

# PRIME COMMERCIAL SITE AVAILABLE FOR SALE

ORANGE BLOSSOM TRAIL AND ORINOCO DRIVE  
ORLANDO, FL 32837



## SITE HIGHLIGHTS:

- 4.96 Acres
- 485' Frontage on Orange Blossom trail
- Zoned PD
- 100% Usable (off site retention)
- Cleared and ready to develop with all utilities at site
- Over 62,500 VPD Traffic Counts on OBT
- Over 149,216 People in a 5 mile radius
- 3 Mile medium household income exceeds \$64,780
- Close to 528, 417, John Young Parkway, Sand Lake Road, and the Florida Mall

## SALE PRICE:

**\$3,000,000**



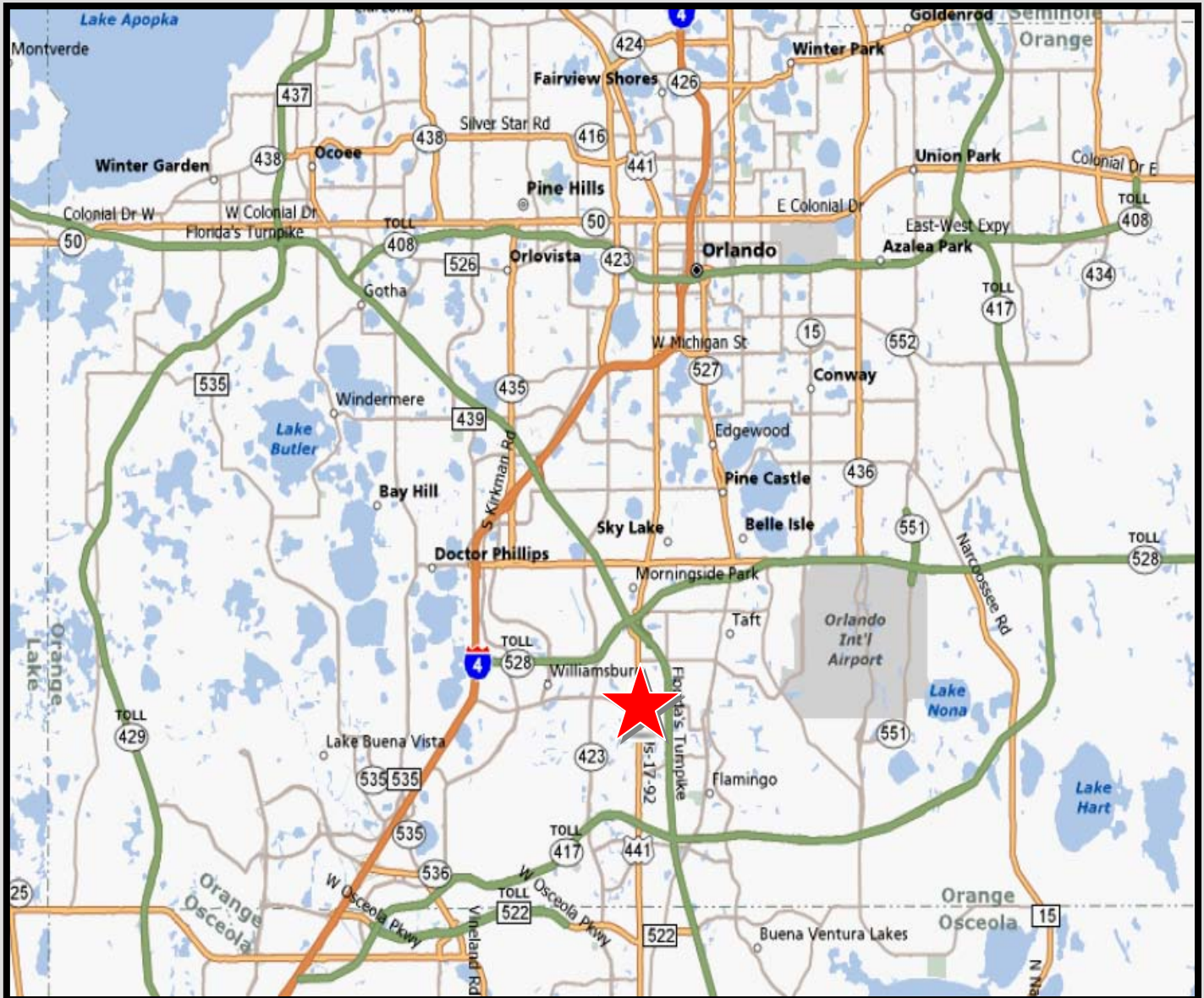
**RESULTS REAL ESTATE PARTNERS, LLC**  
Licensed Commercial Real Estate Brokers

