

For Sale

# Free Standing Building on 1.88± Acres

3,129 SF | \$1,500,000 (\$479.39/SF)



## 3116 Washington Street

Zellwood, Florida 32798

### Property Highlights

- 3,129± SF former bank building with 3-lane drive-thru
- 1.88± acres total (1.3± main parcel + 0.58± adjacent parcel)
- Rare opportunity in Zellwood (unincorp. Orange County)
- 135 feet of frontage on US Hwy 441 / West Orange Blossom Trail (36,259 AADT)
- Monument signage on US Hwy 441
- 27 parking spaces
- Potential uses: bank, retail or professional office
- Convenient to Ponkan Road, SR 429 (Western Beltway), SR 414 (Maitland Blvd), SR 44 & I-4
- Properties could be sold separately



**Sale Price: \$1,500,000**

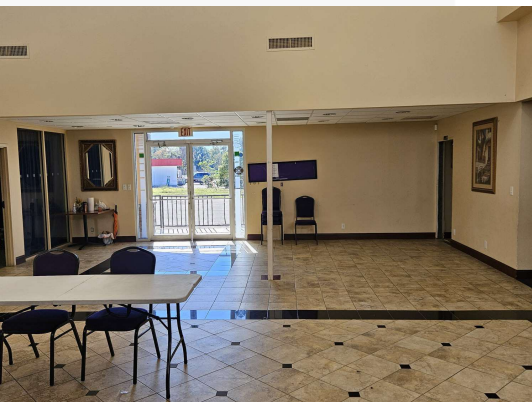
For more information

**Hillary S. Bressler**

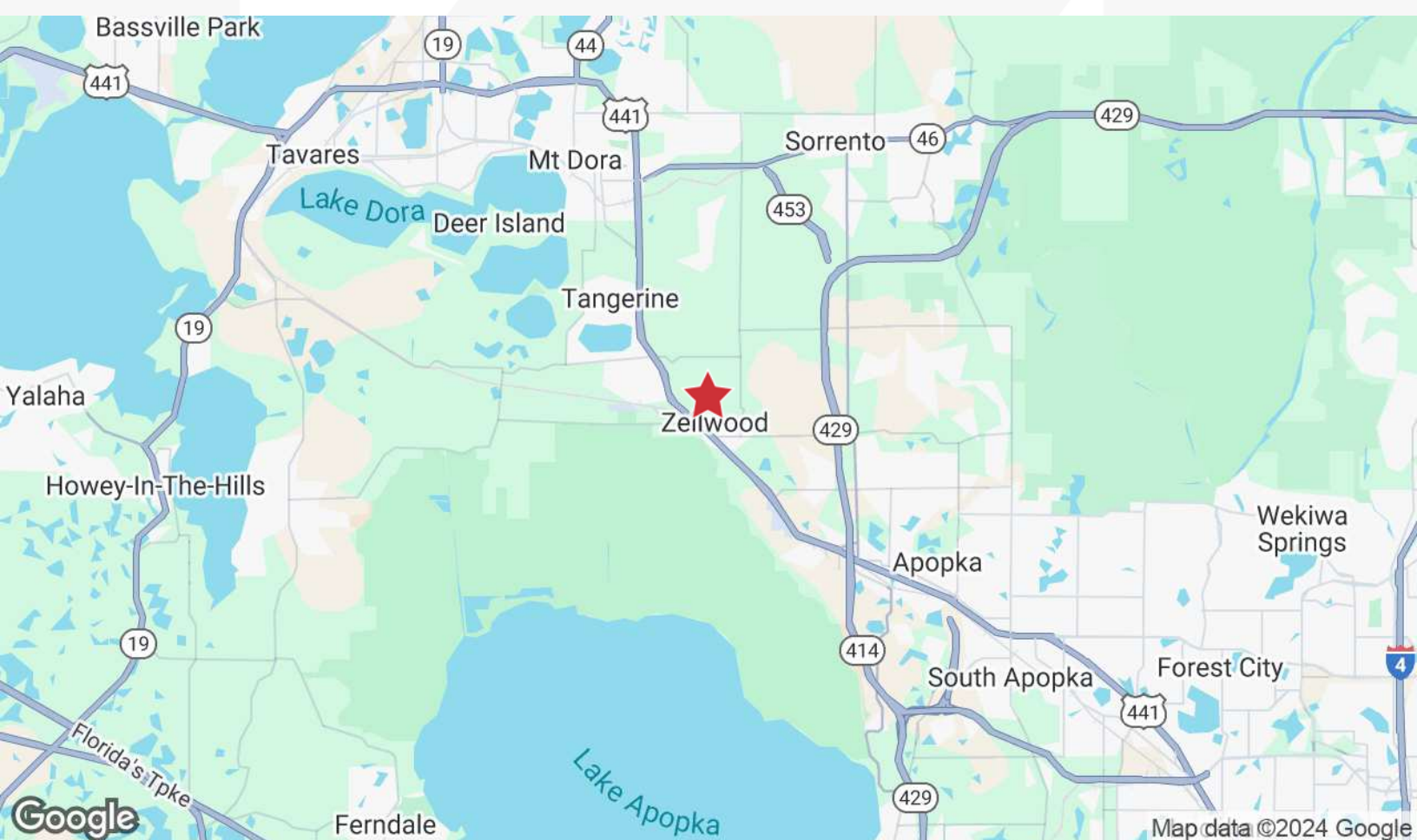
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hbressler@realvest.com

