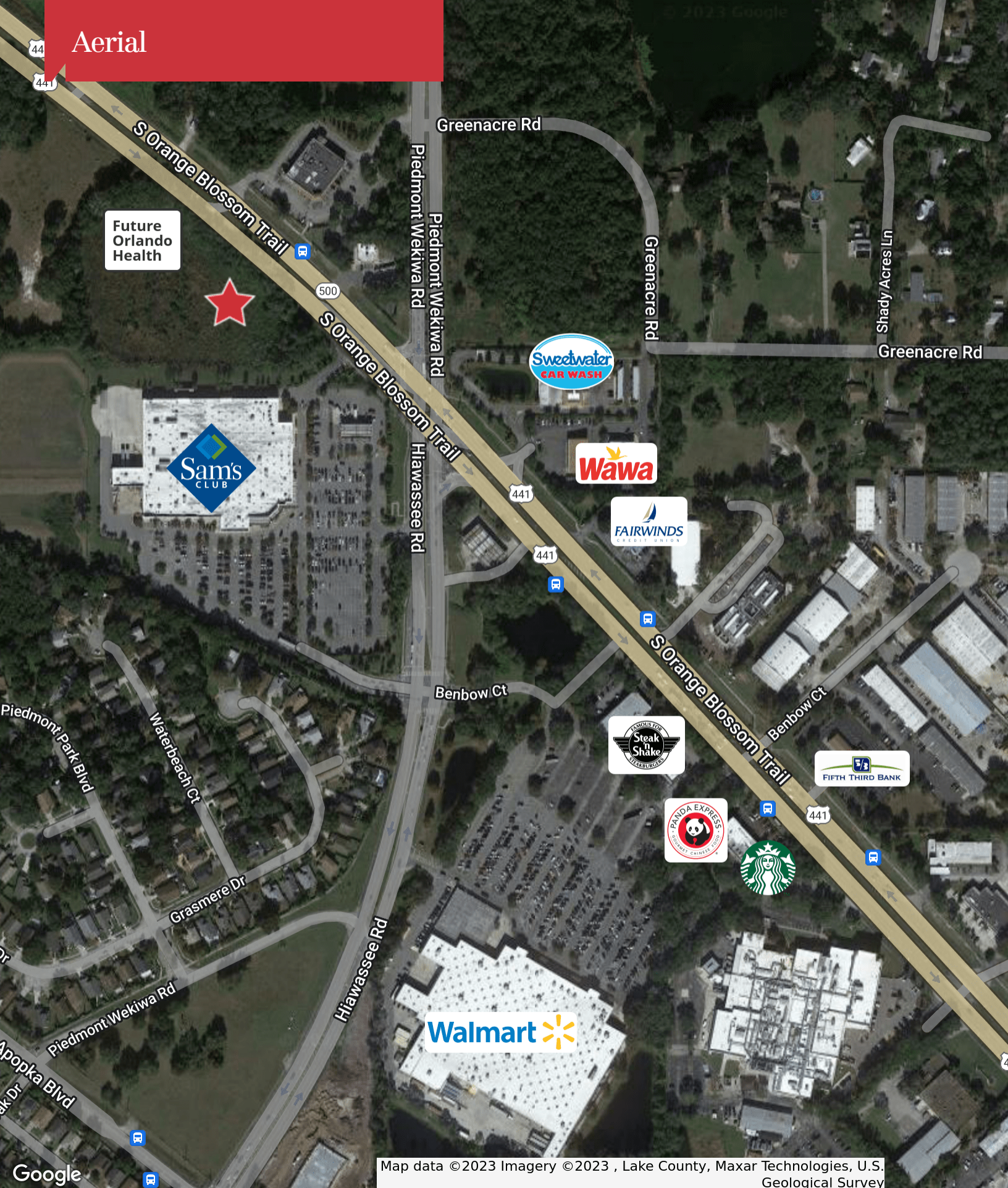
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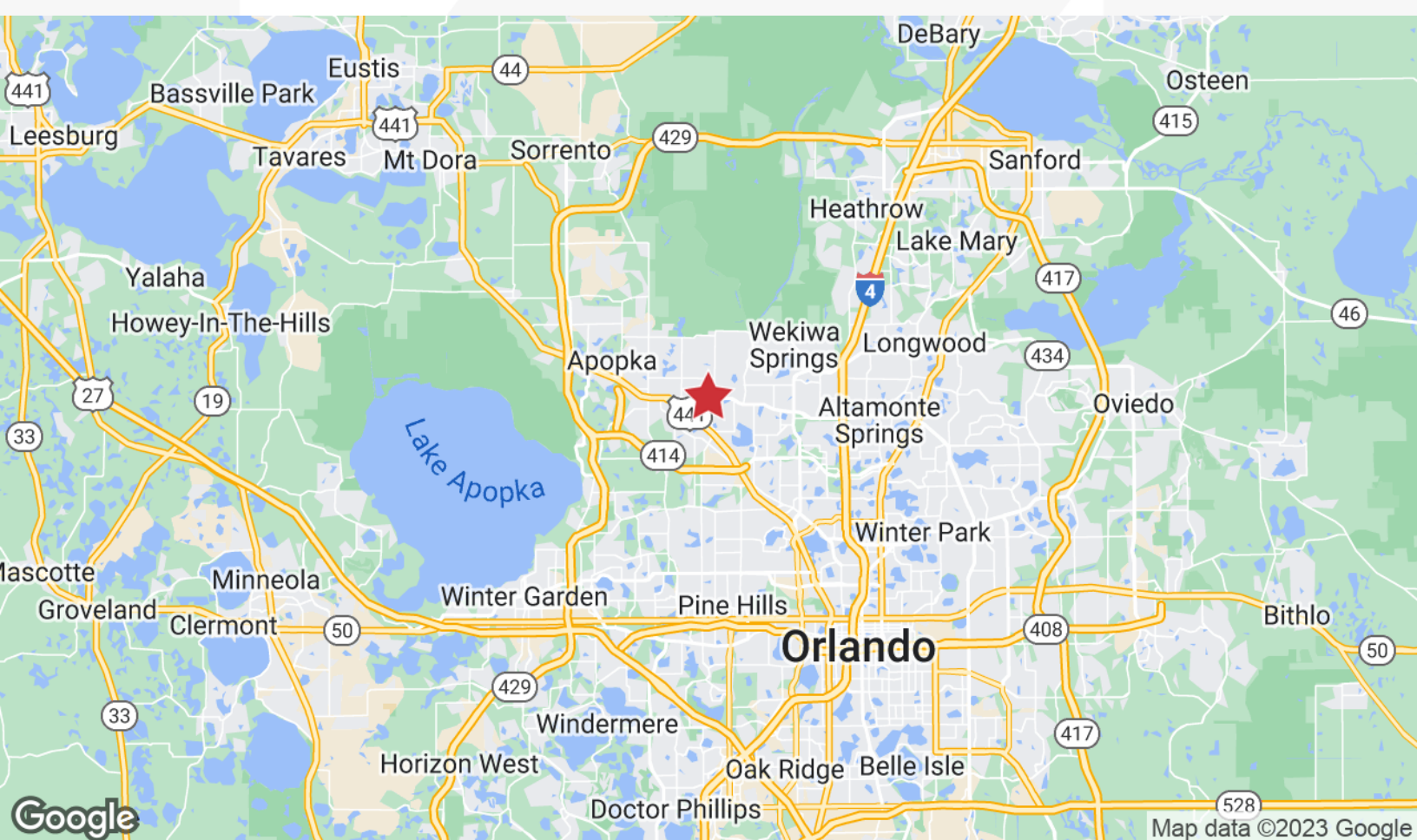
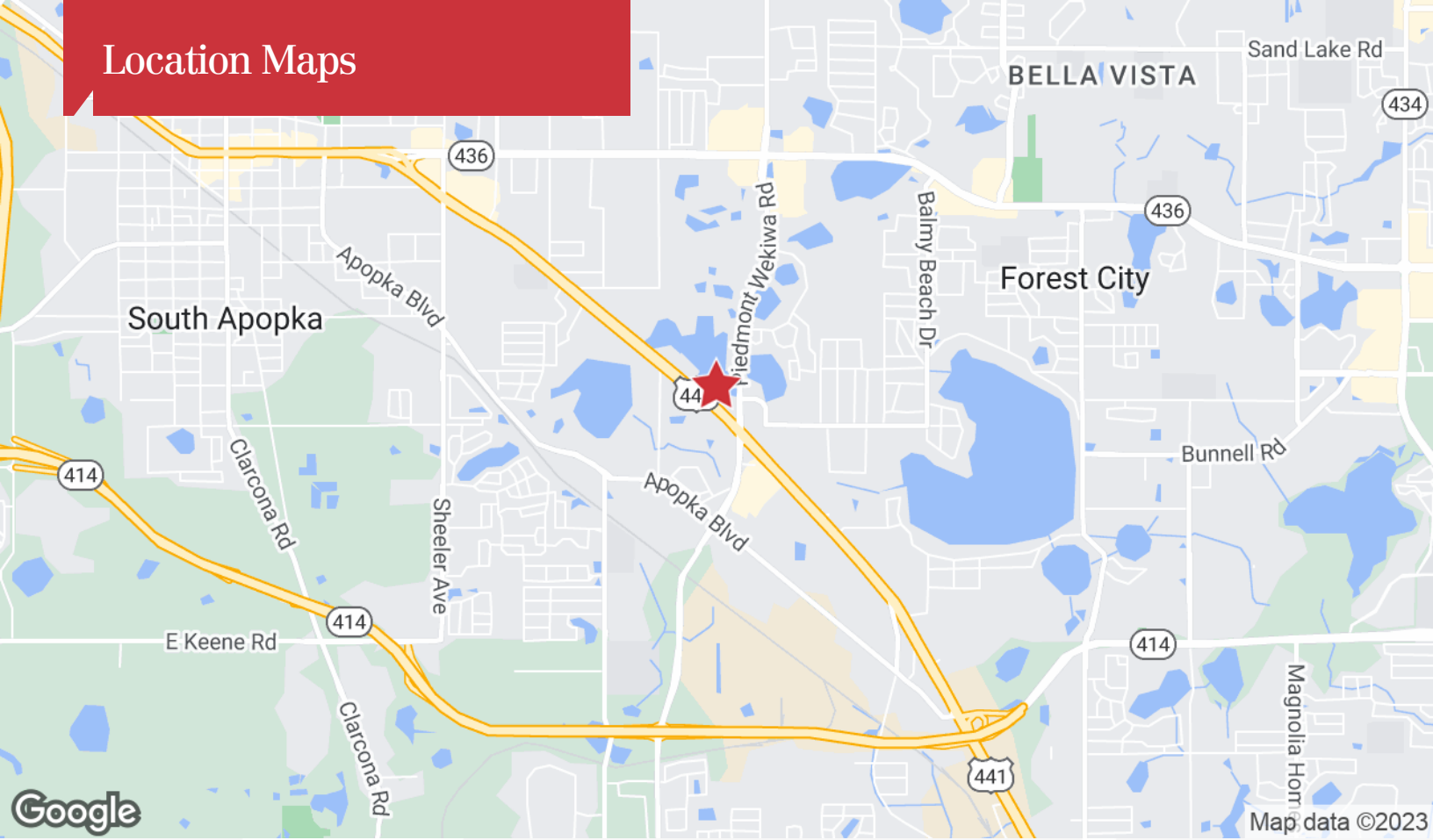
