

FOR SALE BRAND NEW COMMERCIAL CONDO



**3370 ROUSE RD, UNIT 104
ORLANDO, FL 32817**

SHELL COMMERCIAL UNIT READY FOR BUILDOUT

BRAND NEW 900 SQ FT Gray Shell

HVAC installed

Grease Trap in-place

1 Mile from UCF

Zoned C-1

Commercial/Retail

Contact:

**Moises Vega
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**Scott Lloyd
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Lloyd Commercial Advisors, LLC

18 W Pine St., Orlando, FL 32801

www.LloydCA.com

COMMERCIAL
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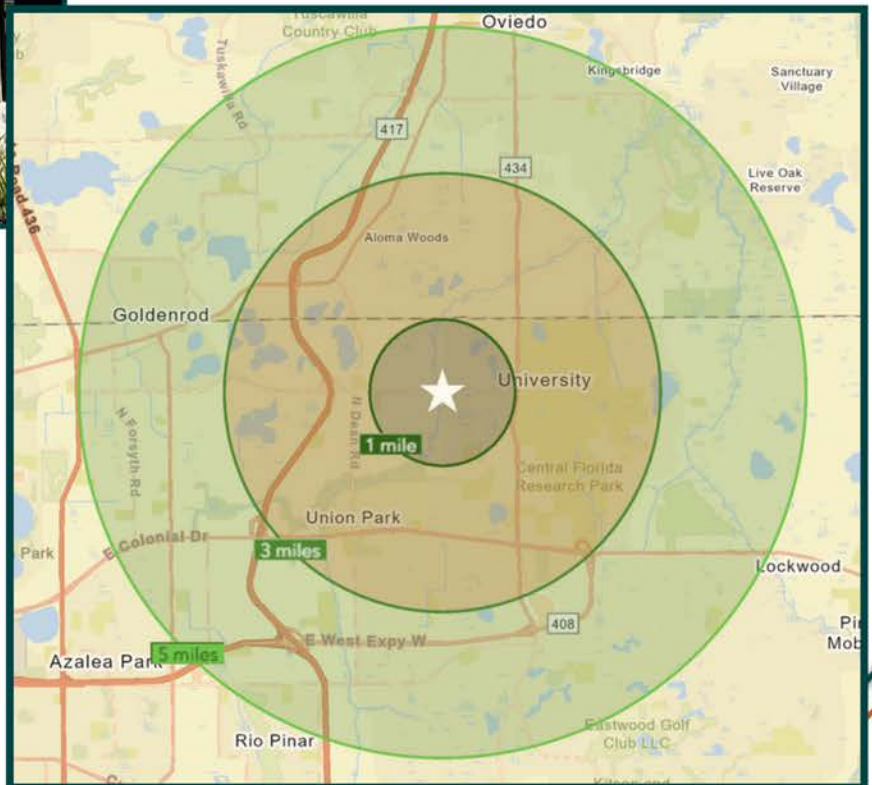
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C-1 Potential Uses

Medical/Dental/Optical
Real Estate/Title Office
Restaurant
Liquor Store
Florist
Bakery
Salon/Barbershop

Dance Studio
Locksmith
Paint Store
Pawn
Jewelry
Dry Cleaning
Clothing/Apparel Sales



2023 Census Data

	1 Mile	3 Mile	5 Mile
Population	12,177	101,259	254,593
Households	4,684	32,178	89,332
Average HH Income	\$67,580	\$87,065	\$91,376

Source: ©2024 Esri

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SUBJECT

**UNIVERSITY OF
CENTRAL FLORIDA**



OFFERED AT \$505,000

900 SQ FT Gray Shell Condition w/HVAC Installed

Grease Trap In-Place

Built In 2022

1 Mile From UCF

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