

For Sale or Lease

# Commercial Development Parcel

\$2,000,000 | Contact Broker for Lease / BTS Pricing



## 940 South Avalon Park Blvd

Orlando, Florida 32828

### Property Highlights

- 2.9± acres usable - 4.52± gross acres
- Great medical, office or afterschool activity location - retail also possible
- Walking distance (on same side of street) to Orange County Technical College and Timber Lakes Elementary
- Across the street from Timber Creek High School
- One mile south of Timber Springs Middle School
- Close to Walmart Neighborhood Market
- Surrounded by residential development in up and coming area
- Easy access to SR 50 (Colonial), SR 408 (East-West), SR 417 (GreeneWay) and SR 528 (Beachline) & Innovation Way
- 7 miles to UCF; 17 miles to Downtown Orlando; 20 miles to Medical City at Lake Nona



Sale Price: \$2,000,000  
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For more information

**Jeffrey Bloom, CCIM**

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Aerial

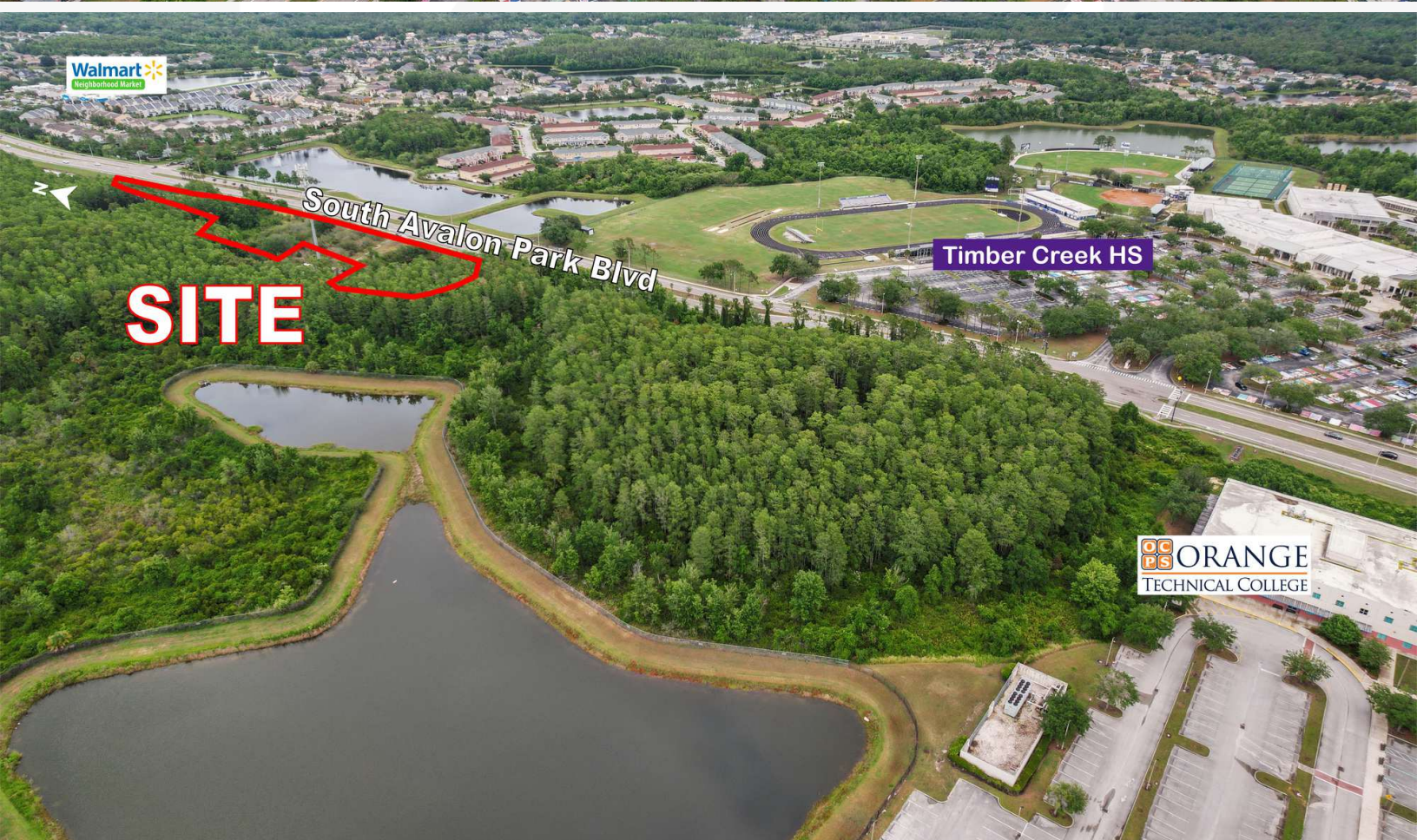
Timber Creek HS

South Avalon Park Blvd

**SITE**



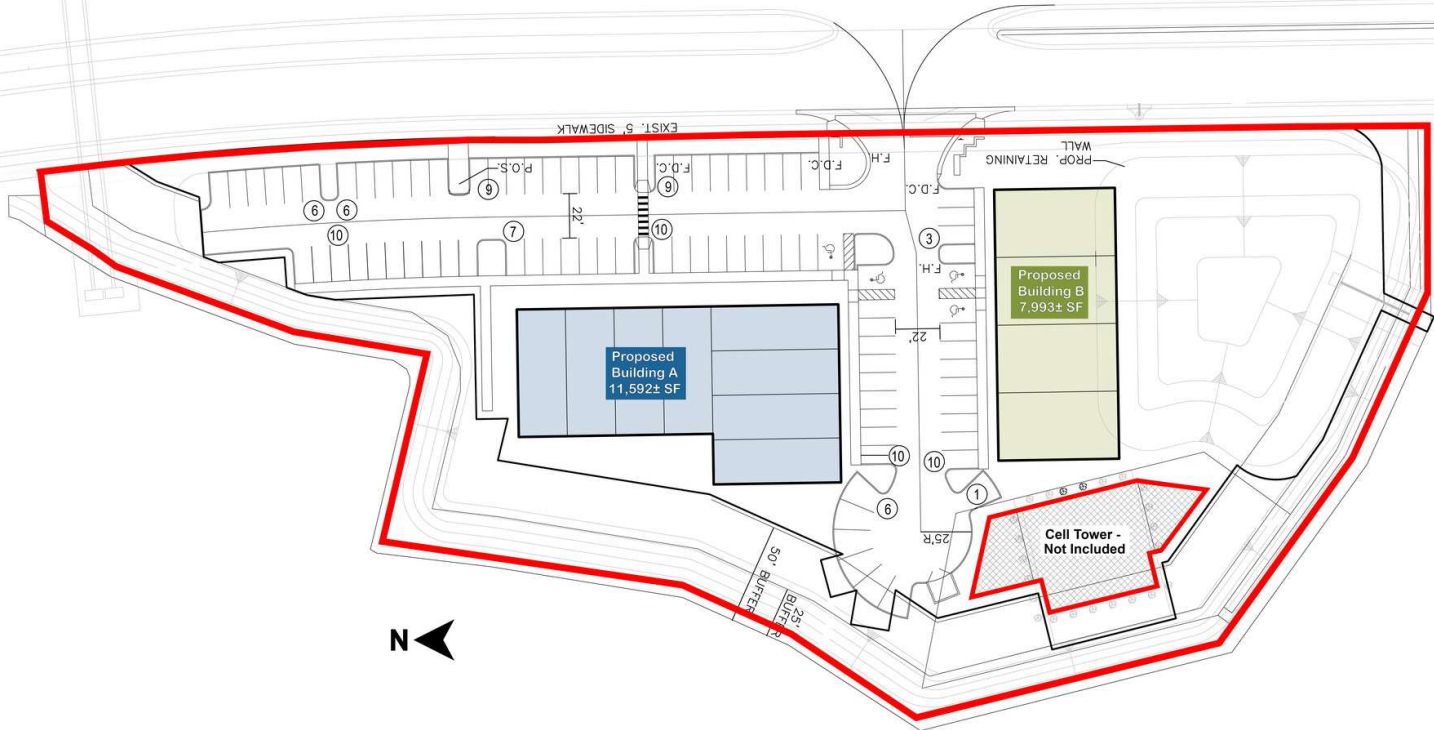






# Potential Site Plan & Rendering

Avalon Park Blvd

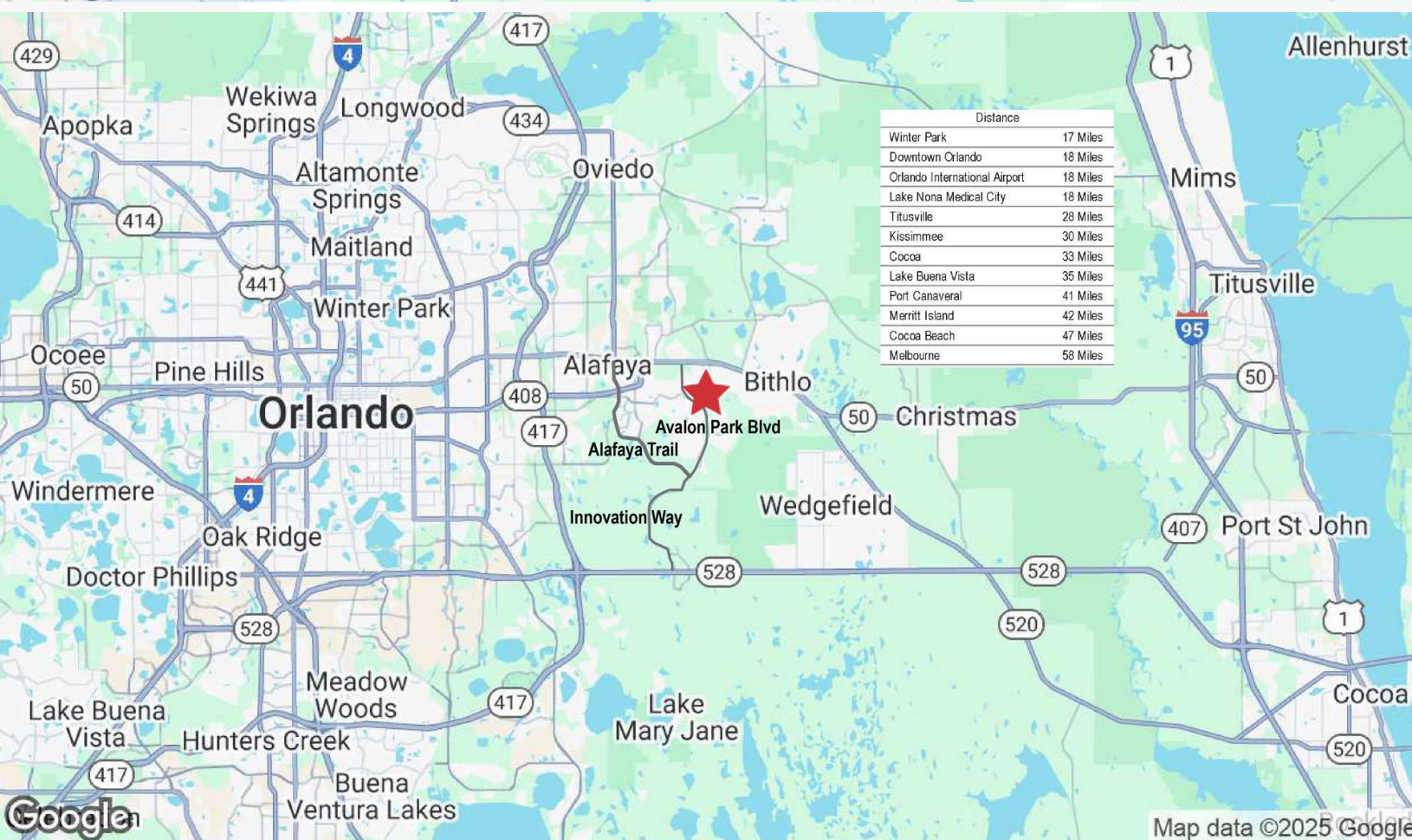
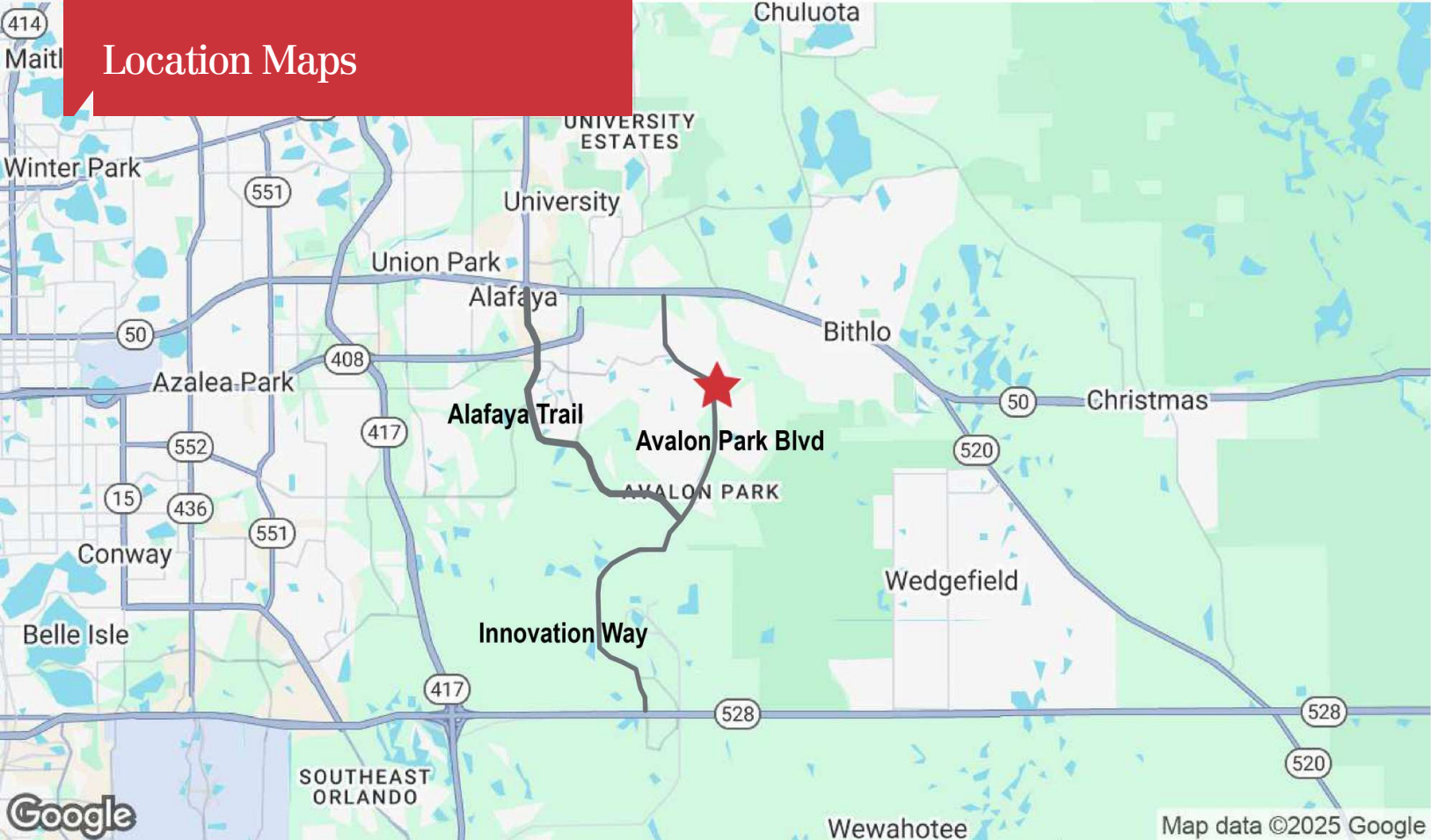




