

For Sale

2 Lots in SoDo - Downtown Orlando

0.40 Acres | \$1,200,000



26 & 36 West Crystal Lake Street

Orlando, Florida 32806

Property Highlights

- Two adjacent lots in the SoDo (South of Downtown) District Opportunity Zone totaling 0.40± acres
- Adjacent property with 0.39± acres also for sale for a total of 0.79± acres
- Walking distance to Super Target SoDo Shopping Center
- Prime location for new residential or Accessory Dwelling Units (ADUs) development
- Less than a mile from Orlando Health Regional Medical Hospital, Arnold Palmer Hospital for Children, Winnie Palmer Hospital for Women
- Near multiple restaurants, gyms, and banks; 1 mile from SunRail station
- 2,400± SF concrete block auto repair shop with 2 bay doors and extra parking currently on property



Sale Price: \$1,200,000

For more information

Al Fishalow

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10.17.24

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.

1800 Pembroke Drive, Suite 350
Orlando, FL 32810
407 875 9989 tel
nairealvest.com

Property Photos



Great location near the corner of Crystal Lake Street and Taylor Avenue



2,400± SF concrete block auto repair shop with 2 bay doors and extra parking currently on property



SODO HOUSE

CVS target

TJ-maxx

LOFTS SODO

SoDo Shopping Center

LA FITNESS

LA FITNESS

Orange Ave

West Crystal Lake Street

Taylor Ave

SITE
26-36 W Crystal Lake Street

Also Available
2506 Taylor Ave

U.S. CENTER



SODO HOUSE



TJ-maxx

LOFTS SODO

SoDo Shopping Center

LA FITNESS

West Crystal Lake Street

SITE
26-36 W Crystal Lake Street

Also Available
2506 Taylor Ave

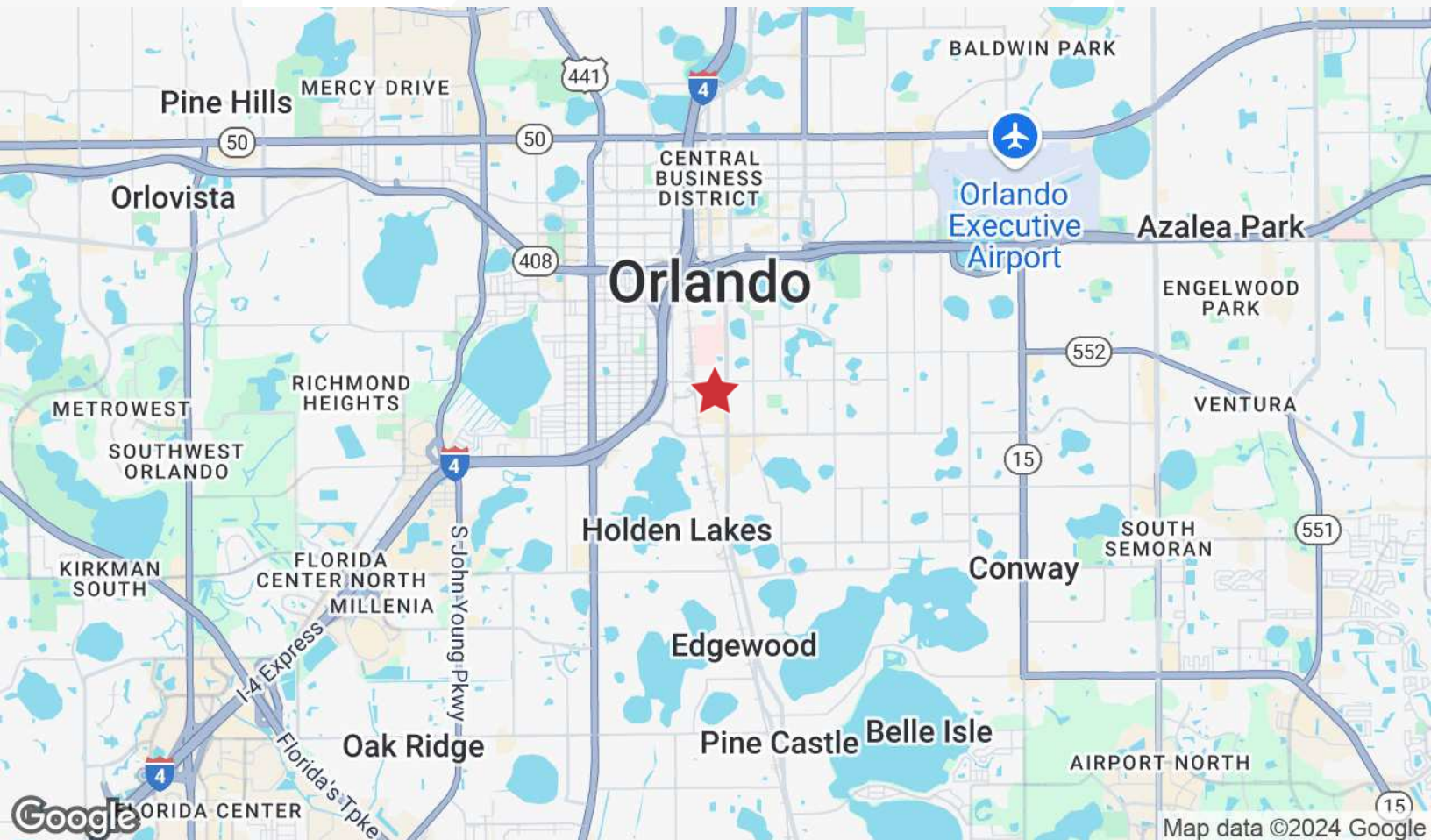
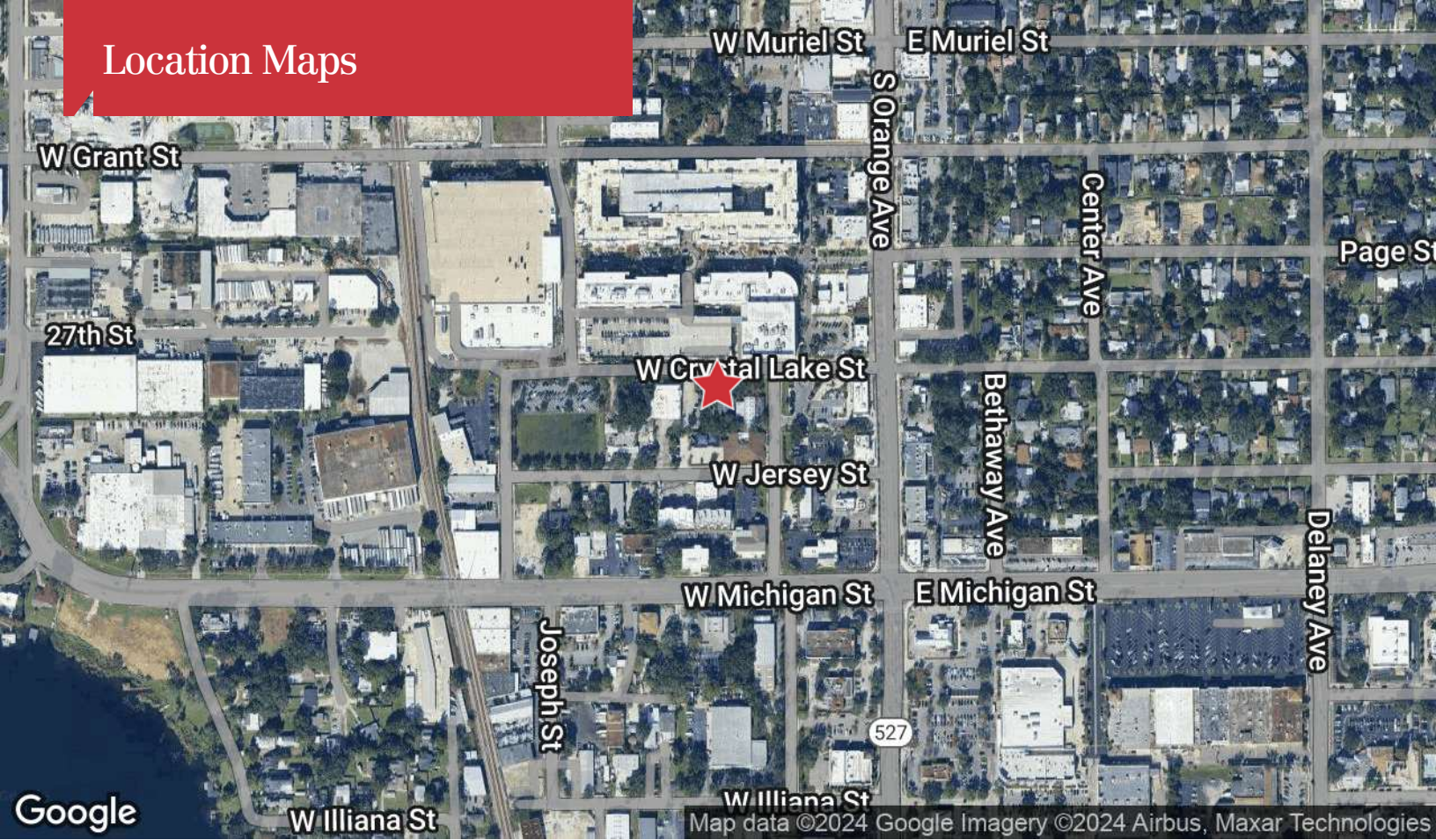
THE VENUE
TOWNHOMES AT SODO