108 Commerce St, Suite 200  
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[www.ResultsREPartners.com](http://www.ResultsREPartners.com)

## CONTACT:

**Vincent F. Wolle, CCIM, SIOR**  
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# Location Map



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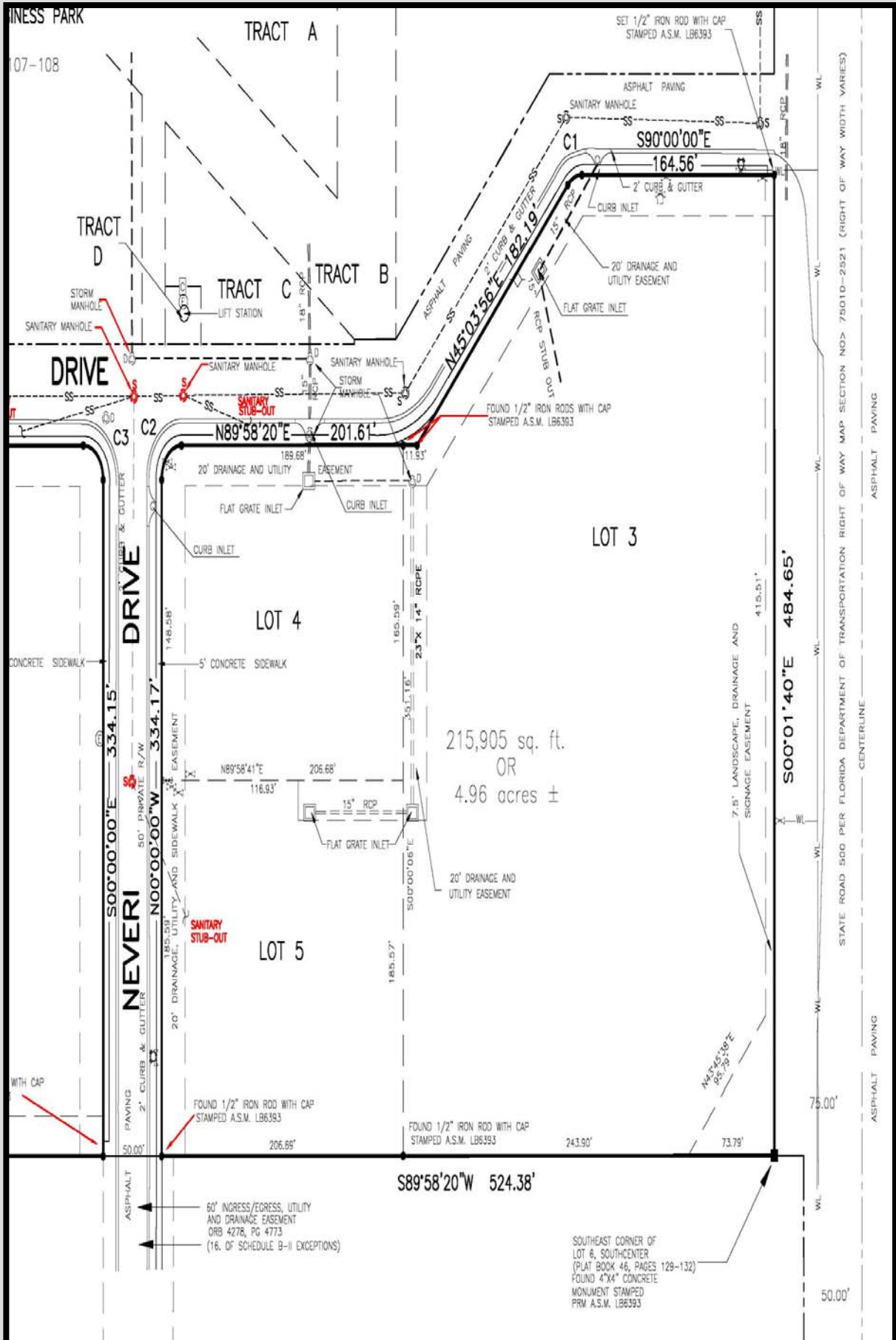
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# Site Survey

