



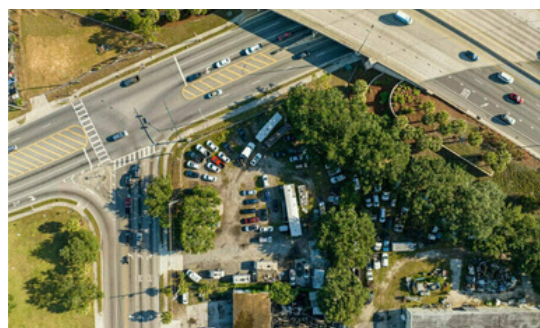
# 4408 OLD WINTER GARDEN ROAD

## ORLANDO FL 32811

### LAND FOR SALE

#### PROPERTY HIGHLIGHTS

.754 acres  
Zoned C3  
Unincorporated Orange County  
Current Use is a Used Auto Sales Lot  
Future Land Use is Commercial



Offered at **\$950,000**



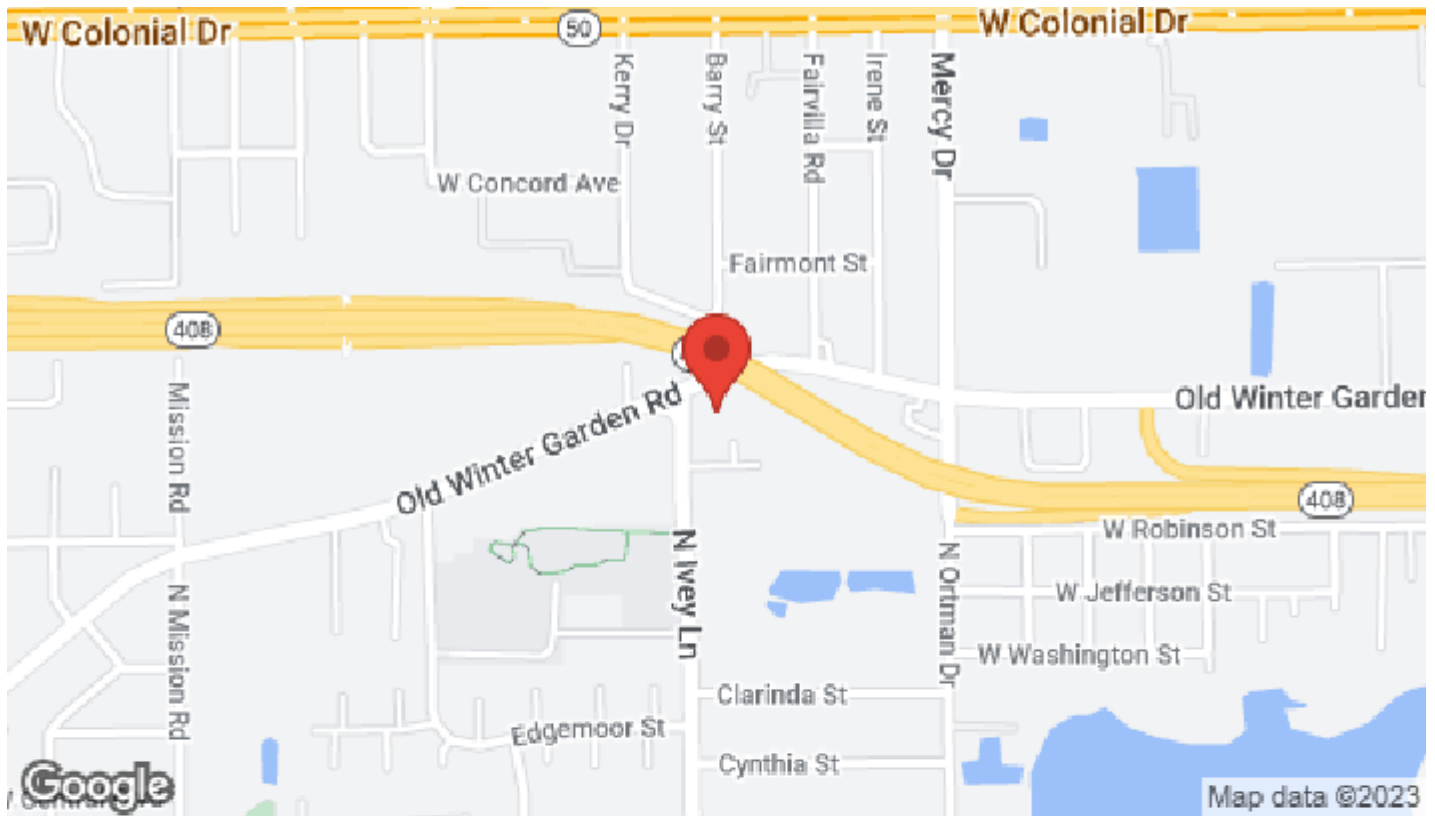
FOR INQUIRIES,  
