

FOR SALE



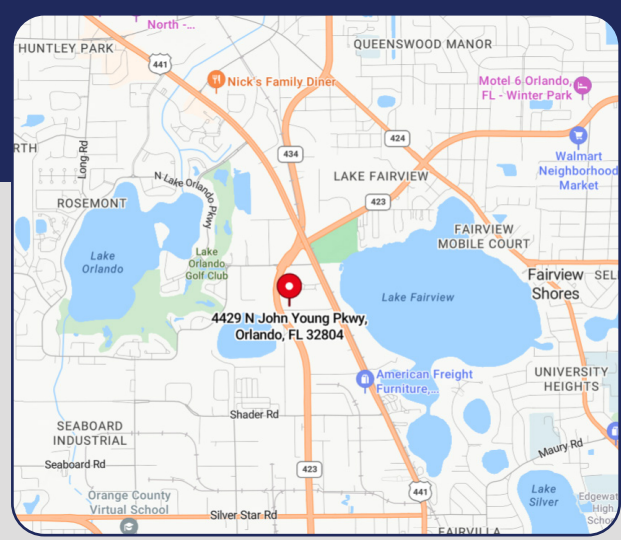
PRICE: \$3,750,000

# AUTO COLLISION CENTER

4429 N John Young Parkway, Orlando, FL 32804

## SNAPSHOT

- Building Size: 16,756 SF
- Land Units: 74,558 (1.71 AC)
- Zoning: C-2 Un-Incorporated Orange County
- Exterior: Tilt-wall concrete (Lamm & Company Construction)
- Footprint: 73' x 217'
- Year Built: 2008
- Roof: Standing seam/single slope
- Parking: 34 spaces with rear outside storage
- Office Area: 2,128 SF (six offices, three bathrooms, breakroom, locker room)
- Parts Room: 780 SF (20' x 39')
- Power: 800A/3PH/208V/4 panels
- Fire: Sprinklered Class II and III - GPM 1750/2-hour duration, two on-site fire hydrants
- HVAC: Six - 8.5 ton rooftop units with 14" insulated curbs



**Clark Brandt**  
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2023 DEMOGRAPHICS	3-MILES	5-MILES	10-MILES
Population	83,153	240,734	878,815
Households	36,494	94,936	344,867
Average HH Income	\$74,914	\$79,669	\$82,603
Median Age	37.6	38.4	38.7



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## PROPERTY HIGHLIGHTS

- > John Young Parkway exposure/access
- > Orange Blossom Trail access with private easement
- > Two access curb cuts
- > Storm traps with off-site retention
- > OUC water and sewer
- > Fully-fenced
- > Lift station
- > 1,000 lb propane tanks
- > Two motorized grade level doors (16'W x 12'H)
- > 16' clear height
- > Fully air-conditioned building
- > 24 auto bays inside plus additional detail bay
- > Two Saico Discovery spray booth/mixing/control areas with roof draft ventilation (booths negotiable)
- > Existing tenant on two year lease (see broker for details)

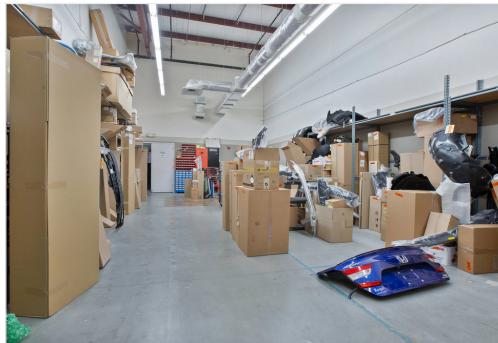


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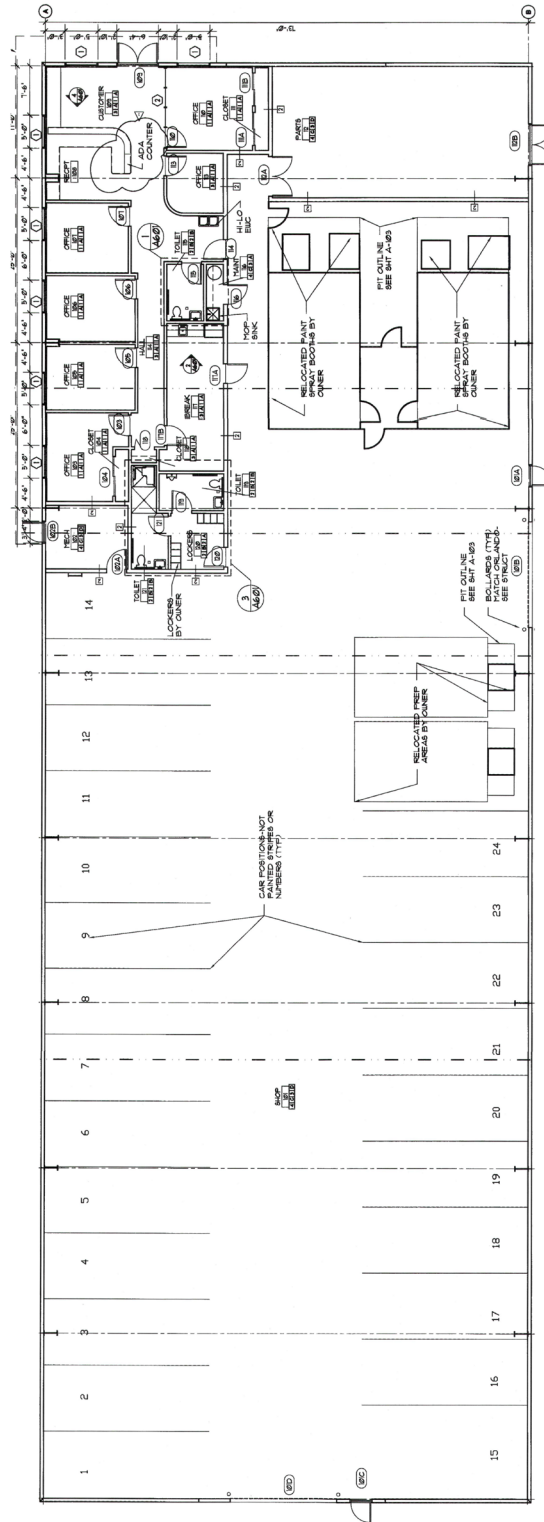
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## FLOORPLAN



