

For Sale

# Prime Lot in SoDo - Downtown Orlando

0.39± Acres | \$1,450,000

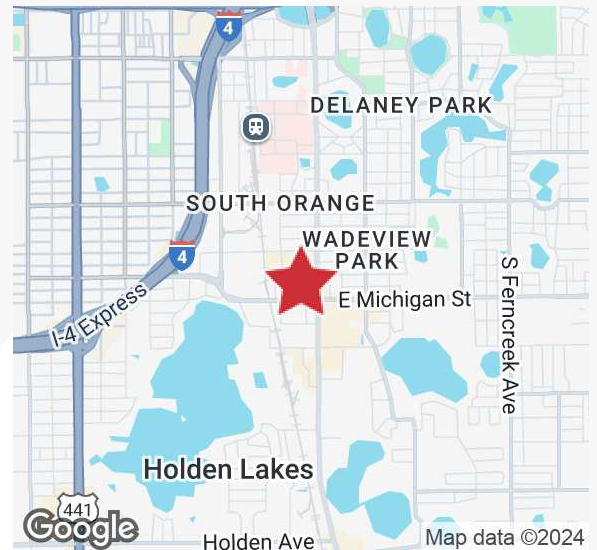


## 2506 Taylor Avenue

Orlando, Florida 32806

### Property Highlights

- Corner lot (0.39± acres) in the SoDo (South of Downtown) District Opportunity Zone
- Adjacent property with 0.40± 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
- Across the street from McDonalds; next to preschool
- 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
- 5,340± SF industrial/flex concrete block and metal building currently on property



**Sale Price: \$1,450,000**

For more information

**Al Fishalow**

C: 407 948 8029

afishalow@realvest.com



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](http://nairealvest.com)

# Property Photos



Directly Across from Super Target SoDo Shopping Center



Great Location at Corner of Taylor Avenue and Crystal Lake Street



SODO HOUSE

LOFTS SODO



T.J. maxx

SoDo Shopping Center

LA FITNESS

LA FITNESS

Orange Ave

West Crystal Lake Street

Taylor Ave

Also Available  
26-36 W Crystal  
Lake Street

SITE  
2506 Taylor  
Avenue

U.S. CENTER



SODO HOUSE



TJ-maxx

LOFTS  
SODO

SoDo Shopping Center

LA FITNESS

Orange Avenue

West Crystal Lake Street

Also Available  
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Lake Street

