

RETAIL SITE FOR SALE

Aloma and Howell Branch Former Gas Station • 4310 Aloma Ave Winter Park, FL 32792



OFFERING SUMMARY

Sale Price:	\$2,000,000
Lot Size:	0.94 Acres
Year Built:	1991
Building Size:	888 SF
Zoning:	C-2
APN#:	35-21-30-300-030C-0000
Market:	Seminole
Submarket:	Winter Park

PROPERTY OVERVIEW

- Former c-store and gas station
- Prime location in the Winter Park area
- Zoned C-2 for versatile commercial use
- Ideal for retail or vehicle related businesses
- High visibility with easy access

[Seller to impose a deed restriction against future gas uses, however is negotiable.]

LOCATION OVERVIEW

Located on the NWC of Aloma Ave. and Old Howell Branch Rd.
Very high traffic area
1.8 miles west of FL-417

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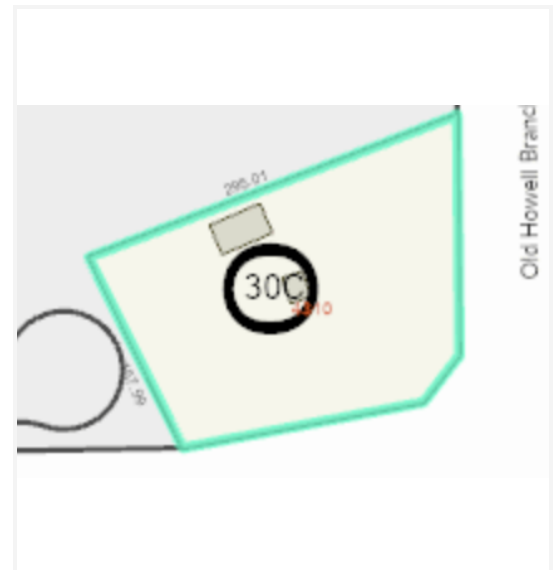
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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

ADDITIONAL PHOTOS

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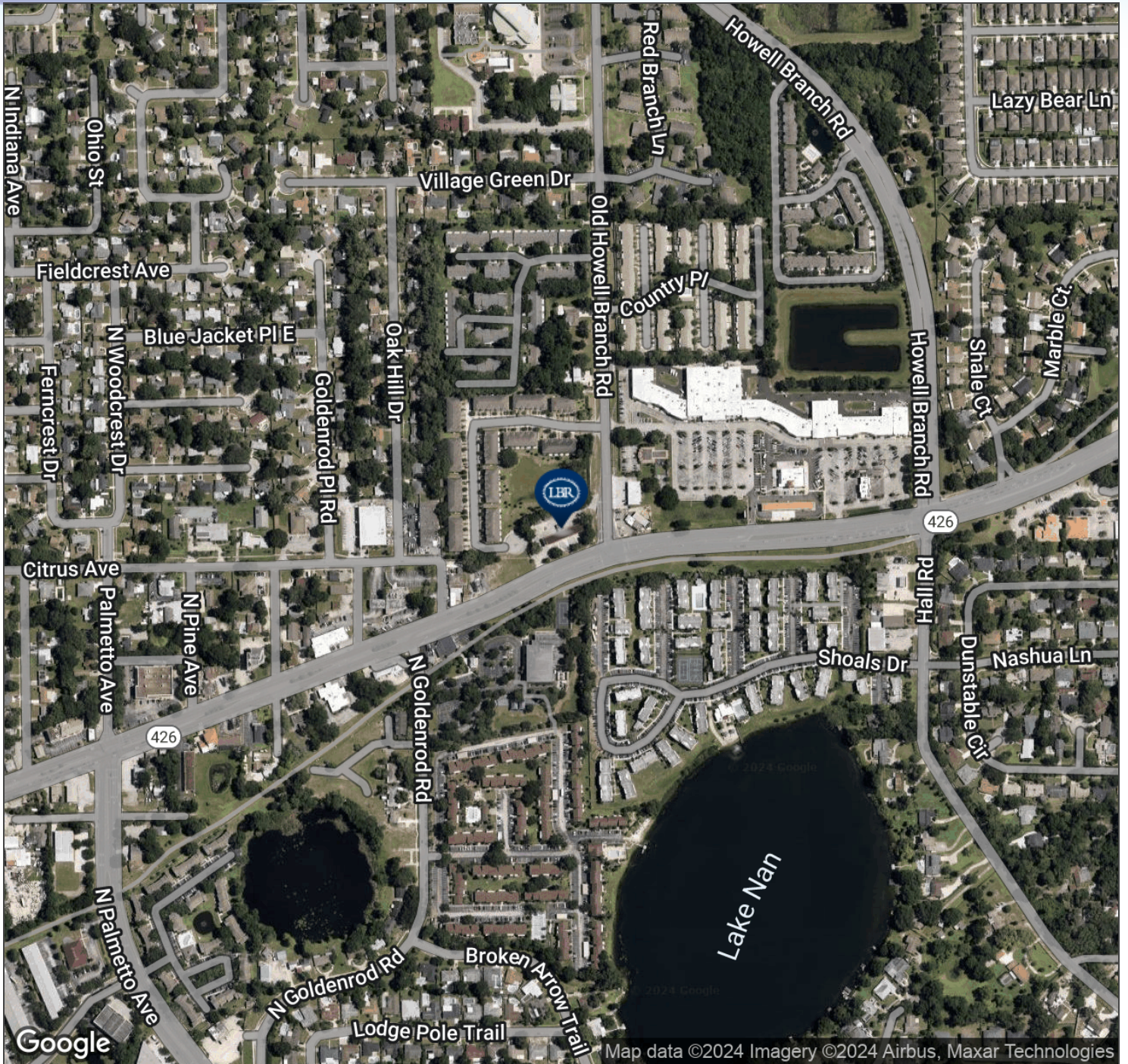
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AERIAL MAP