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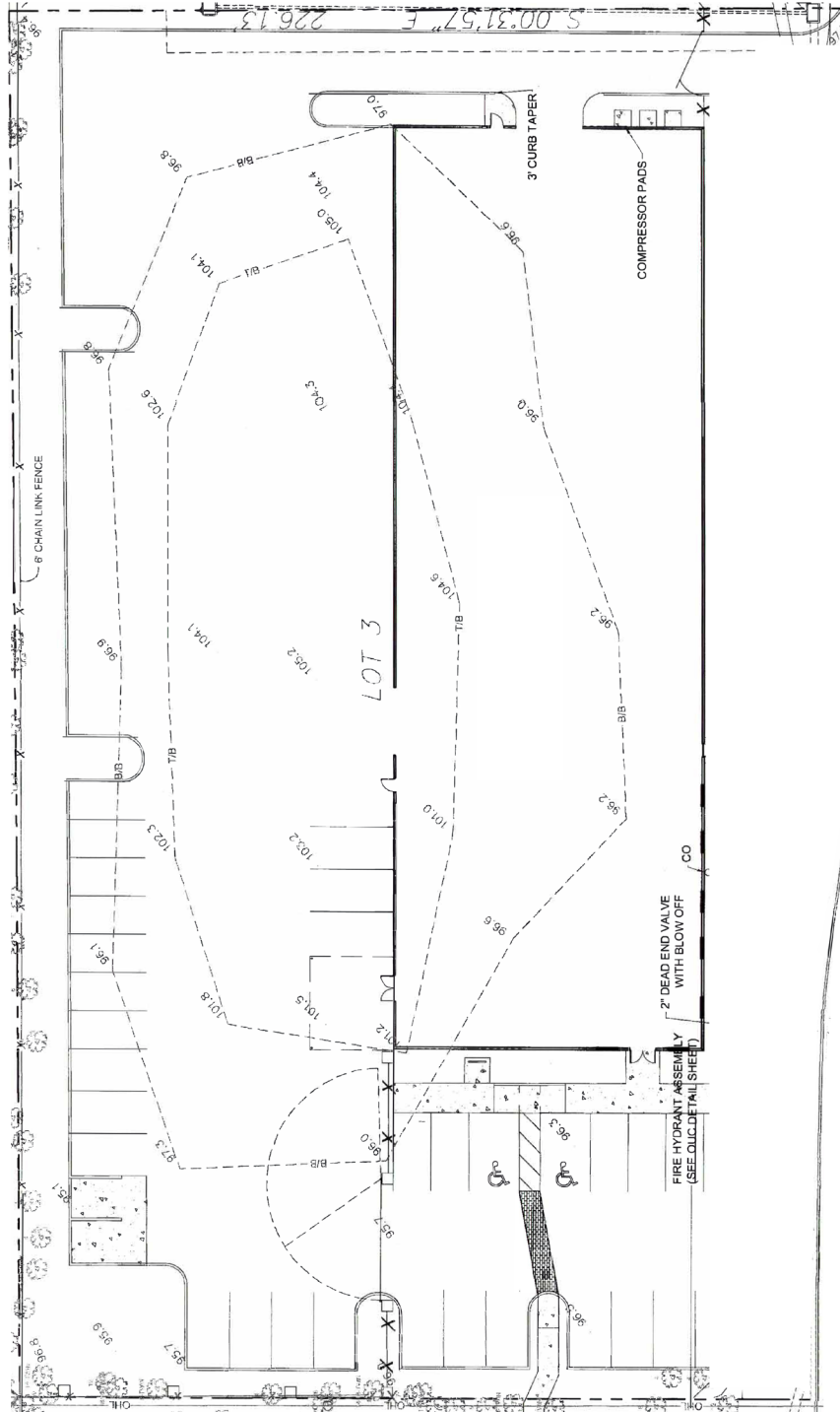
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## SURVEY



JOHN YOUNG PARKWAY



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