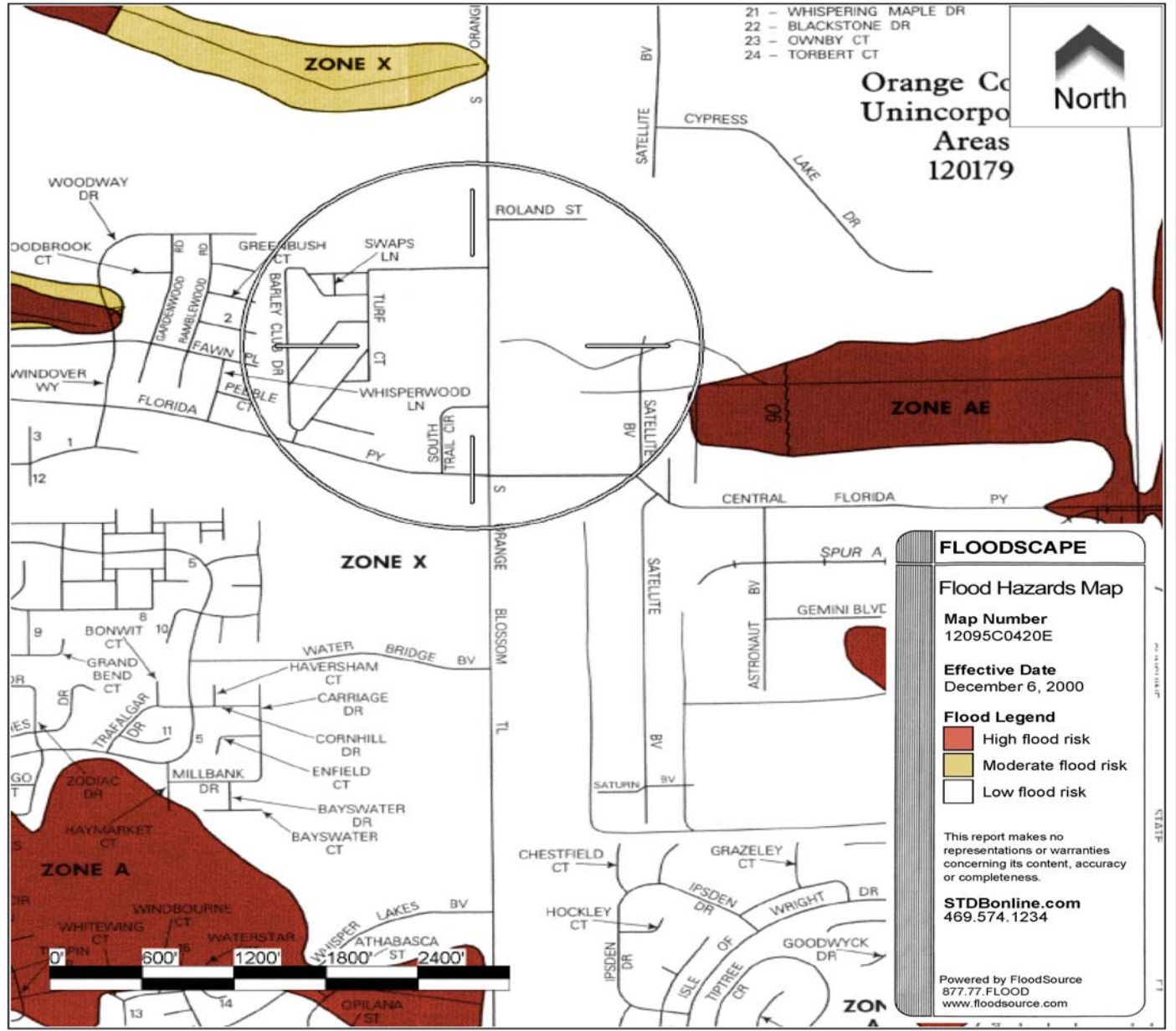


This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.

# Flood Map



**PROPERTY ADDRESS:**  
9951 S Orange Blossom Trl, Orlando, FL 32837



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