

# RETAIL PROPERTY FOR SALE

**\$1,715,000**



**OPPORTUNITY ZONE | ZONED C-3 AND R-1**



**3720 OLD WINTER GARDEN RD**  
**ORLANDO, FL 32805**

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**FLORIDIAN REAL ESTATE GROUP**



OFFERING

Pricing	\$1,715,000
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PROPERTY SPECIFICATIONS

Property Address	3720 Old Winter Garden Rd Orlando, FL 32805
Property Type	Retail
Property Subtype	Auto Repair
Building Size	6,756 SF total including sales office, warehouse & paint booth area
Building Class	B
Year Built	1972
Tenancy	Single
Building Height	1 Story
Lot Size	1.28 AC
Zoning	Zoned C-3 and R-1
Parking	There is not a maximum amount of cars per code, but parking cannot be in the right of way or on the street. Also, no cars on the R-1 portion.
Frontage	60 FT on Old Winter Garden Rd



## PROPERTY OVERVIEW

3720 OLD WINTER GARDEN ROAD

### AUTO REPAIR RETAIL PROPERTY FOR SALE

This versatile property offers a unique opportunity for investment or owner-occupancy. Located on Old Winter Garden Road, the property features excellent visibility and accessibility with 60 feet of frontage and ample parking for customers and staff.

#### Property Features: Three Buildings:

- Warehouse: Ideal for storage and operations.
- Office 1: Includes two bathrooms, suitable for administrative use or customer-facing activities.
- Office 2: Features one bathroom, perfect for additional office space or leasing and sales potential.

**Automotive Features:** Equipped with a paint booth and two lifts, this property is well-suited for auto repair or related industries.

**Flexibility with Tenants:** Currently, there are two tenants on-site. They can vacate or stay under negotiated leases, providing immediate rental income potential.

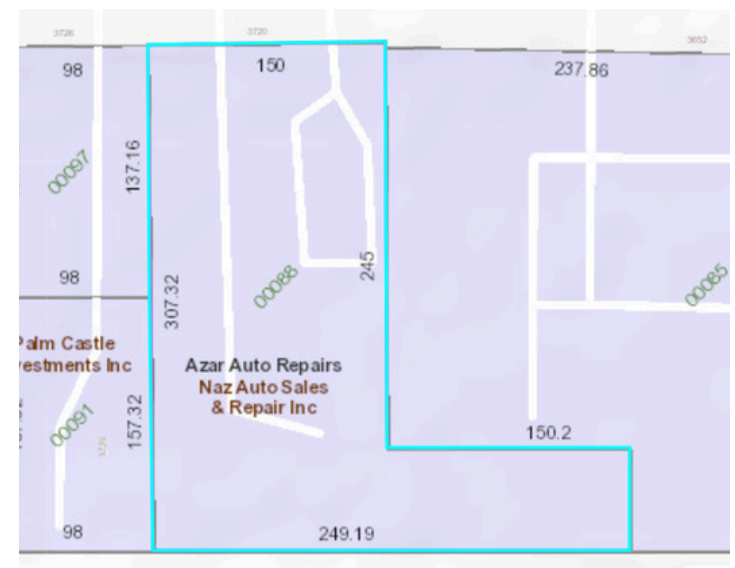
The property is being sold "AS IS", presenting an excellent opportunity to customize or renovate according to your needs. Its C-3 zoning supports a wide range of retail and commercial uses, making it ideal for businesses in automotive repair, retail, or other customer-service-oriented industries.

**Additional Zoning Information:** The property is zoned C-3 and R-1. It is up to the buyer to do full due diligence on this property. Per Orange County zoning, none of this area can be used for commercial uses. It is a code violation if code enforcement sees any commercial activity or cars parked on the R-1 portion of the property. While there is no maximum amount of cars per code, parking cannot be in the right of way or on the street. Additionally, no cars are permitted on the R-1 portion.