Taylor Avenue

Orange Avenue

West Michigan Street

Location Maps



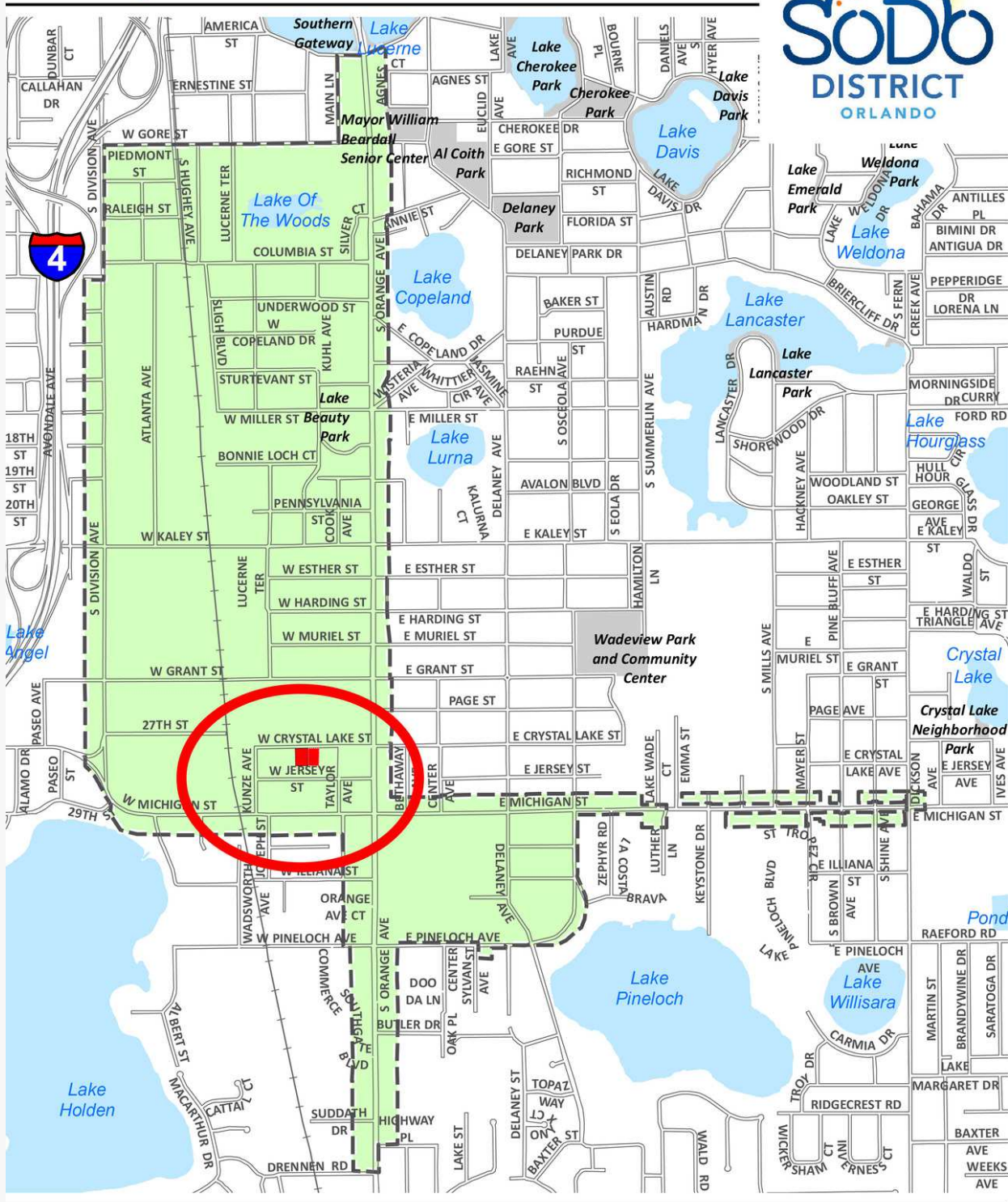
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A local thing

