

An aerial photograph of a commercial area. On the left, there is a large, single-story building with a brown roof and a parking lot. To the right of the building is a large, rectangular area of land outlined in red, which is mostly covered in trees and some smaller structures. Below the red-outlined area is a multi-lane highway with several cars and a truck. The background is a dark blue sky.

FOR LEASE

McCoy Rd. Pad Site

1223 McCoy Rd., Orlando, FL

McCoy Rd. Pad Site

1223 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: 1152SF Office Building

Juan Jimenez, MSRE, CCIM

📞 407-844-5238

✉️ Juan@procresfl.com

Richard Wagner

📞 321-438-5196

✉️ Rwagner@procresfl.com

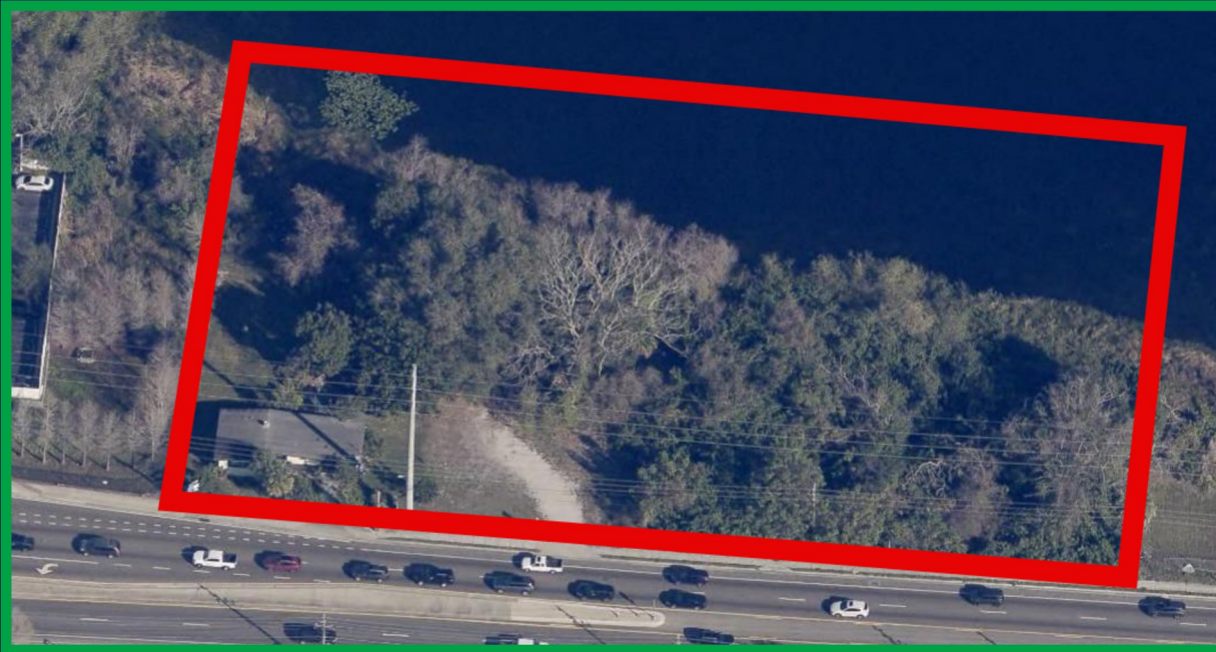


**PROFESSIONAL COMMERCIAL
REAL ESTATE SERVICES**

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

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PROPERTY PHOTOS



SUNRAIL
STATION

McDonald's

Denny's

40,500 cars per day

BURGER
KING
Wawa

PROPERTY



MCCOY RD

43,500 cars per day

S. ORANGE AVE

Shell

AutoZone

Wendy's

7
ELEVEN

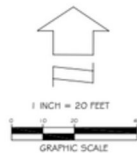
TACO
BELL

POPEYES

RETAIL TRADE AREA



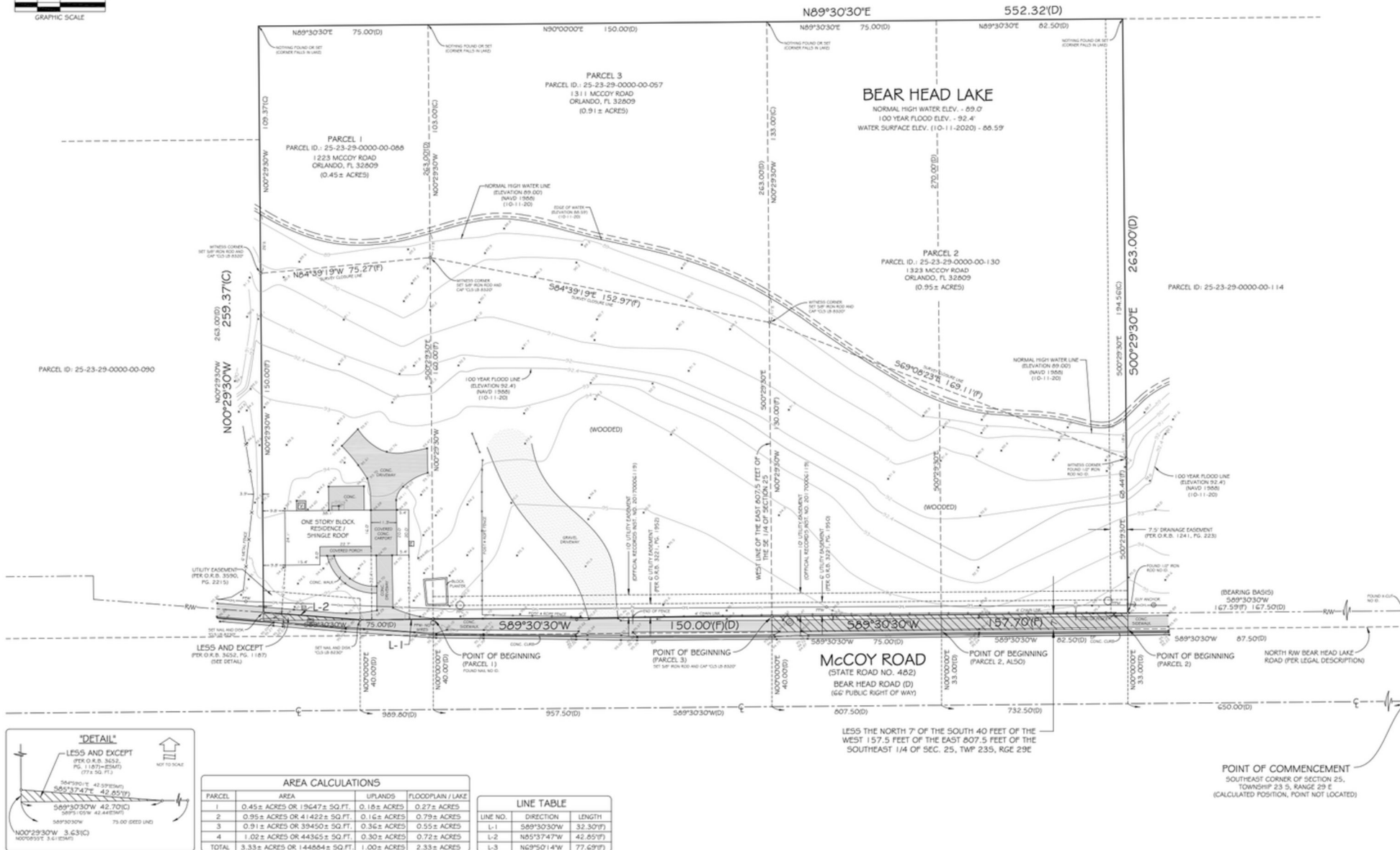
**FUTURE USE: T5.1 LOW-DENSITY MIXED-USE
(PROPOSED ORANGE CODE)**



"BOUNDARY AND TOPOGRAPHIC SURVEY OF LAND"