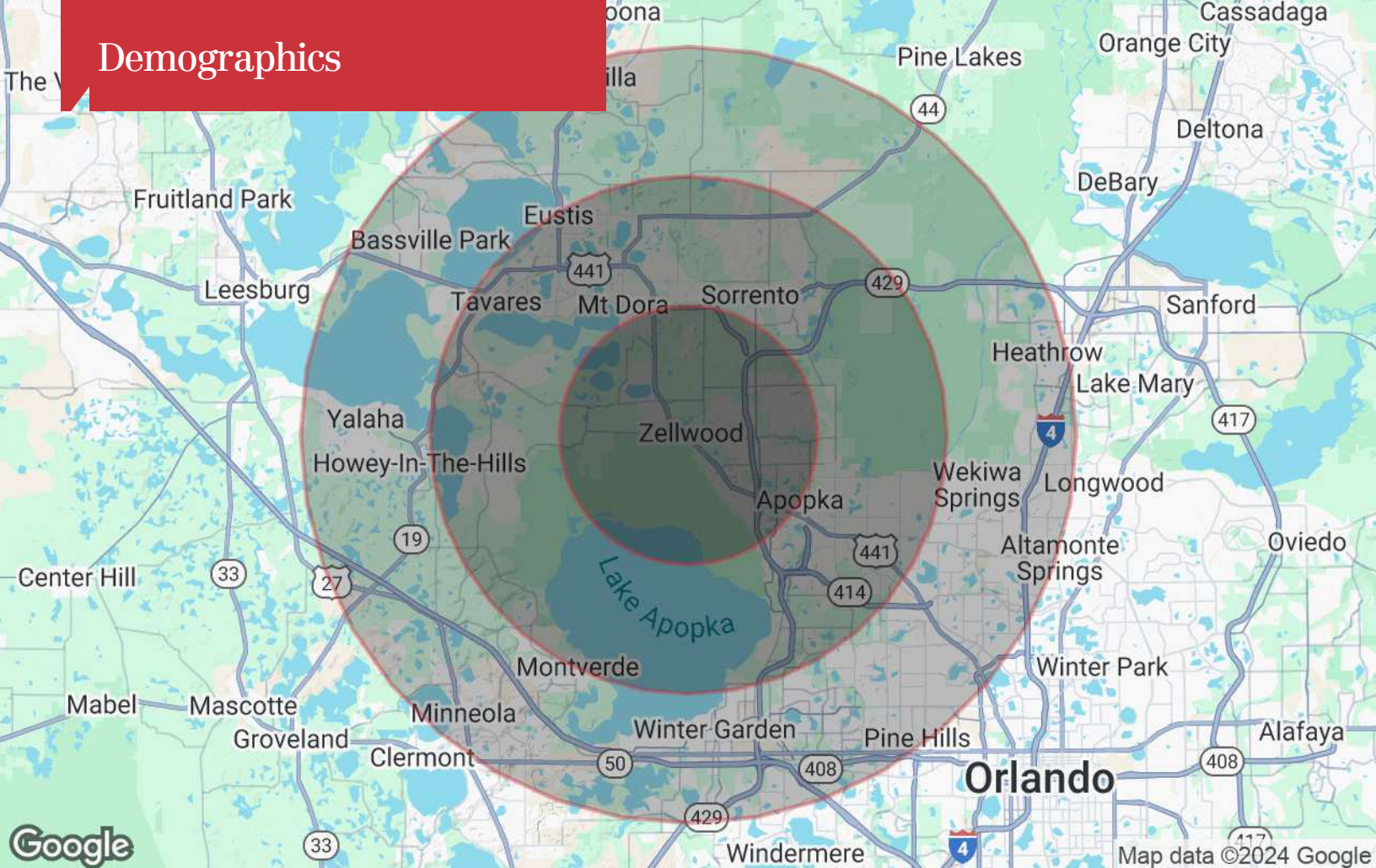
# Property Photos



# Location Maps



# Demographics



## Population

	5 Miles	10 Miles	15 Miles
TOTAL POPULATION	38,439	177,676	698,231
MEDIAN AGE	43	43	42
MEDIAN AGE (MALE)	42	42	41
MEDIAN AGE (FEMALE)	44	44	43

## Households & Income

	5 Miles	10 Miles	15 Miles
TOTAL HOUSEHOLDS	14,012	66,491	262,217
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$125,710	\$101,075	\$101,190
AVERAGE HOUSE VALUE	\$452,745	\$377,070	\$392,004

\* Demographic data derived from 2020 ACS - US Census