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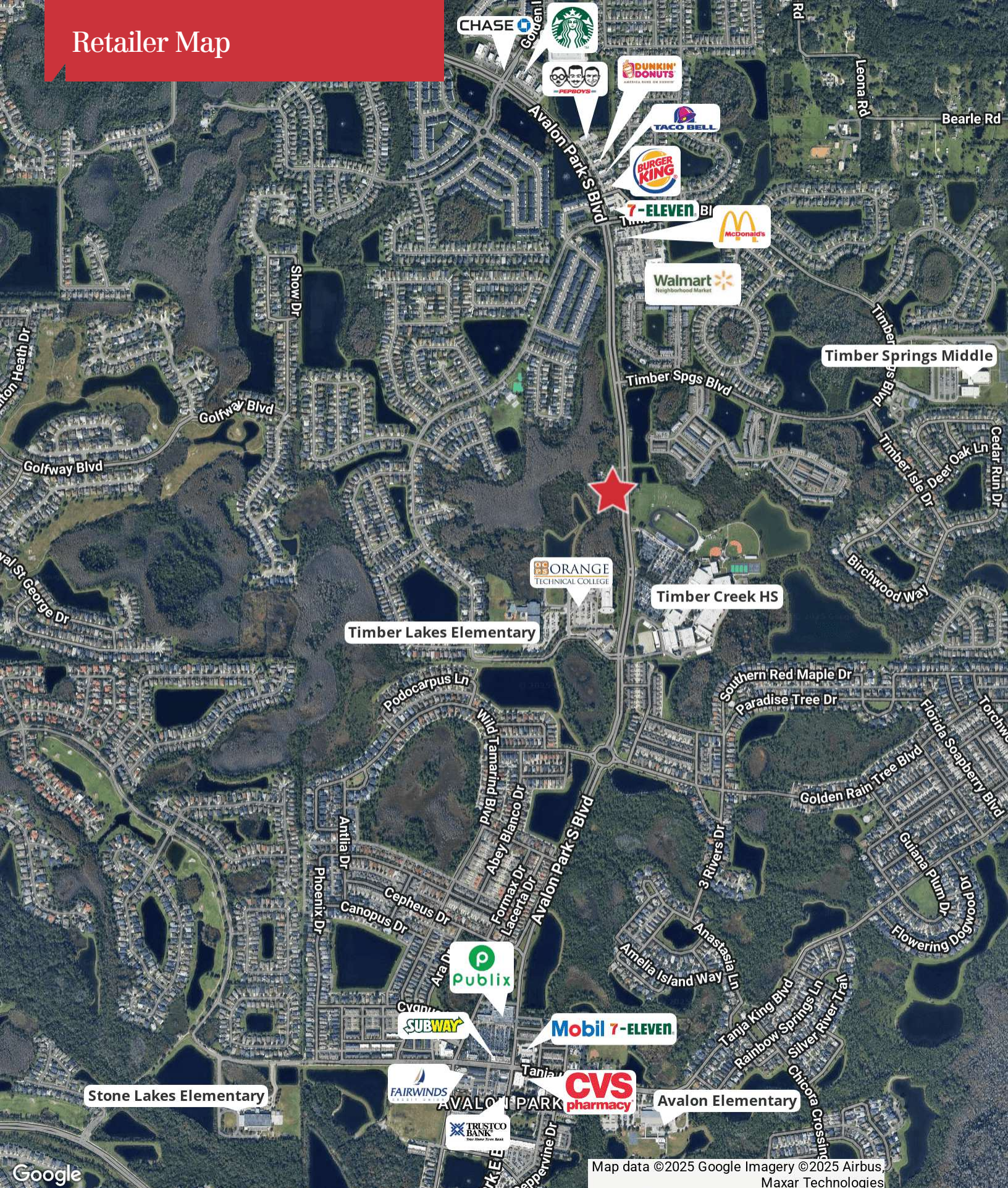
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# Location Maps





