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

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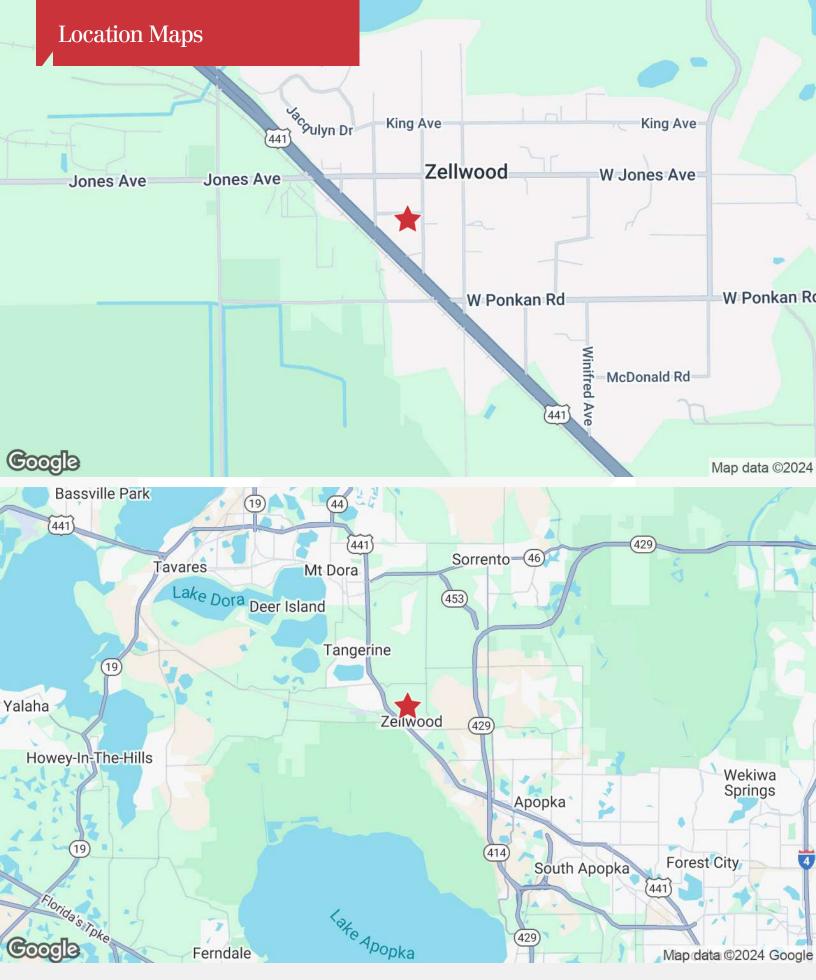






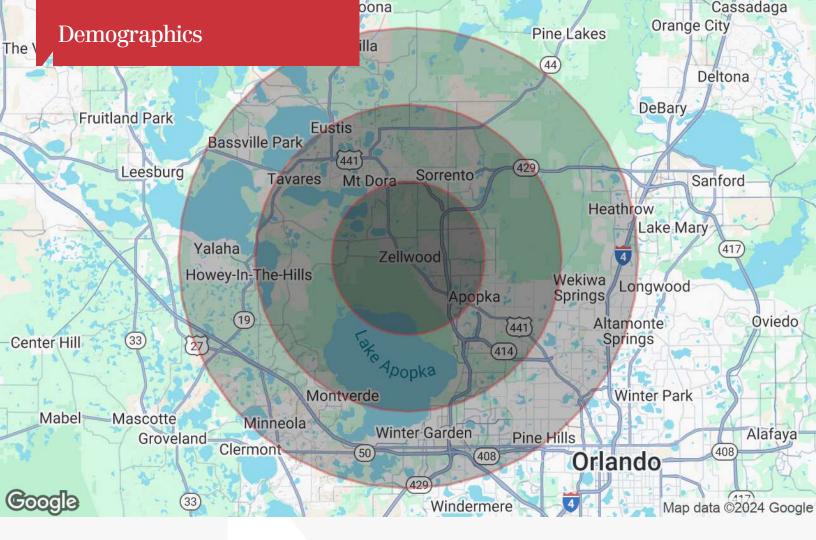
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

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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	

<sup>\*</sup> Demographic data derived from 2020 ACS - US Census

