

For Sale

# Free Standing Building on 1.88± acres

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



## 3116 Washington Street (Bank Building)

Zellwood, Florida 32798

### Property Highlights

- 3,129± SF former bank building
- 1.88± acres total (1.3± main parcel + 0.58± adjacent parcel)
- 3-lane drive-thru; 27 parking spaces
- Adjacent parcel has duplex house and is zoned multi-family
- 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
- Zoning: C-1
- Potential uses: automotive car or used car lot, auto parts store, tire dealer, gas station, convenience store, restaurant, medical marijuana dispensary, bank, retail, church, professional office, commercial kennel, self-storage facility or storage yards
- 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**

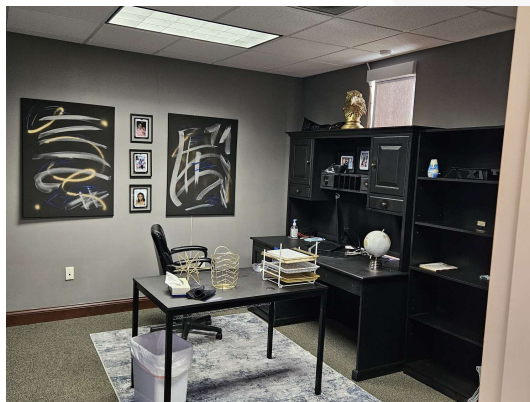
For more information

**Hillary S. Bressler**

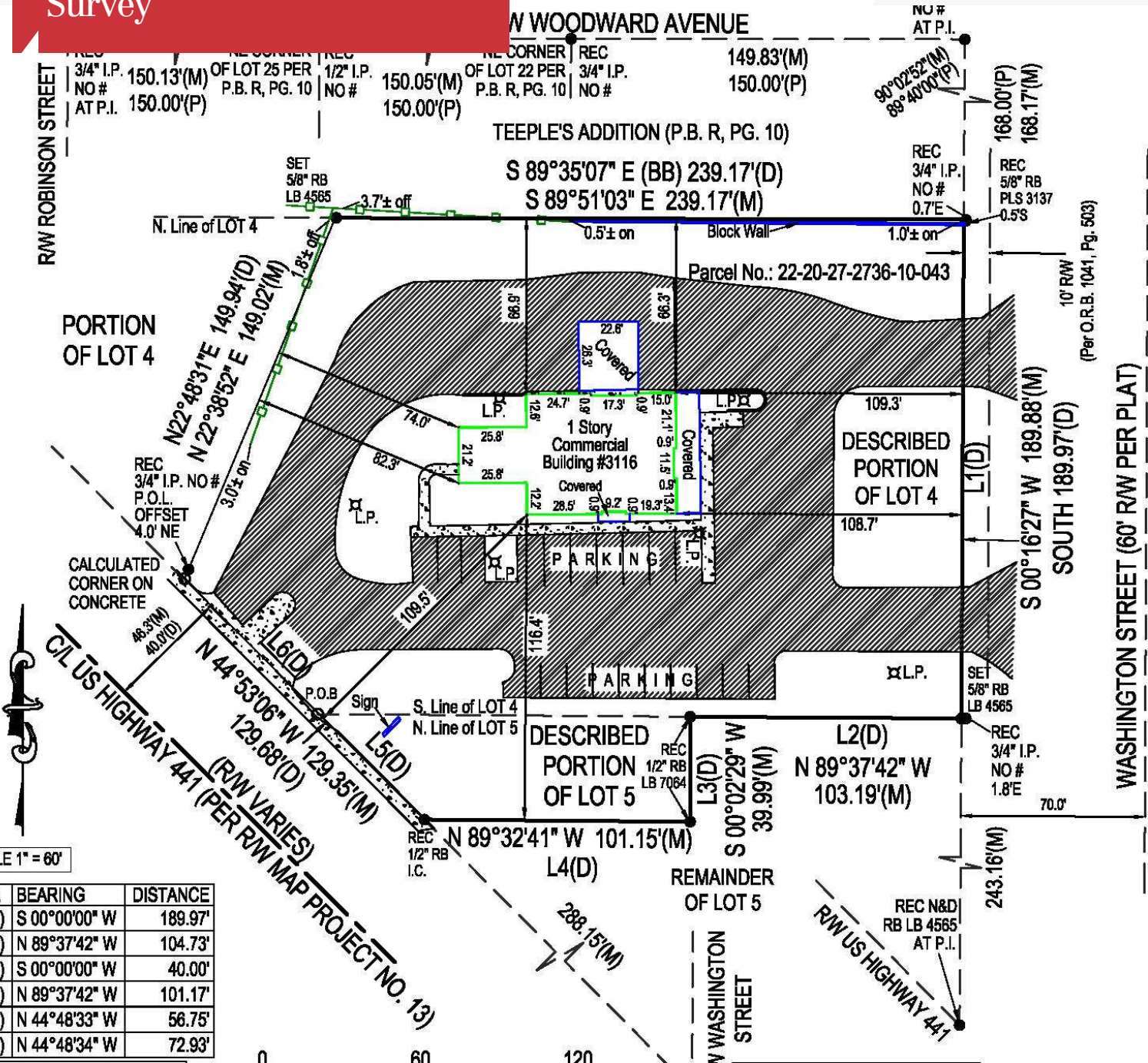
C: 321 356 4769  
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# Property Photos