**To rezone the R-1, buyers can contact the Planning Division at [planning@ocfl.net](mailto:planning@ocfl.net).**

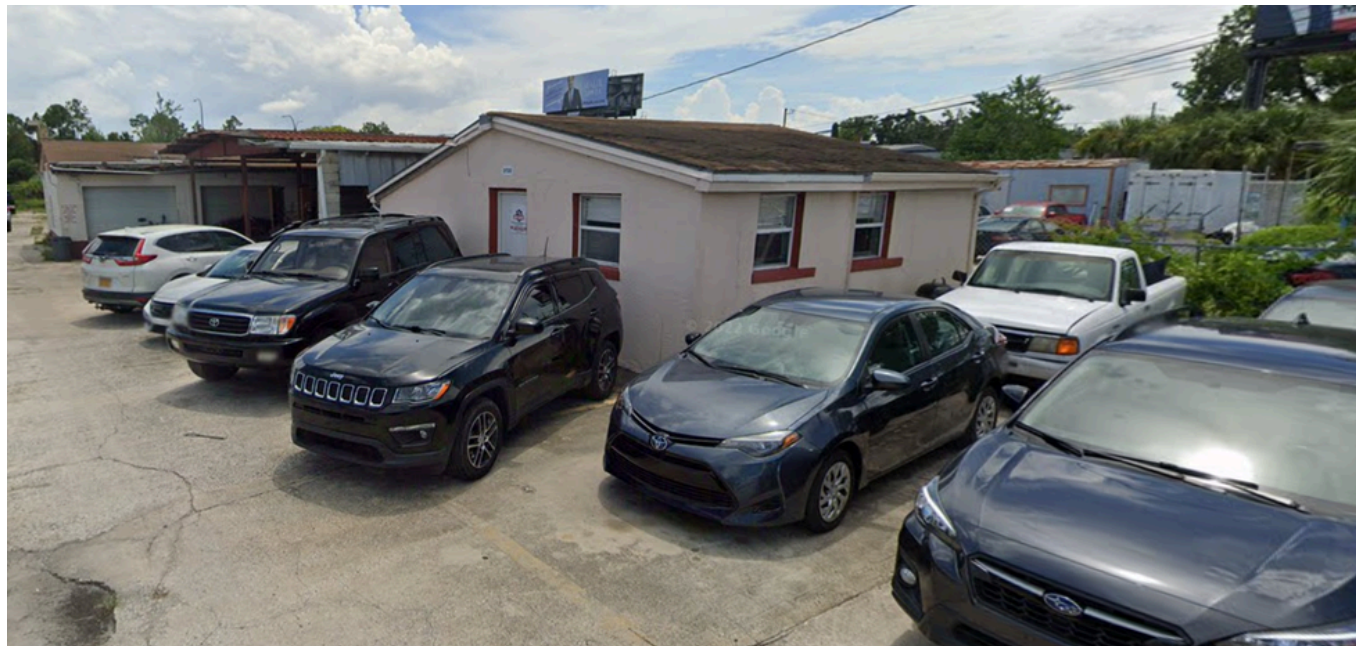
Don't miss out on this prime investment opportunity. With its combination of location, amenities, and flexibility, this property is perfect for investors or business owners looking to establish a presence in this thriving area.

**For more details or to schedule a tour, please contact us!  
Please do not go to property without the listing broker.**