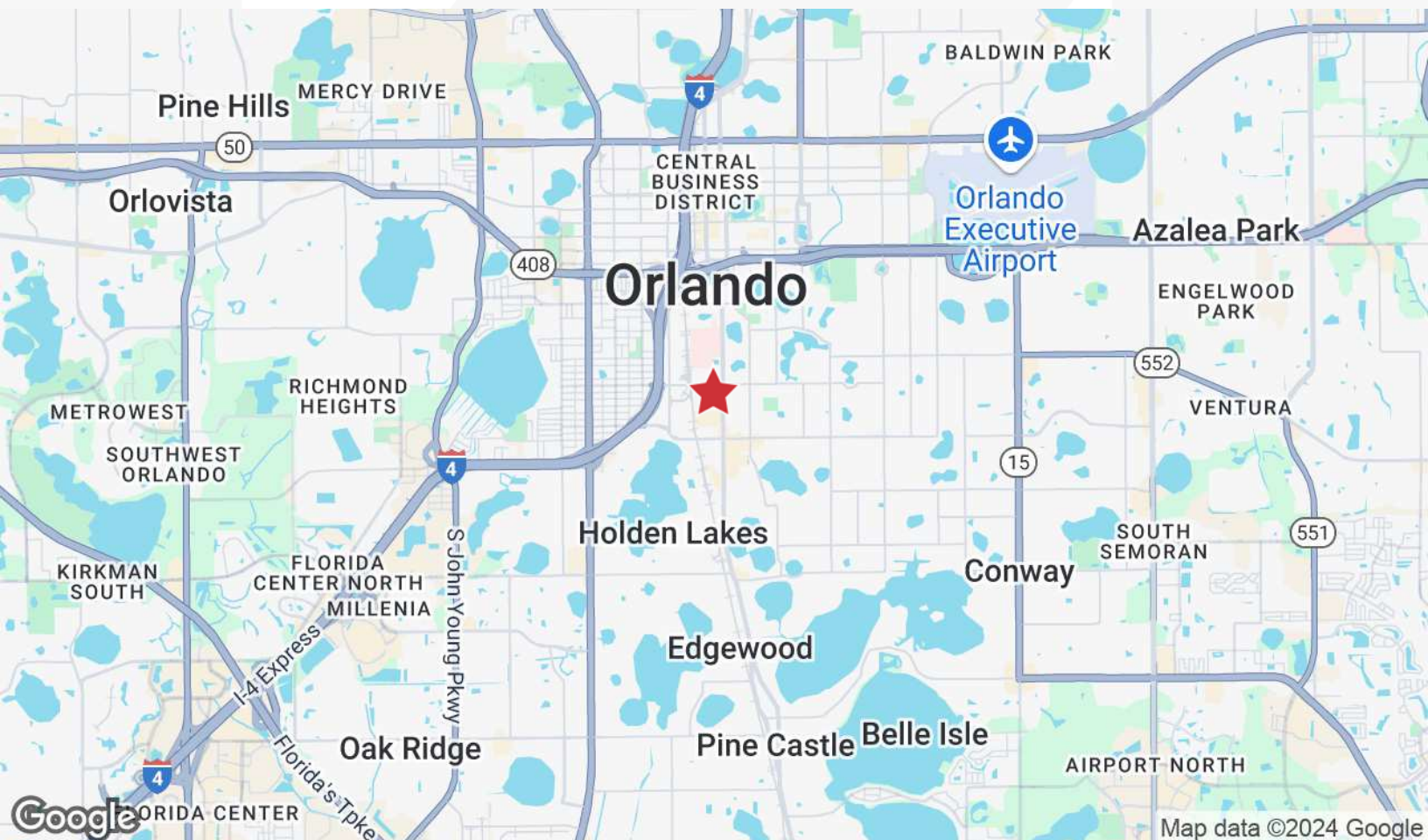
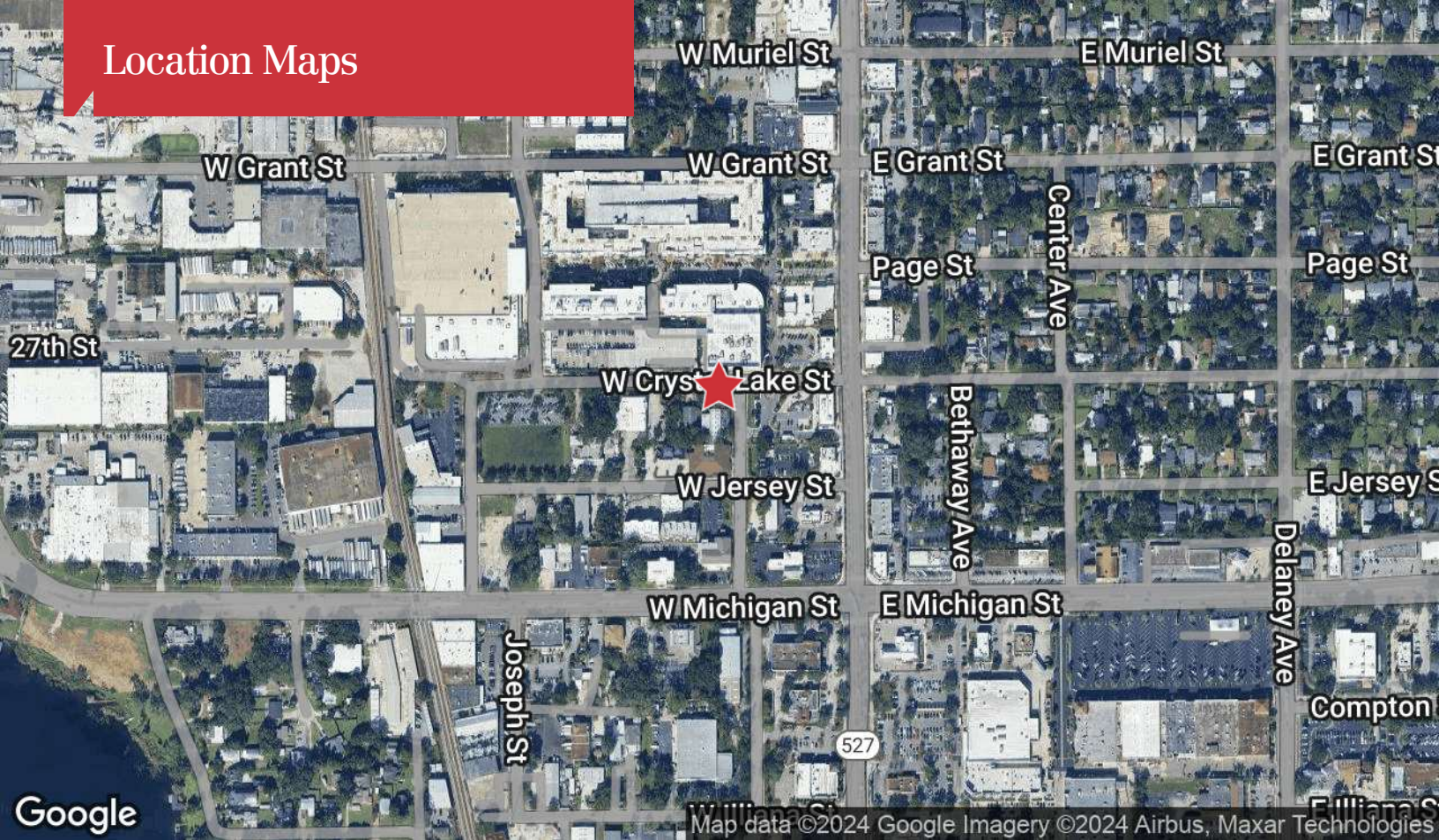
**SITE**  
2506 Taylor  
Avenue