SoDo District Main Street Program

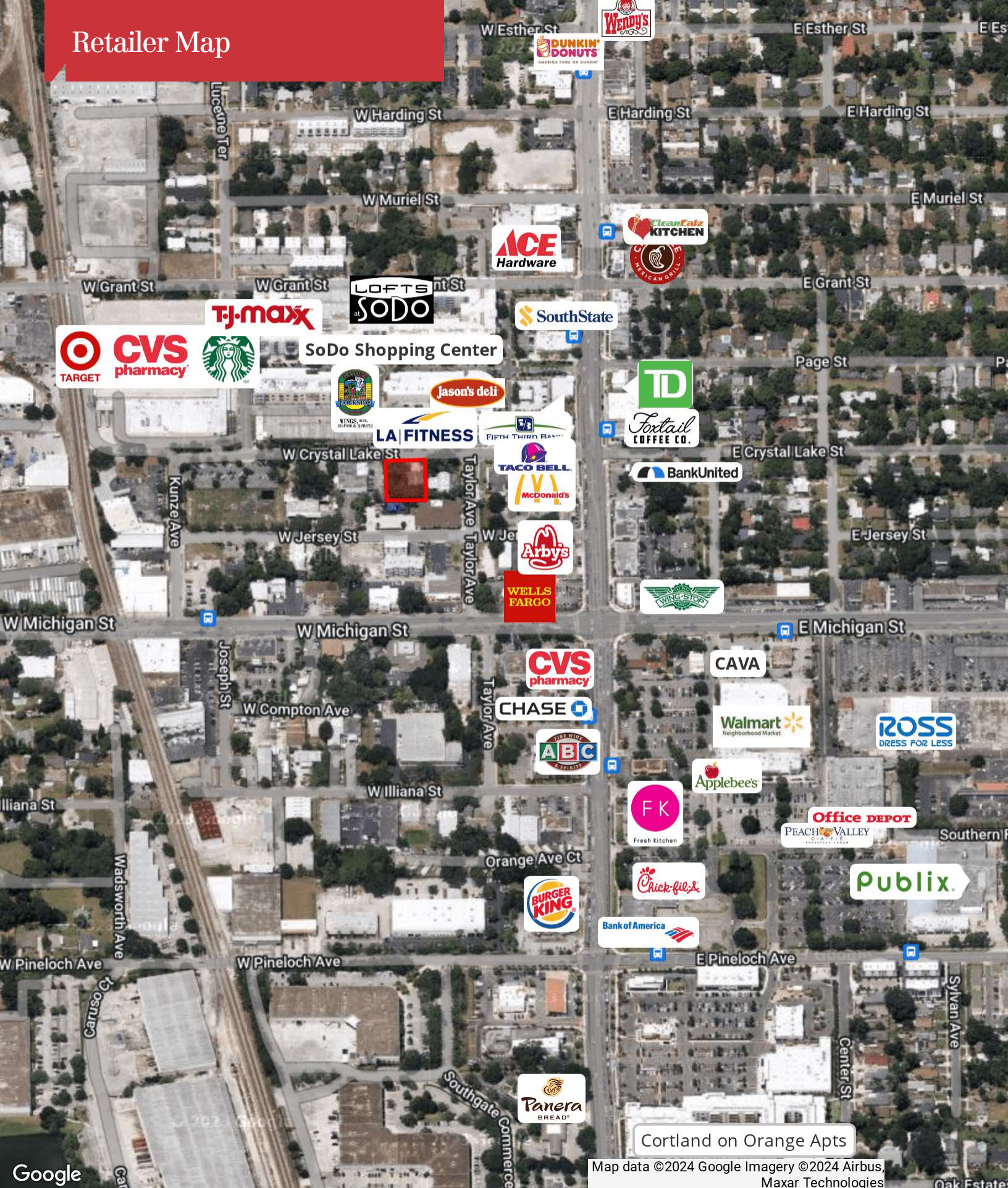


 **Target Area**

City of Orlando, Economic Development Department, January 2017



Retailer Map

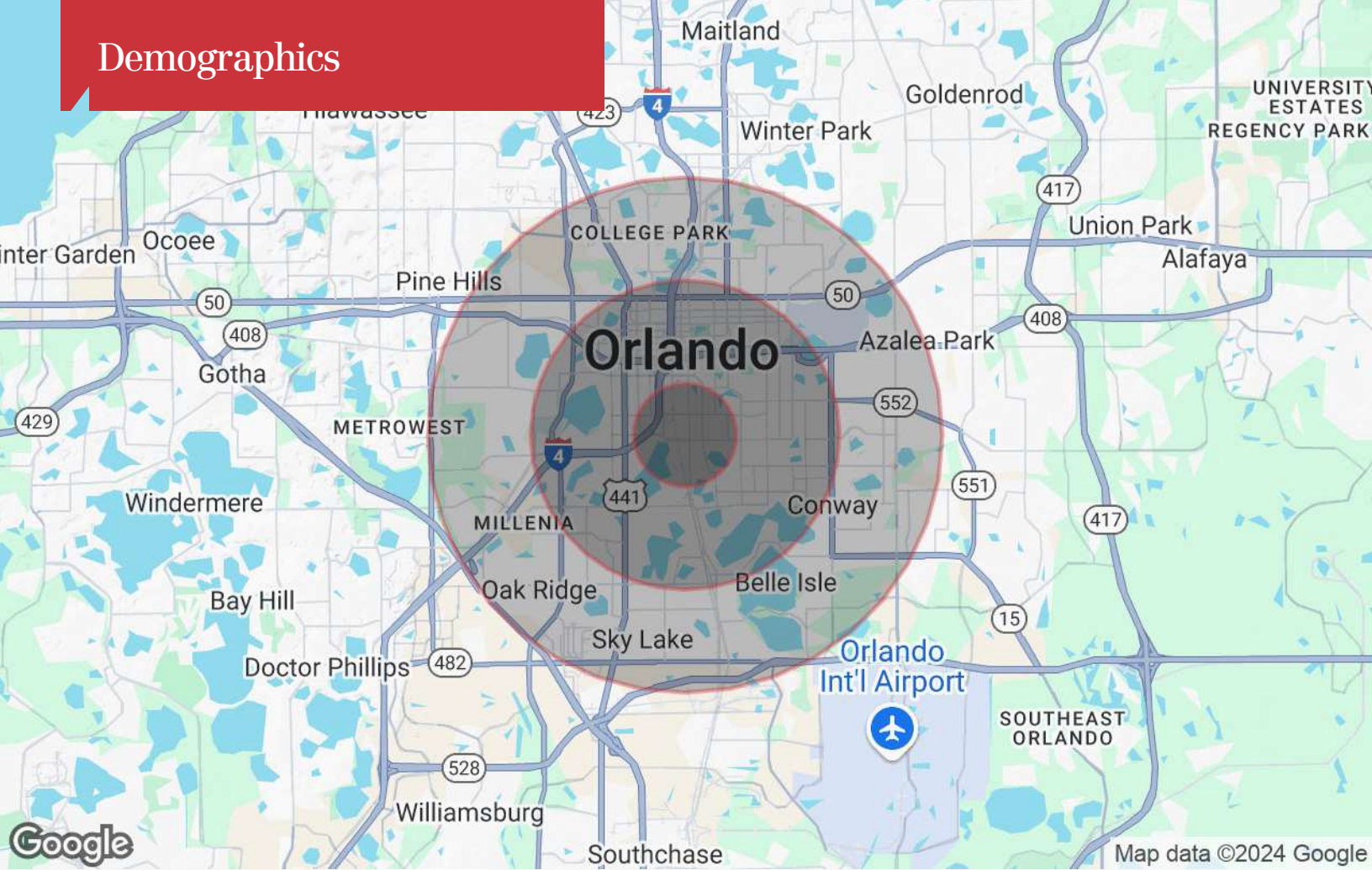


Cortland on Orange Apts

Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies

Google

Demographics



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	8,817	111,415	301,874
MEDIAN AGE	39.8	37.7	36.6
MEDIAN AGE (MALE)	39.8	36.8	35.8
MEDIAN AGE (FEMALE)	40.9	38.4	37.5

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,907	56,843	139,037
# OF PERSONS PER HH	2.3	2.0	2.2
AVERAGE HH INCOME	\$85,534	\$65,599	\$64,302
AVERAGE HOUSE VALUE	\$281,765	\$214,774	\$198,372

* Demographic data derived from 2020 ACS - US Census