



FOR LEASE

McCoy Rd. Pad Site

1415 McCoy Rd., Orlando, FL

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1415 McCoy Rd., Orlando, FL 32809



PROPERTY HIGHLIGHTS

- Located lakeside, with 380Ft of direct frontage on the well-established thoroughfare of McCoy Rd.
- Shortage of some business types in the area pose a great opportunity for new players
- Direct access and frontage on McCoy Rd. near the major intersection of Sand Lake Rd. / S. Orange Ave. / and McCoy Rd.
- Favorable future zoning under the new Orange Code, T5.1 Low-Density Mixed-Use
- Opportunity to create one contiguous assemblage with the addition of the unowned parcels in-between.
- Located within the Sand Lake Rd. Station, Transit Oriented Development (TOD) Zone.

[Click here for Survey.](#)

[Click here for Future Zoning.](#)

LEASE HIGHLIGHTS

- APNs: 25-23-29-0000-00-088, 25-23-29-0000-00-057, 25-23-29-0000-00-103
- Land Size: +/-0.70 Buildable Acres
- Municipality: Un-Incorporated Orange County
- Current Zoning: P-O (Professional Offices)
- Future Land Use: T5.1 (Low Density Mixed-Use)
- Existing Structures: 3 Office Buildings 2182SF, 1412SF, and 1398SF

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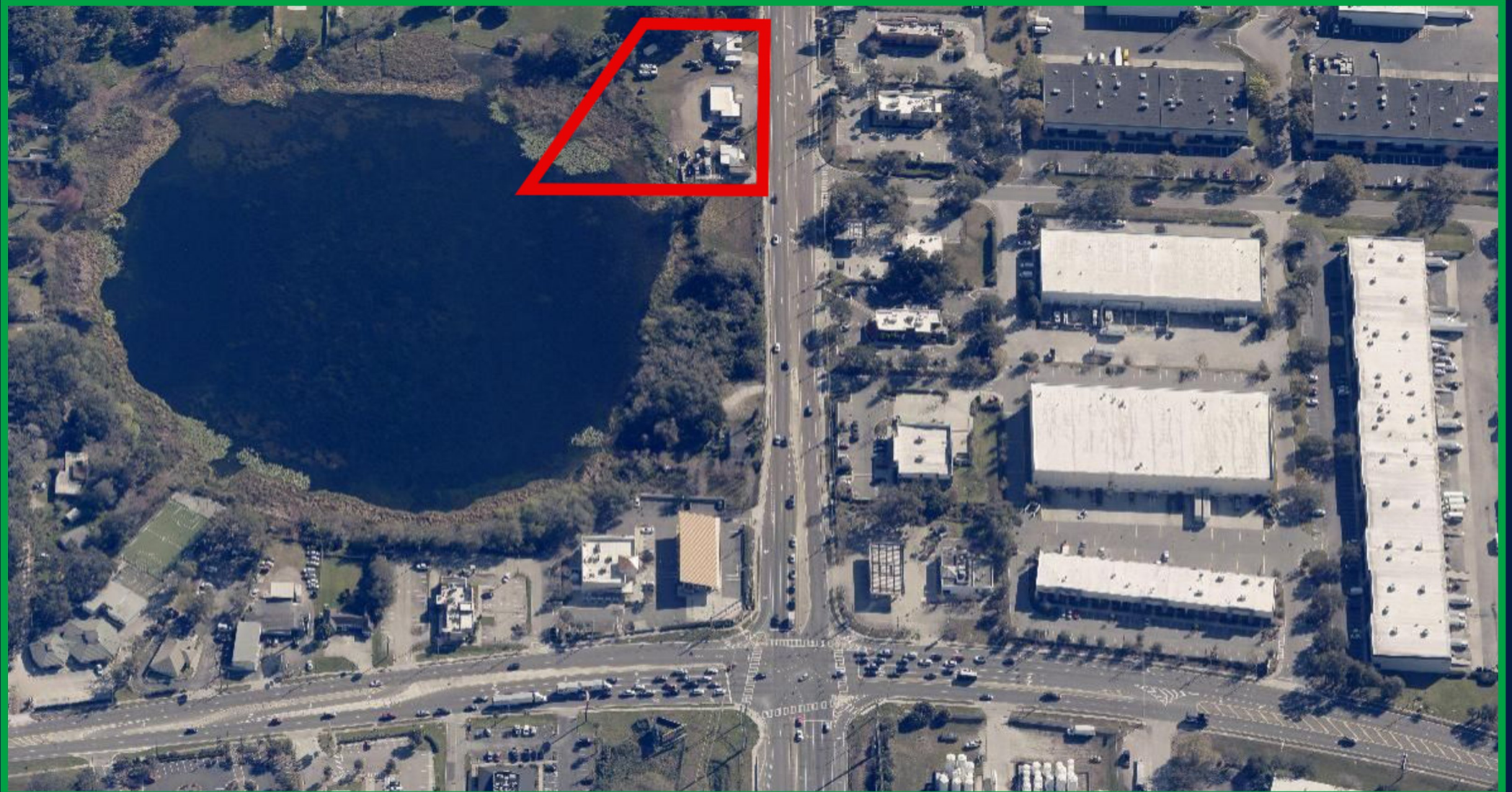


