

LAND PARCEL FOR SALE

1145 Dennis Ave, Orlando, FL 32807

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For Sale: Inquire For Price

± 4 acres usable

Zoning: C-3 Future Land Use R1, R1A, R2, RT, RT1,
PD 10 Dwelling Units Per Acre

Parcel I.D.: 22-22-30-0000-00-249

Property sits at intersection of N Forsyth Rd (43,500 AADT) and Old Cheney Hwy (52,721 AADT)

Parcel Can Support ± 100,000 Square Feet Of Class "A" Industrial Development - Vacancy Rate 6.5%

Parcel Can Support Low - Medium Density Residential Unit Development – 50 - 70 units

Located 0.26 Miles South of E Colonial Drive

93.4% of housing units within 1 mile radius are occupied

53.7% of occupied housing units within 1 mile radius are renter occupied (ESRI.com)

± 1,800 FT of frontage on N Forsyth Road
± 415 FT of frontage on Old Cheney Road



■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ www.FCPG.com ■

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THE NEIGHBORHOOD: 1 MILE RADIUS



POPULATION
± 10,702



**DAYTIME
POPULATION**
± 11,251



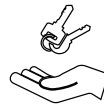
**MEDIAN
HOUSEHOLD INCOME**
\$51,064



HOUSEHOLDS
4,450



MEDIAN HOME VALUE
\$234,223



OCCUPANCY RATE
93.4%

TRAVEL TIMES

ROADWAYS

East Colonial Dr.
SR 408
SR 417

1 Block South
2.9 miles (7 minutes)
2.1 miles (6 minutes)

EDUCATION

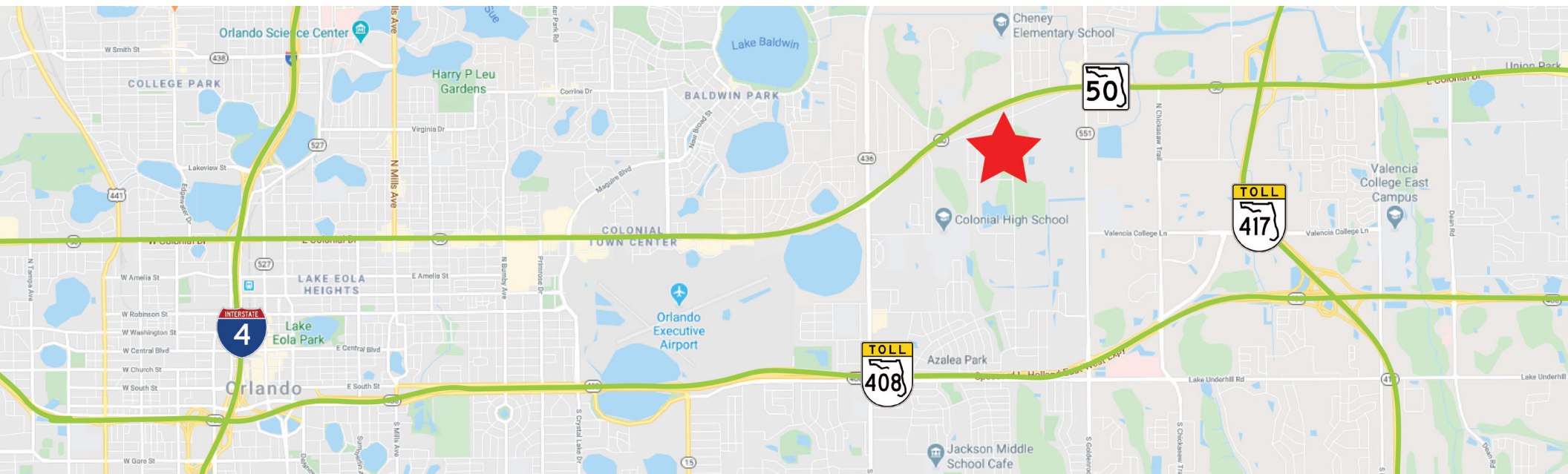
Forsyth Woods Elementary School (Pk-5)
Cheney Elementary School
Stonewall Jackson Middle School (6-8)
Colonial High School (9-12)
University of Central Florida (UCF)
Valencia College East Campus
Full Sail University

Directly Adjacent
0.6 miles (3 minutes)
3.2 miles (10 minutes)
1.2 miles (4 minutes)
6.9 miles (12 minutes)
3.8 miles (8 minutes)
2.6 miles (8 minutes)

AMENITIES

Baldwin Park
Downtown Orlando

2.5 miles (9 minutes)
6.6 miles (12 minutes)



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