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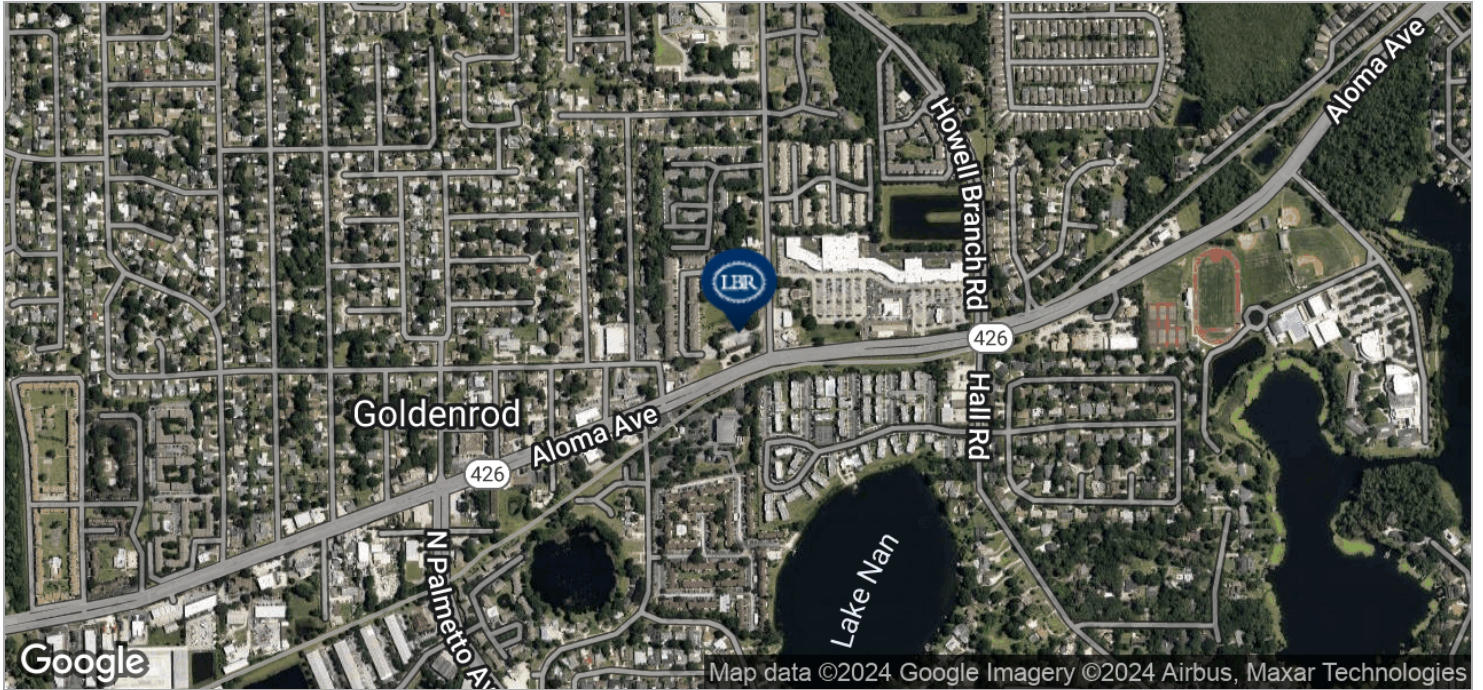
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LOCATION MAPS