THE VENUE  
TOWNHOMES AT SODO

Taylor Avenue

West Michigan Street

# Location Maps



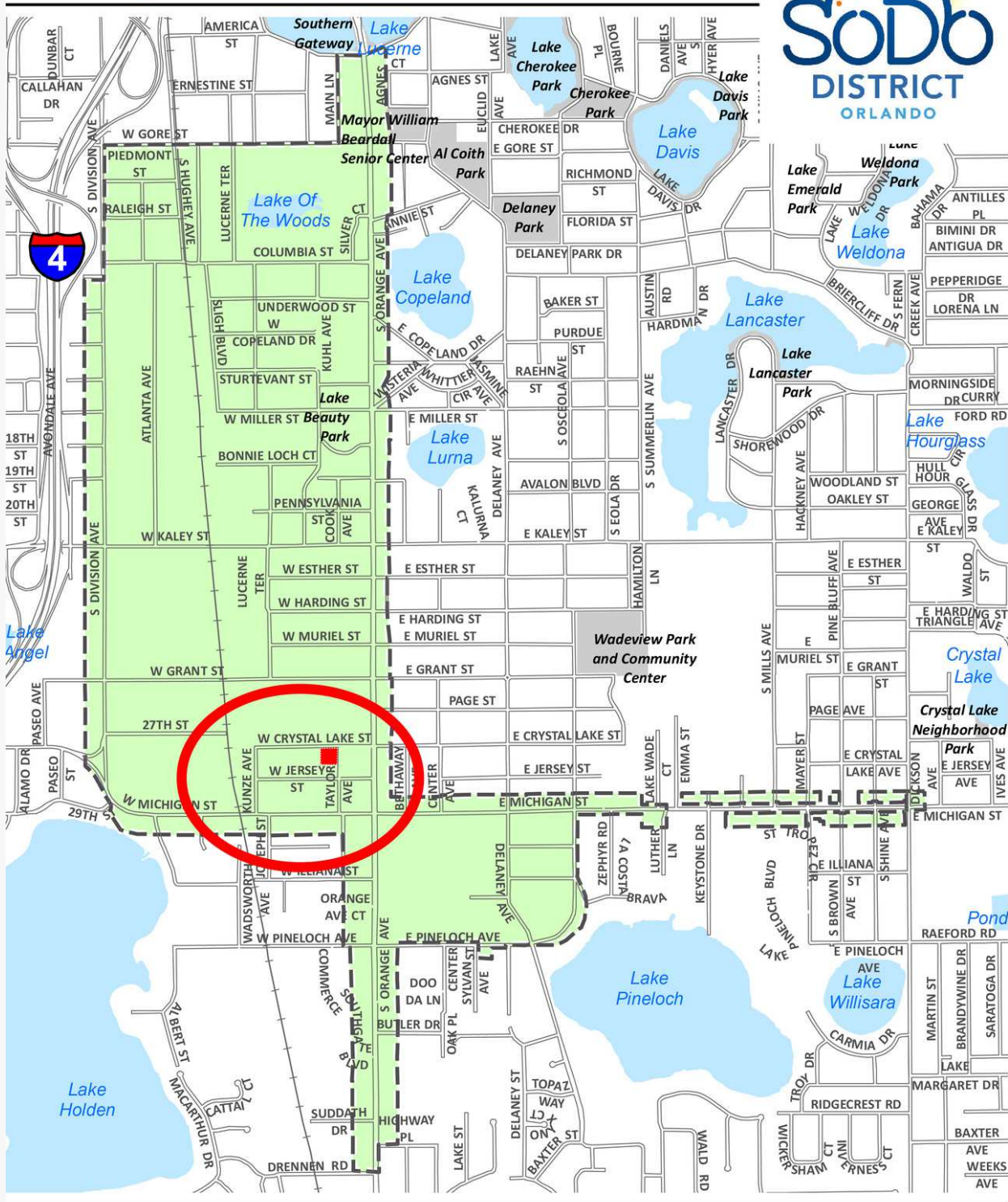
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A local thing