PLEASE  
CONTACT

**407-782-1989**  
[melanie@choicecommercialgroup.com](mailto:melanie@choicecommercialgroup.com)

**MELANIE KAYALEH**  
DIRECTOR OF COMMERCIAL  
FLORIDIAN REAL ESTATE GROUP

# LOCATION MAPS

4408 OLD WINTER GARDEN ROAD



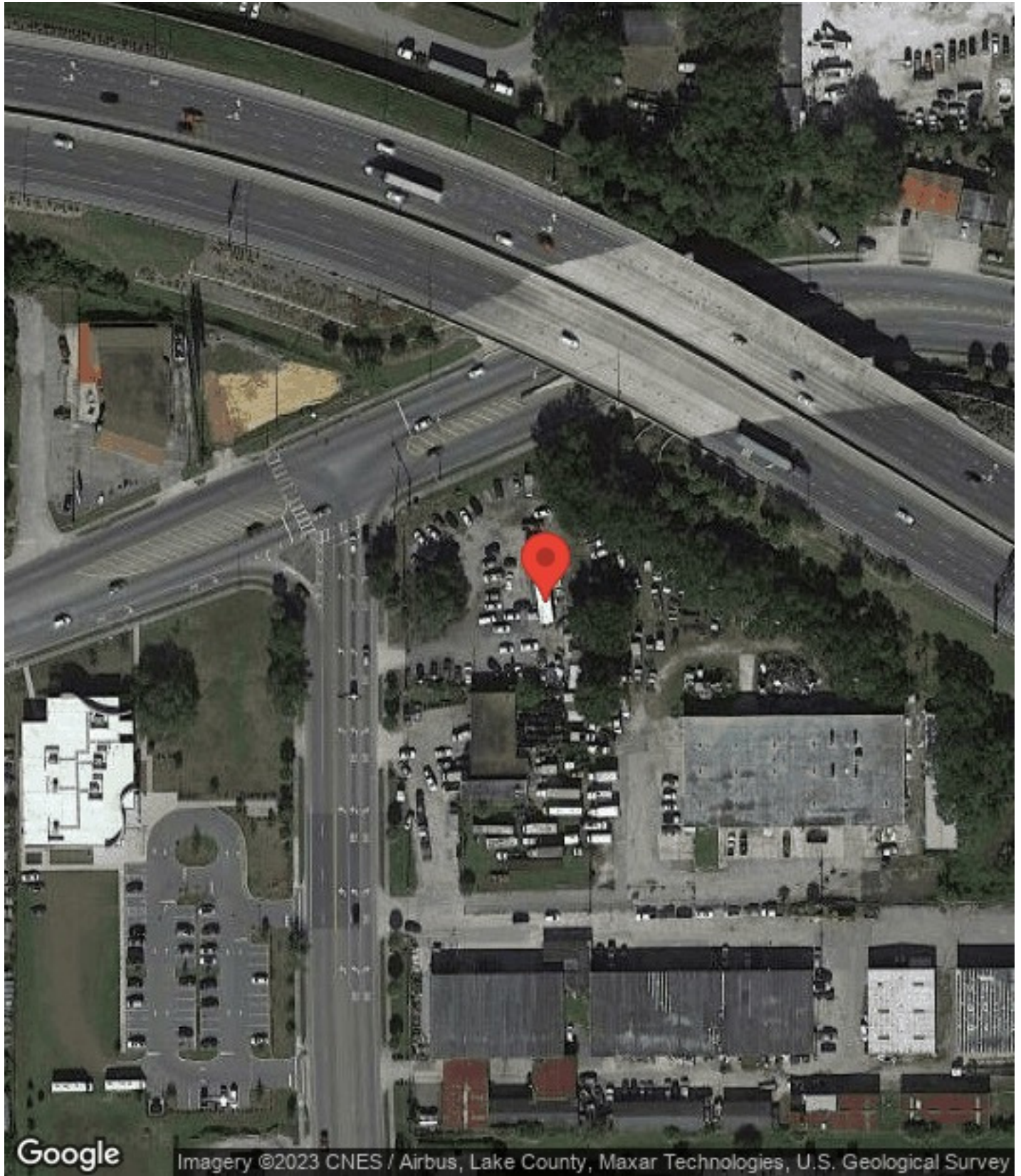
FLORIDIAN REAL ESTATE GROUP  
483 Montgomery Place  
Altamonte Springs, FL 32714

