

# COMMERCIAL FOR SALE SHELL UNIT READY FOR BUILDOUT

COMMERCIAL  
**LLOYD**  
ADVISORS

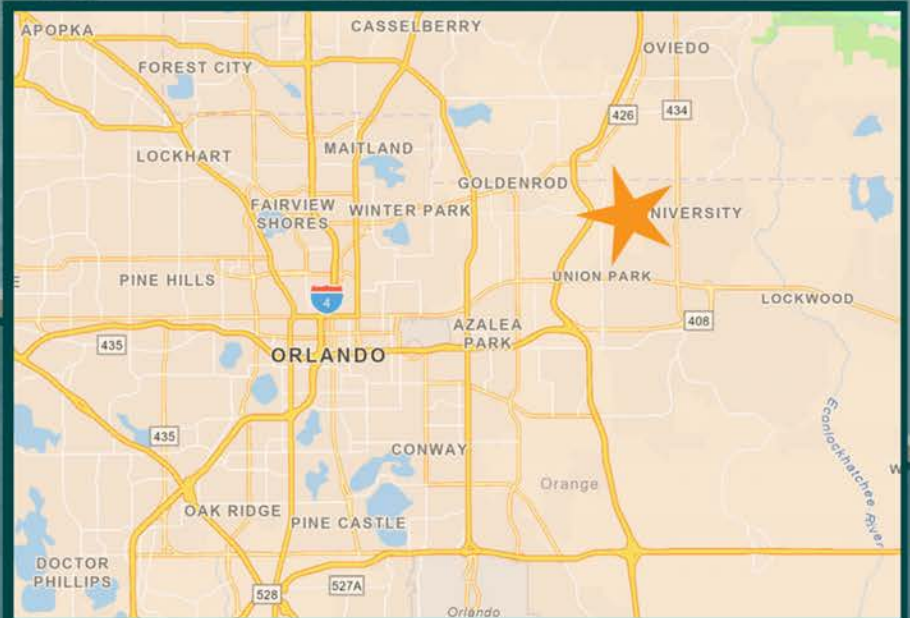


**3370 ROUSE RD, UNIT 104  
ORLANDO, FL 32817**

**REDUCED TO  
\$480,000!**

**BRAND NEW 900 SQ FT**

Scott Lloyd CCIM, RPA  
18 W Pine St  
Orlando, FL 32801  
407-963-7558  
Scott@LloydCA.com





COMMERCIAL

# LLOYD

ADVISORS



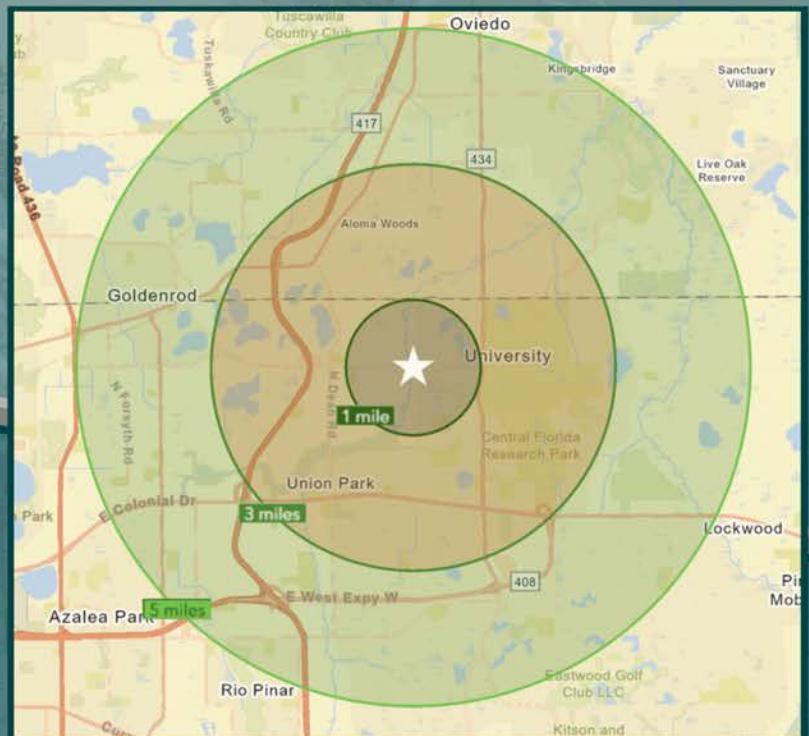
**1 MILE FROM UCF  
HVAC INSTALLED  
GREASE TRAP IN-PLACE  
ZONED C-1**

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

**MOTIVATED  
SELLER!**

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# 900 SQUARE FEET, HVAC & GREASE TRAP INSTALLED

COMMERCIAL  
**LLOYD**  
ADVISORS

COMMERCIAL CONDO, DOZENS OF USES,  
COMMERCIAL/RETAIL



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