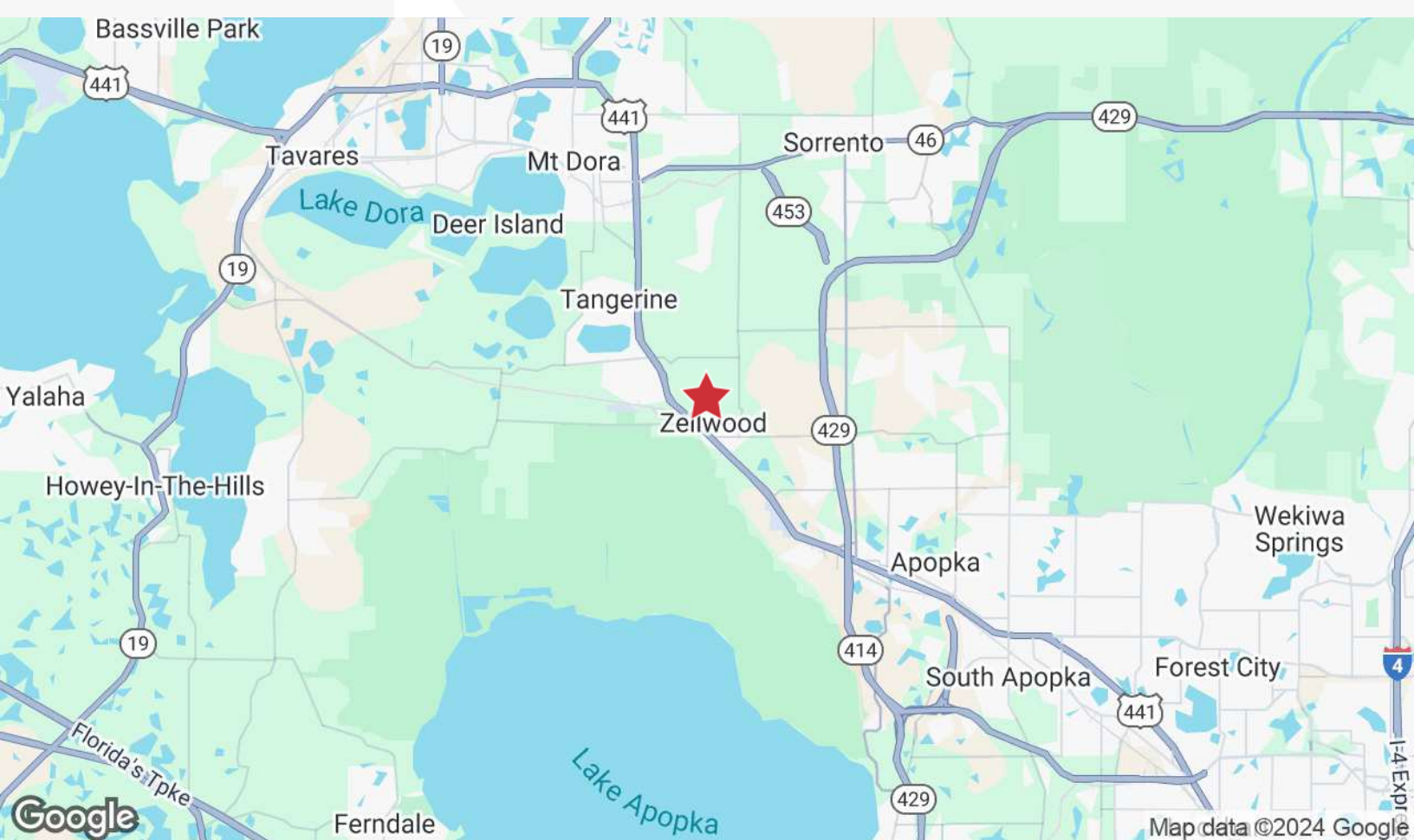