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# AERIAL MAP

4408 OLD WINTER GARDEN ROAD



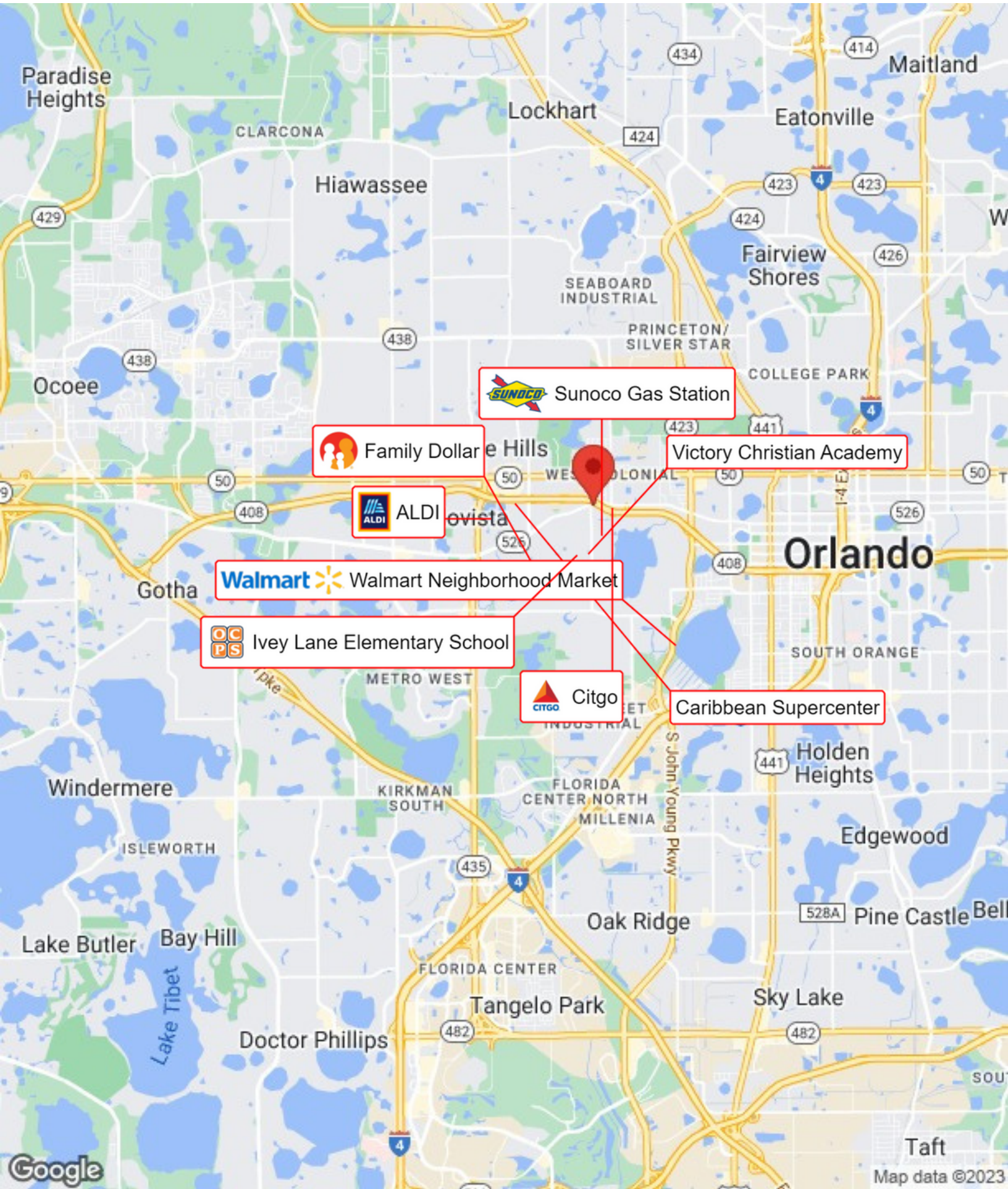
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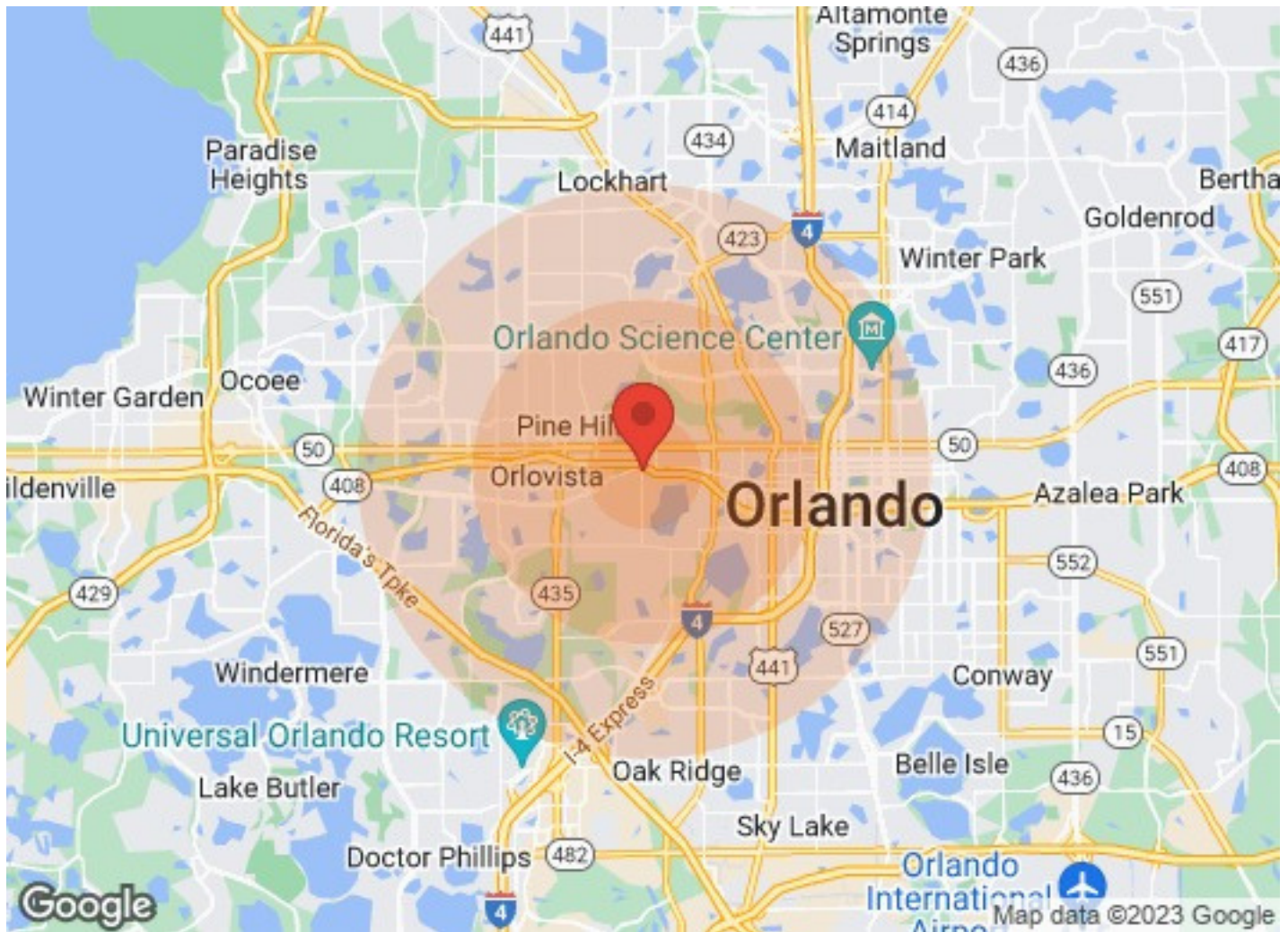
# BUSINESS MAP

