

DEALERSHIP & INCOME PRODUCING PROPERTY FOR SALE

1220 WEST STATE ROAD 436 | ALTAMONTE SPRINGS, FL 32714



LISTING OVERVIEW

BUILDING SIZE:	±2,378 SF
LAND SIZE:	0.47 AC
ZONING:	C-2
PROPERTY TYPE:	RETAIL/CAR DEALERSHIP

YEAR BUILT:	1947
SIGNAGE:	PYLON
SALE PRICE:	CALL FOR DETAILS

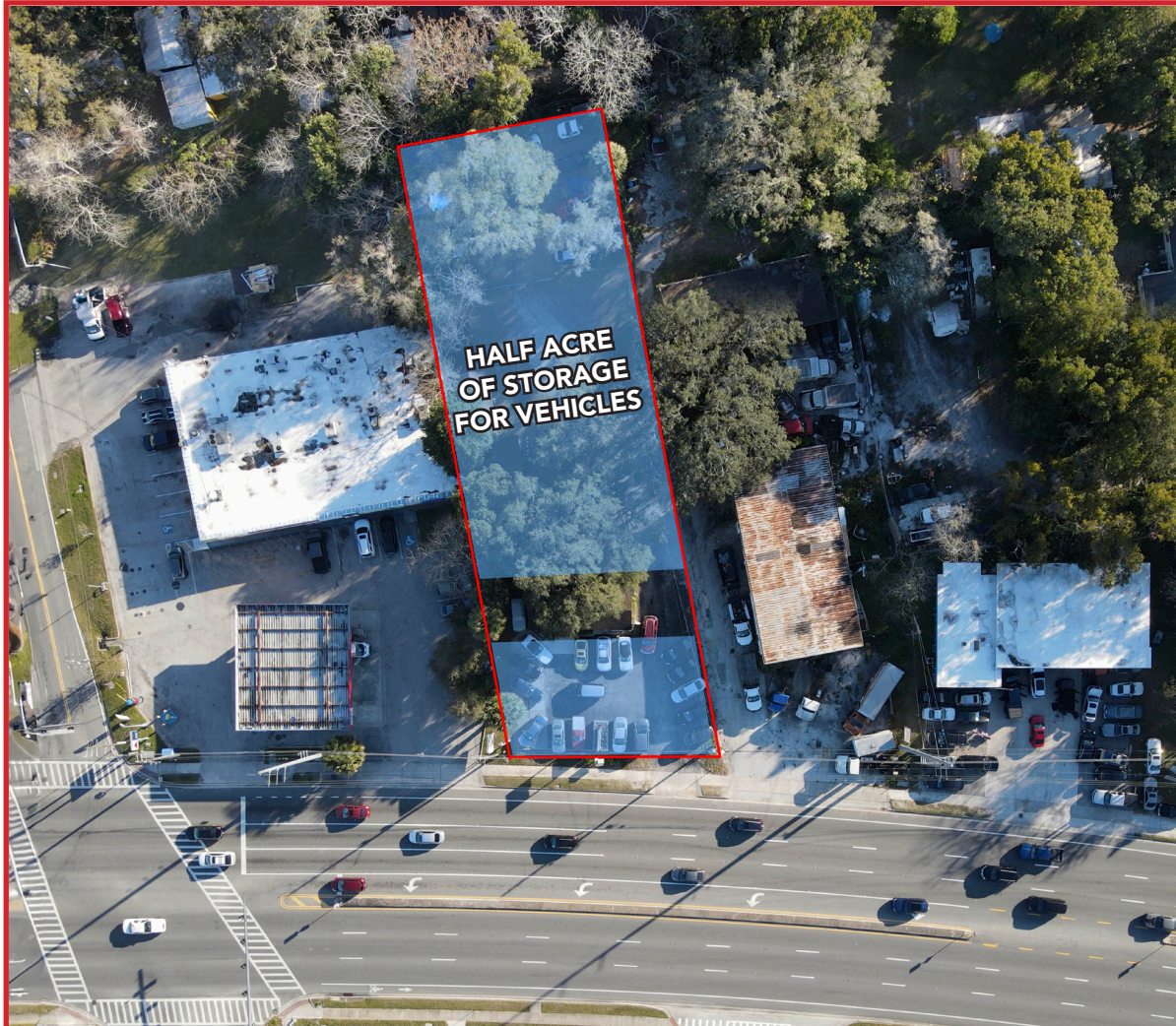
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CAR DEALERSHIP AND INCOME-EARNING PROPERTY

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PROPERTY OVERVIEW

Lee & Associates is pleased to bring to market this unique opportunity for a user/investor. The property has the highly sought after C-2 zoning allowing for car dealerships. The property features a main office building for the dealership and also has 3 small ancillary buildings that serve as income producing properties. Dealers can expect to get 100 cars on the efficient lot lay out.

For a complete list of available uses please visit the following: PART 41. - C-2 RETAIL COMMERCIAL DISTRICT | Land Development Code | Seminole County, FL | Municode Library

DEMOGRAPHICS 3-MILE RADIUS:

Avg. Household Income – \$85k

Population – 104,421

Annual Average Daily Traffic – 48,500

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- 48,500 cars drive by the site daily
- Easily accessible to I-4
- Highly dense market
- Abundant parking
- Buildings in good condition



PROPERTY AERIAL