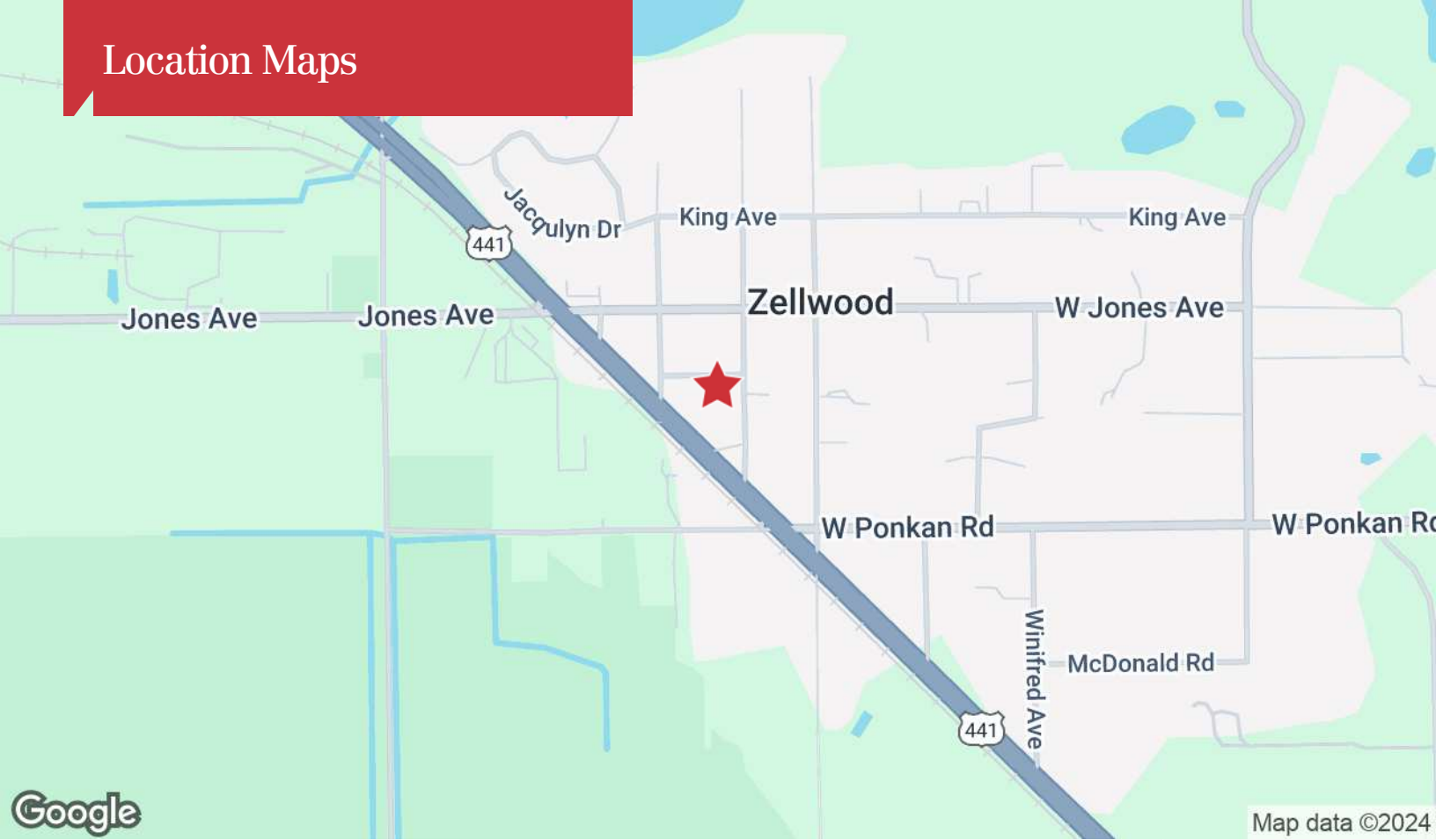