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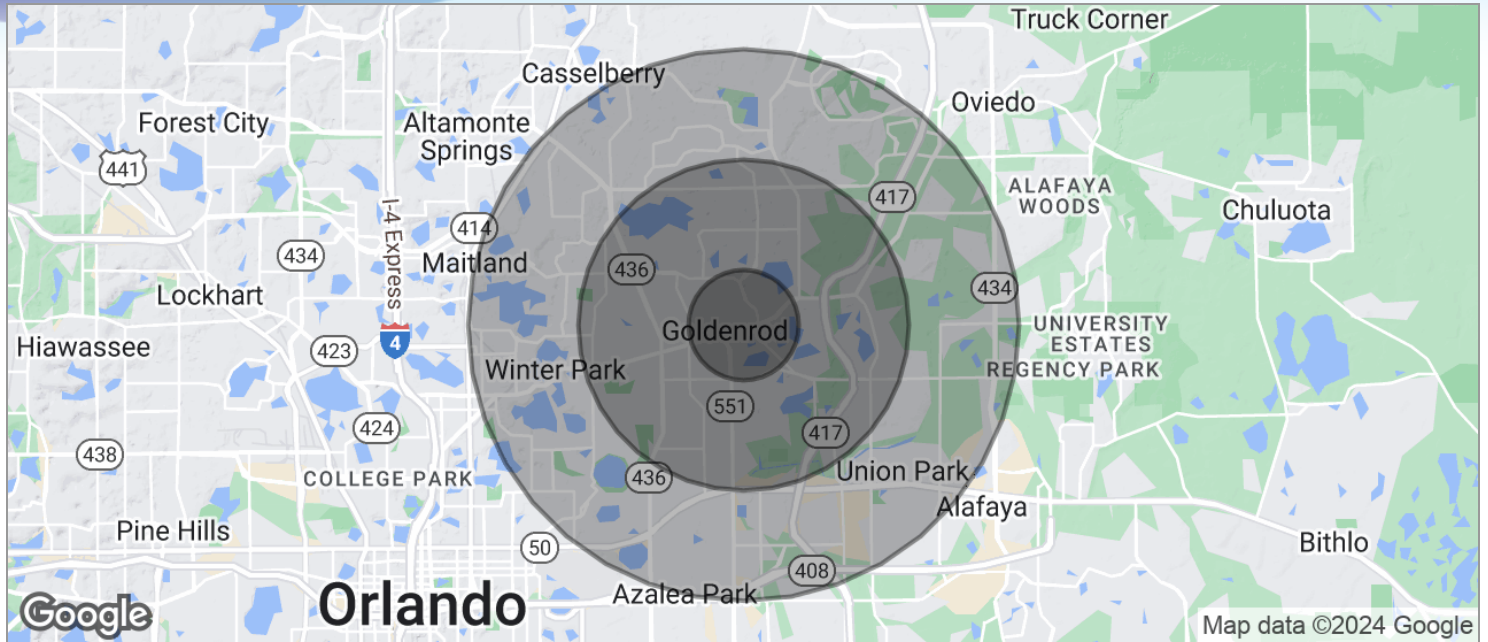
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DEMOGRAPHICS MAP

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,185	86,183	234,389
MEDIAN AGE	33.8	34.7	35.2
MEDIAN AGE (MALE)	31.6	32.5	33.9
MEDIAN AGE (FEMALE)	35.5	36.8	36.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,227	34,039	89,361
# OF PERSONS PER HH	2.9	2.5	2.6
AVERAGE HH INCOME	\$68,412	\$63,527	\$72,655
AVERAGE HOUSE VALUE	\$327,528	\$272,169	\$303,015

* Demographic data derived from 2020 ACS - US Census

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