4408 OLD WINTER GARDEN ROAD



# DEMOGRAPHICS

4408 OLD WINTER GARDEN ROAD



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>Income</b>			
Male	2,672	45,737	145,278	Median	\$24,444	\$33,671	\$38,644
Female	2,814	47,524	153,781	< \$15,000	524	6,877	17,188
Total Population	5,486	93,261	299,059	\$15,000-\$24,999	337	5,364	15,461
				\$25,000-\$34,999	246	5,032	16,111
<b>Age</b>				\$35,000-\$49,999	300	6,202	21,190
Ages 0-14	1,364	21,894	62,711	\$50,000-\$74,999	152	5,301	21,651
Ages 15-24	837	13,449	37,360	\$75,000-\$99,999	109	2,095	10,858
Ages 25-54	1,779	37,495	127,753	\$100,000-\$149,999	23	1,525	9,073
Ages 55-64	607	9,623	33,551	\$150,000-\$199,999	9	434	2,488
Ages 65+	899	10,800	37,684	> \$200,000	N/A	359	2,349
<b>Race</b>				<b>Housing</b>			
White	371	20,540	123,833	Total Units	2,072	41,388	141,526
Black	4,920	65,173	141,215	Occupied	1,851	34,930	120,619
Am In/AK Nat	12	70	262	Owner Occupied	897	15,155	50,690
Hawaiian	9	10	41	Renter Occupied	954	19,775	69,929
Hispanic	361	11,874	54,811	Vacant	221	6,458	20,907
Multi-Racial	312	12,572	50,584				

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