

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 and Old Cheney Hwy

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

94.9% of housing units within 1 mile radius are occupied

61.0% 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
± 9,952



**DAYTIME
POPULATION**
± 12,818



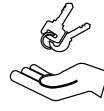
**MEDIAN
HOUSEHOLD INCOME**
\$58,010



HOUSEHOLDS
3,820



MEDIAN HOME VALUE
\$303,455



OCCUPANCY RATE
94.9%

TRAVEL TIMES

ROADWAYS

East Colonial Dr.
SR 408
SR 417

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

EDUCATION

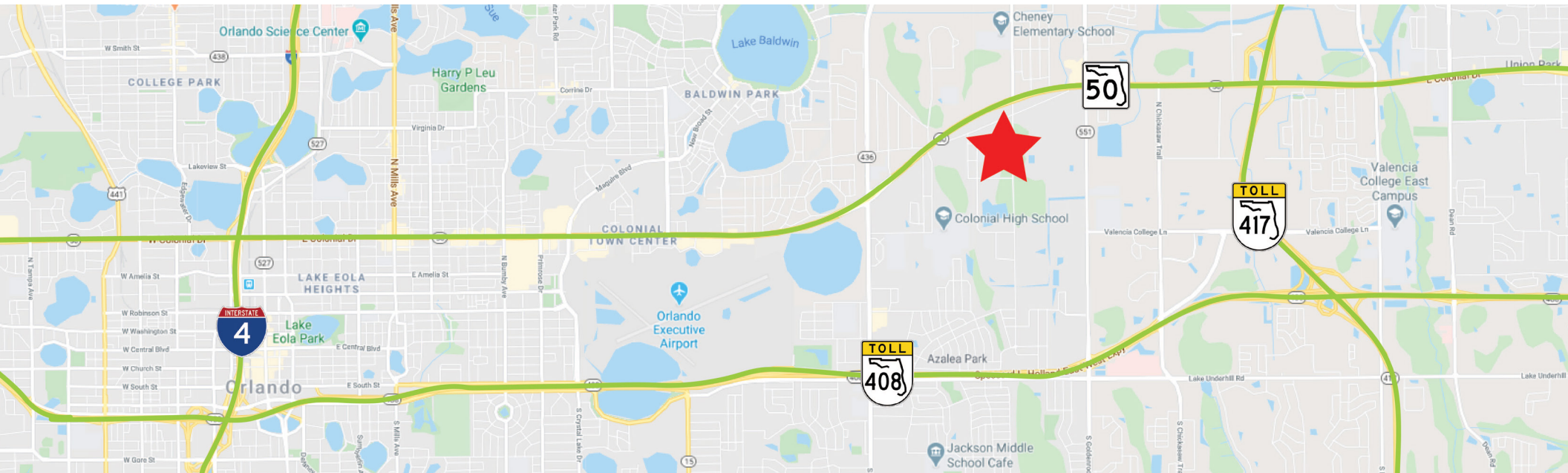
Forsyth Woods Elementary School (Pk-5)
Cheney Elementary School
Stonewall Jackson Middle School (6-8)
Colonial High School (9-12)
University of Central Florida (UCF)
Valenica College East Campus
Full Sail University

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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