1223, 1311 & 1323 MCCOY ROAD
SECTION 25, TOWNSHIP 23 SOUTH, RANGE 29 EAST
CITY OF ORLANDO,
ORANGE COUNTY, FLORIDA

1 INCH = 20 FEET
GRAPHIC SCALE



DATE	DRAWN	CHECKED

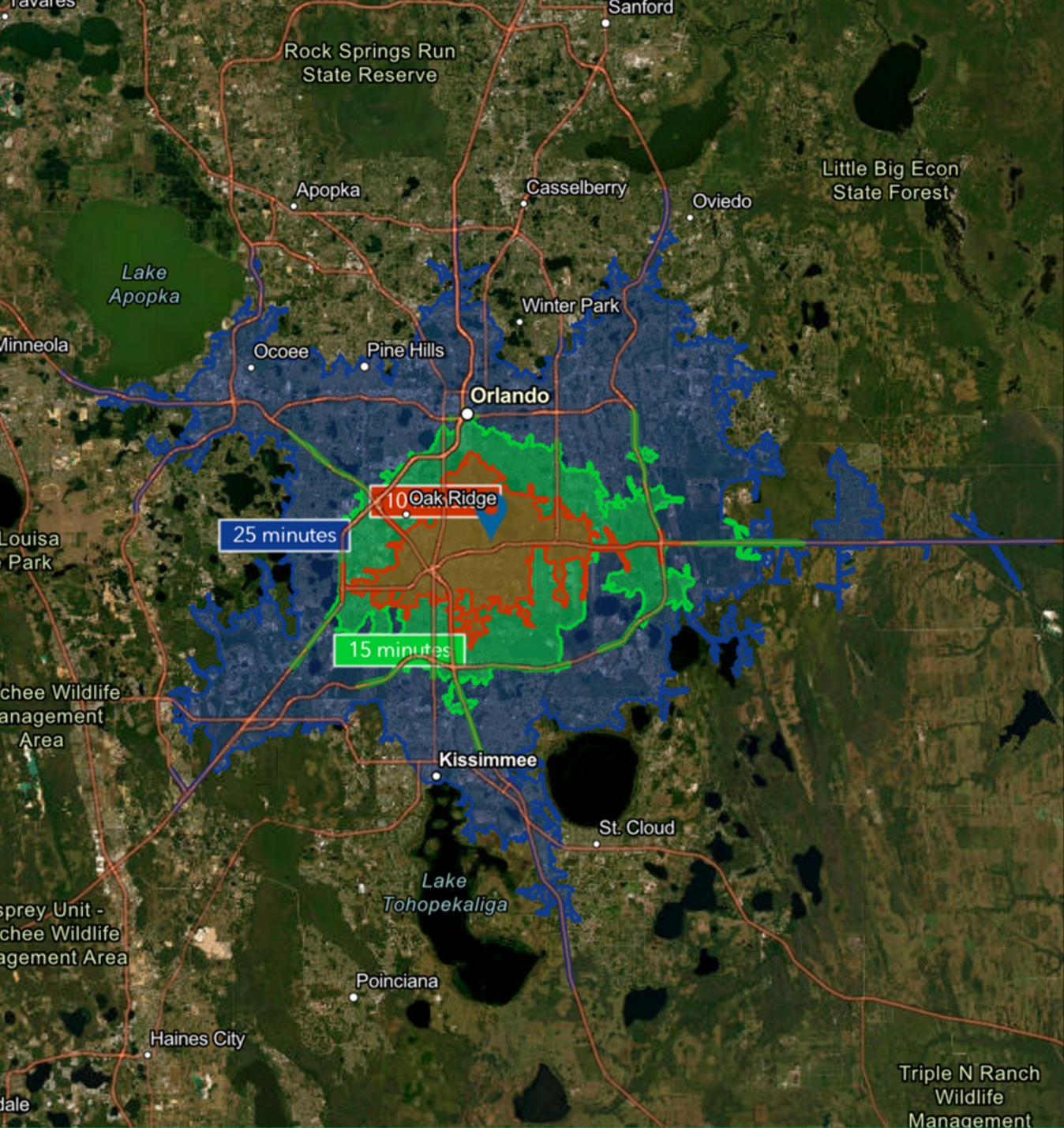
CLIENT: DONOR TITLE COMPANY
JOB NO.: J142
DRAWING DATE: 09/26/2020
DATE OF SURVEY: 10/11/2020
ACAD FILE: MCCOY RD.DWG

SECTION 25,
TOWNSHIP 23 SOUTH,
RANGE 29 EAST,
ORANGE COUNTY, FLORIDA

"BOUNDARY & TOPOGRAPHIC
SURVEY OF LAND"
THE A-1 LAND TRUST AGREEMENT
DATED SEPTEMBER 23, 2020

SHEET
2 OF 2

SURVEY



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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 407-844-5238  info@procresfl.com

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