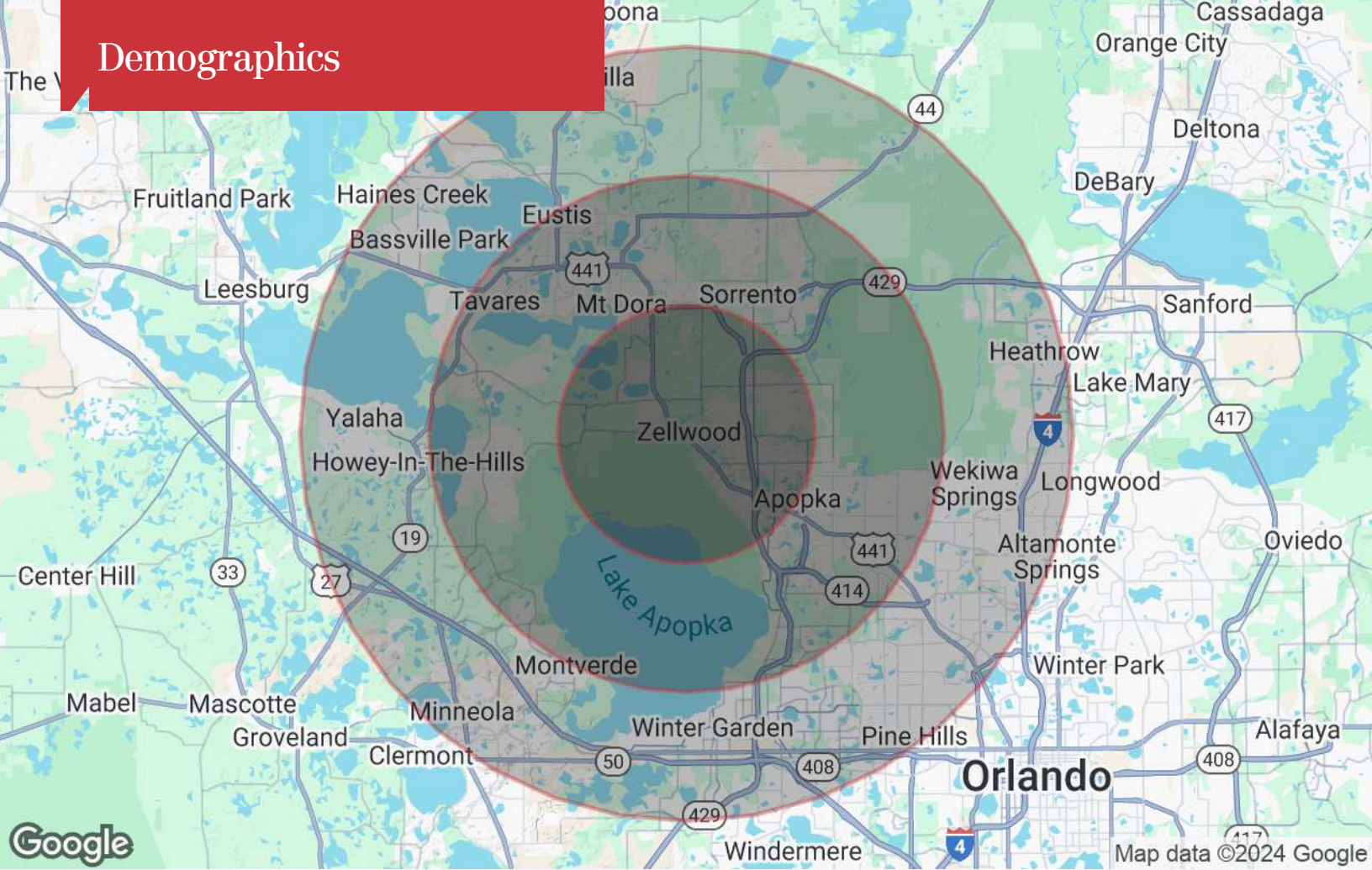
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered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



# Location Maps



# Demographics



<b>Population</b>	<b>5 Miles</b>	<b>10 Miles</b>	<b>15 Miles</b>
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
<b>Households &amp; Income</b>	<b>5 Miles</b>	<b>10 Miles</b>	<b>15 Miles</b>
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