# SoDo District Main Street Program

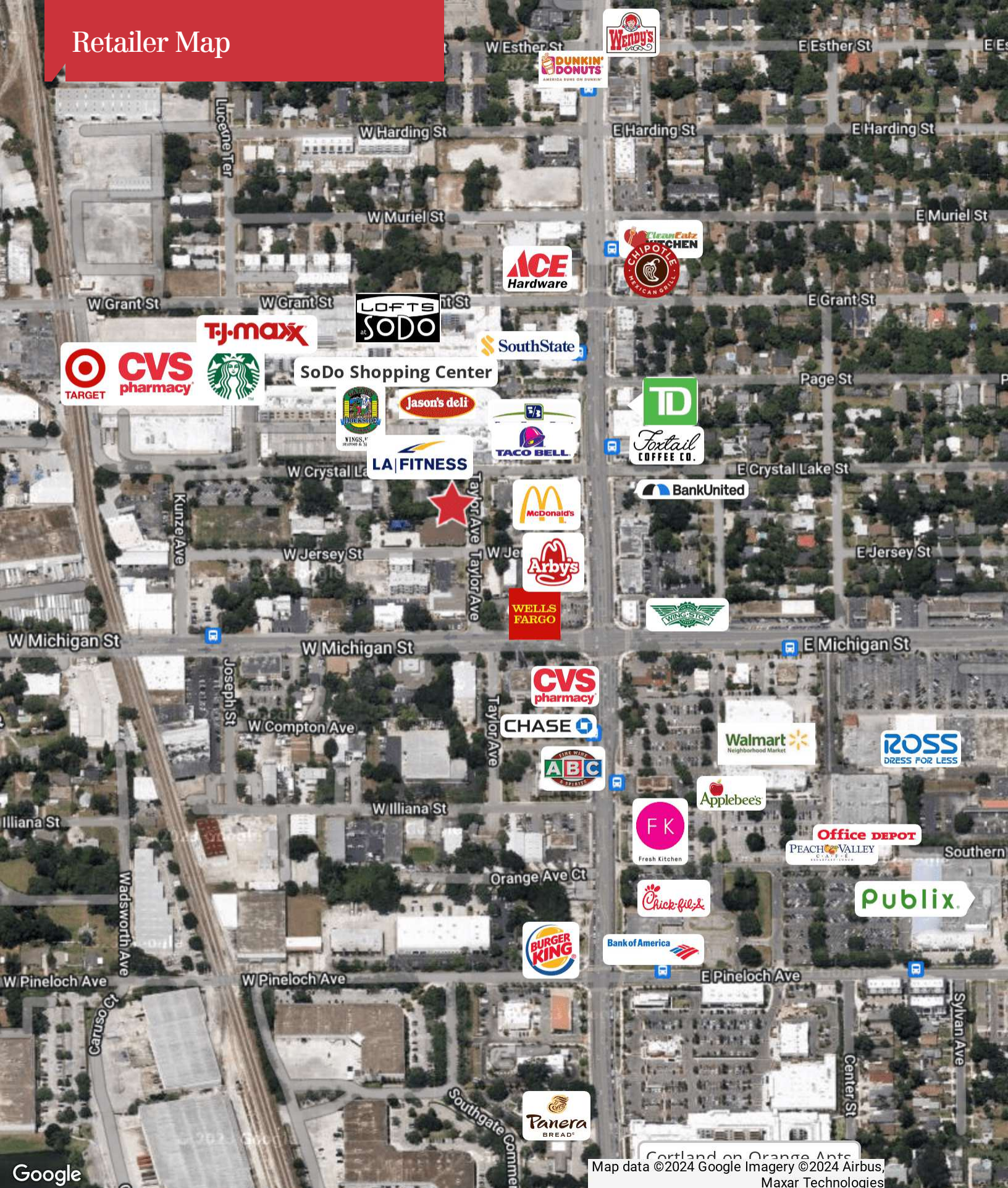


 **Target Area**

City of Orlando, Economic Development Department, January 2017



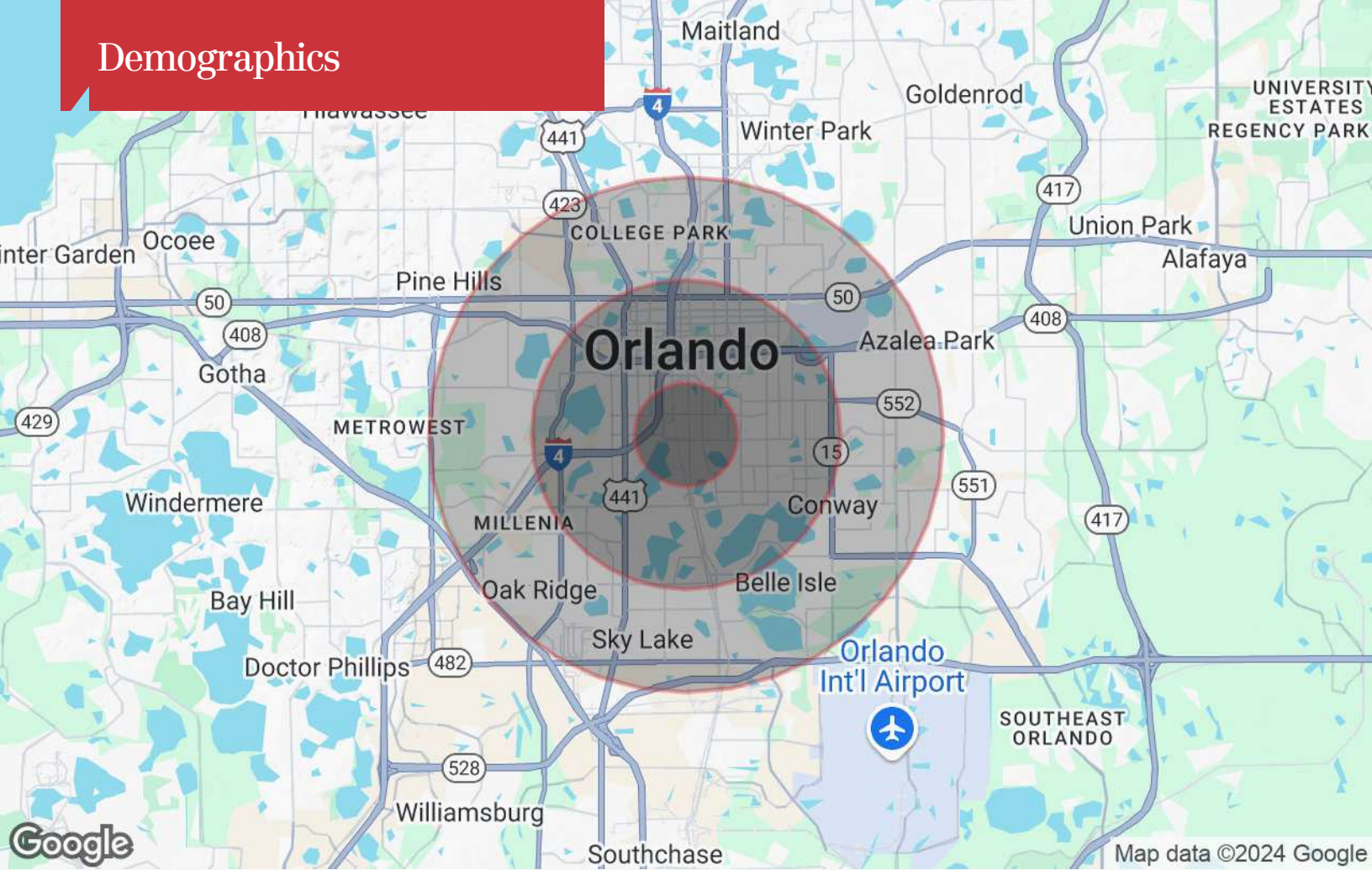
# Retailer Map



Google

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

# Demographics



## Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	8,889	111,408	301,971
MEDIAN AGE	39.6	37.7	36.6
MEDIAN AGE (MALE)	39.7	36.7	35.8
MEDIAN AGE (FEMALE)	40.8	38.4	37.5

## Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,941	56,844	139,039
# OF PERSONS PER HH	2.3	2.0	2.2
AVERAGE HH INCOME	\$86,375	\$65,723	\$64,328
AVERAGE HOUSE VALUE	\$283,744	\$215,137	\$198,545

\* Demographic data derived from 2020 ACS - US Census