**PROFESSIONAL COMMERCIAL
REAL ESTATE SERVICES**

300 S. Orange Ave, Ste 1000
Orlando, FL 32801

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PROPERTY PHOTO





SUNRAIL
STATION



MCCOY RD

43,500 cars per day

S. ORANGE AVE

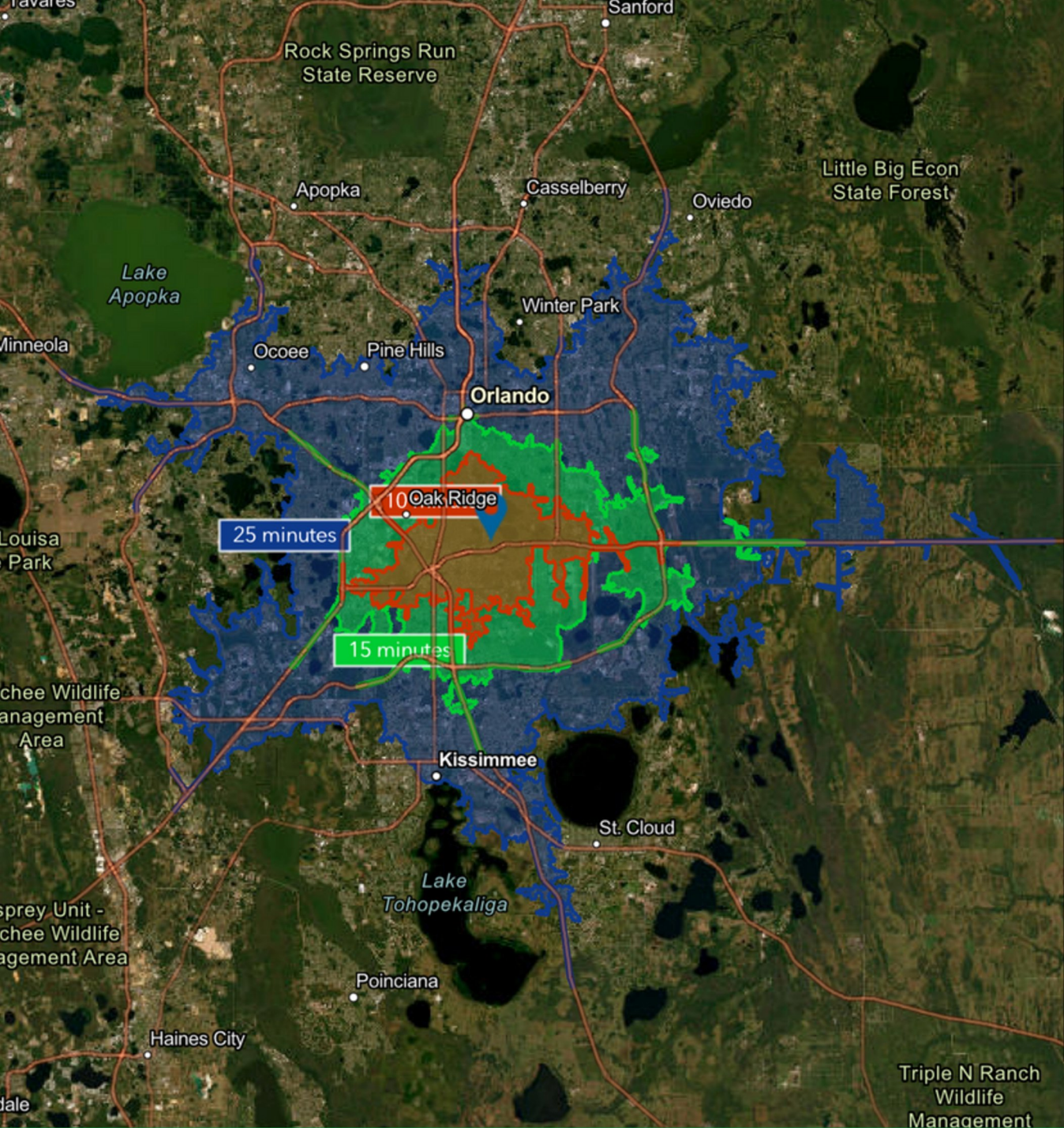


RETAIL TRADE AREA



**FUTURE USE: T5.1 LOW-DENSITY MIXED-USE
(PROPOSED ORANGE CODE)**





2025 Estimated Population	
10 minutes	58,906
15 minutes	319,599
25 minutes	1,160,278
2025 Total Households	
10 minutes	21,681
15 minutes	116,887
25 minutes	425,931
2025 Average Household Income	
10 minutes	\$103,178
15 minutes	\$95,854
25 minutes	\$100,325

DRIVE-TIME DEMOGRAPHICS



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