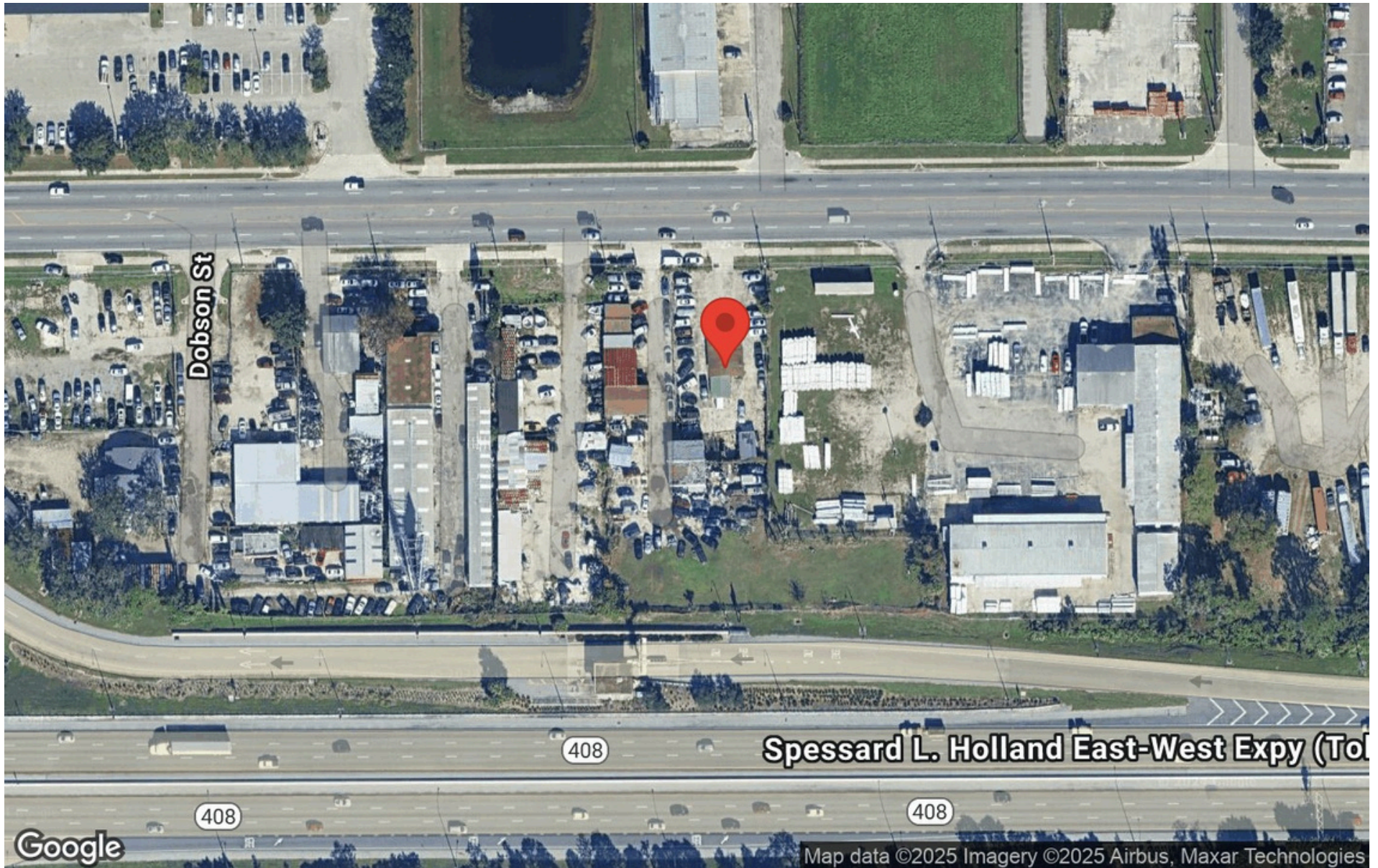


## PROPERTY PHOTOS

3720 OLD WINTER GARDEN ROAD









## AREA DEMOGRAPHICS

3720 OLD WINTER GARDEN ROAD

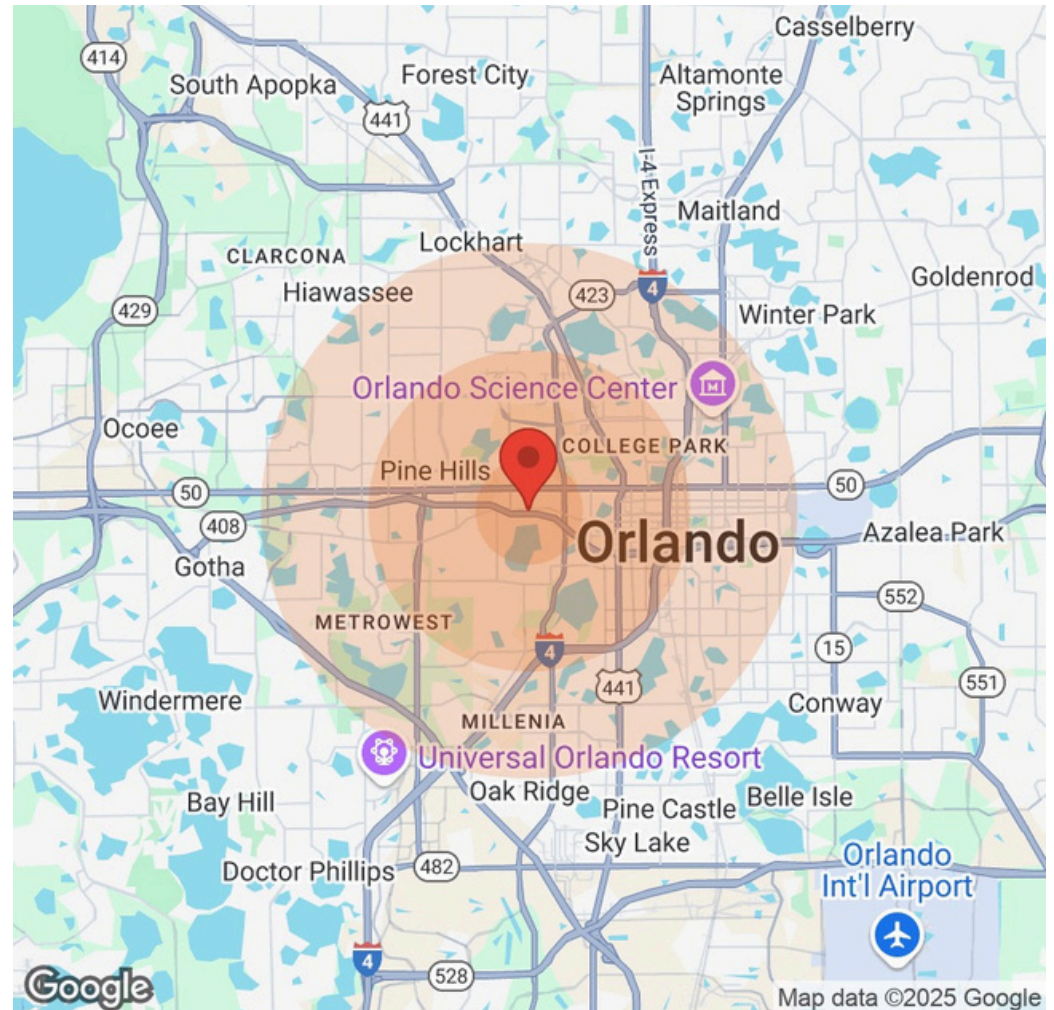
Population	1 Mile	3 Miles	5 Miles
Male	2,189	45,807	144,589
Female	2,270	48,451	152,230
Total Population	4,459	94,258	296,819

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	939	21,210	60,889
Ages 15-24	590	13,029	36,426
Ages 25-54	1,520	37,593	127,750
Ages 55-64	560	9,891	33,814
Ages 65+	850	12,535	37,940

Race	1 Mile	3 Miles	5 Miles
White	361	25,021	130,874
Black	3,986	61,737	134,228
Am In/AK Nat	2	71	218
Hawaiian	N/A	10	39
Hispanic	225	11,937	51,835
Multi-Racial	180	12,302	46,862

Income	1 Mile	3 Miles	5 Miles
Median	\$37,402	\$33,671	\$40,367
< \$15,000	240	7,419	17,127
\$15,000-\$24,999	315	5,451	15,349
\$25,000-\$34,999	209	5,138	15,938
\$35,000-\$49,999	256	6,292	21,051
\$50,000-\$74,999	233	5,737	21,691
\$75,000-\$99,999	150	2,406	11,053
\$100,000-\$149,999	77	1,730	9,480
\$150,000-\$199,999	N/A	506	2,776
> \$200,000	N/A	623	2,708

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,870	44,490	143,816
Occupied	1,632	37,207	122,228
Owner Occupied	885	15,533	53,247
Renter Occupied	747	21,674	68,981
Vacant	238	7,283	21,588



## DISCLAIMER

3720 OLD WINTER GARDEN ROAD

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