# Aerial



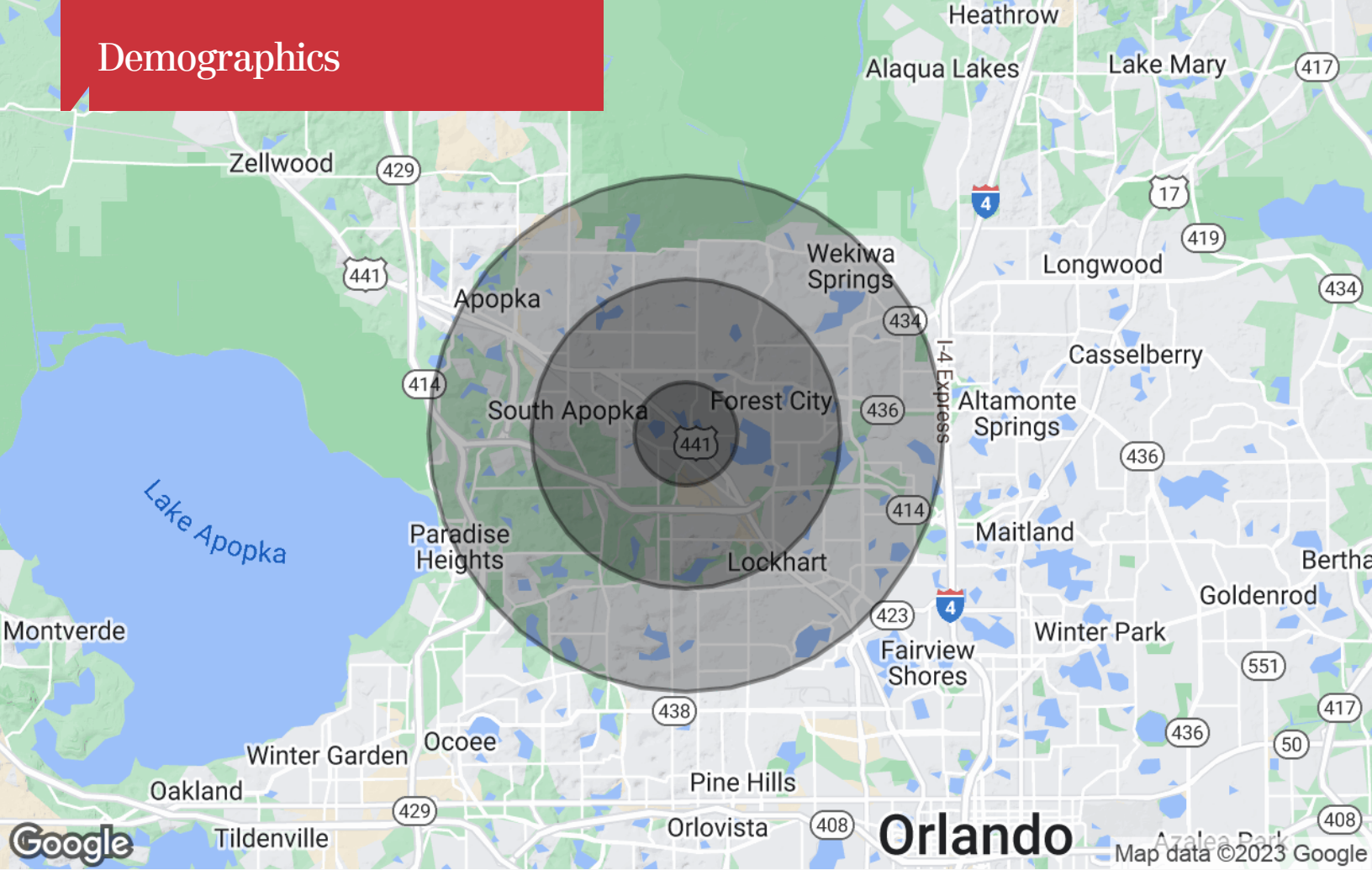
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# Location Maps



# Demographics



## Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	6,808	74,657	226,195
MEDIAN AGE	41.2	39.1	37.1
MEDIAN AGE (MALE)	38.0	37.6	36.5
MEDIAN AGE (FEMALE)	44.0	40.7	38.0

## Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	2,641	27,702	83,984
# OF PERSONS PER HH	2.6	2.7	2.7
AVERAGE HH INCOME	\$61,382	\$73,831	\$70,263

\* Demographic data derived from 2020 ACS - US Census