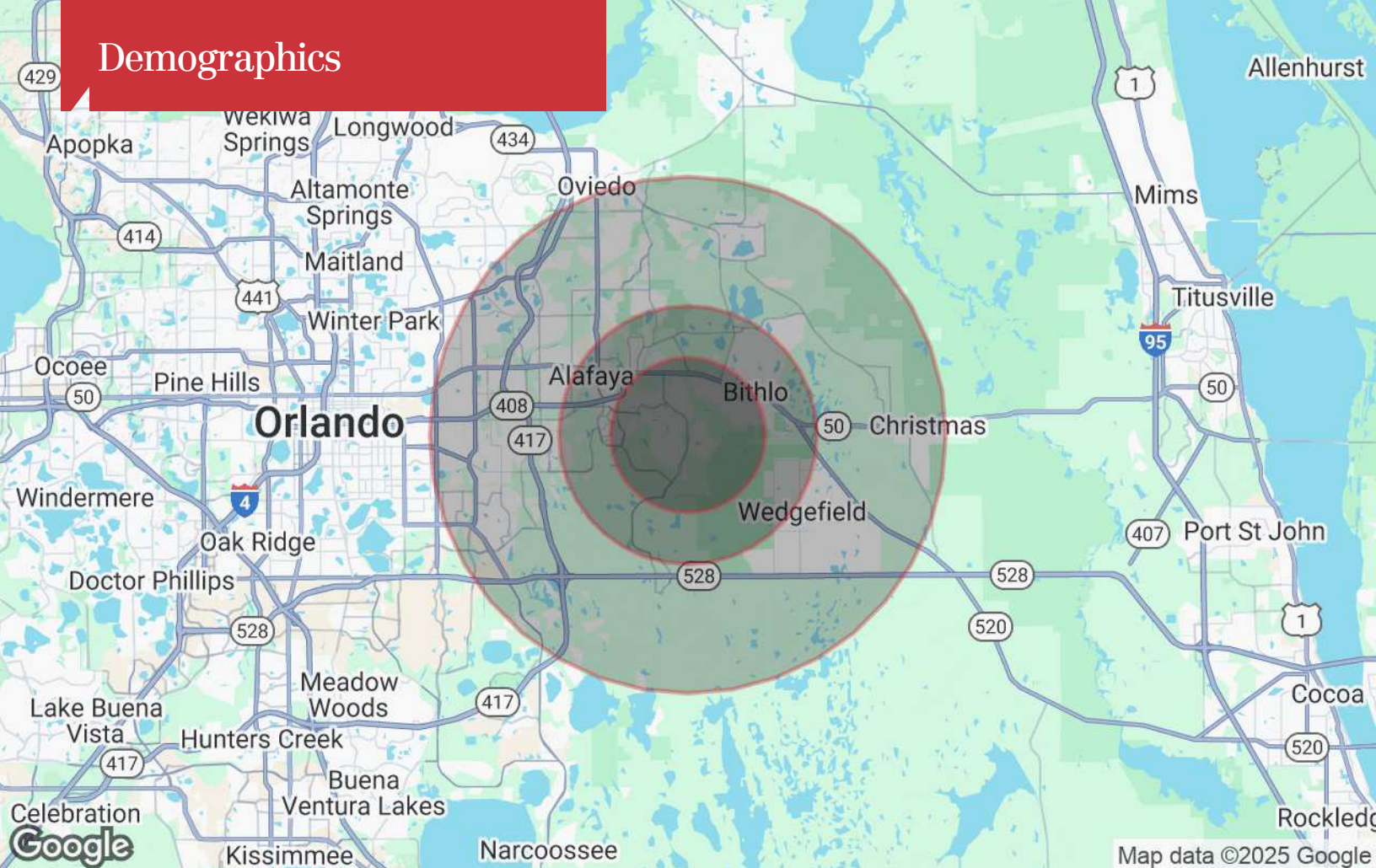
# Retailer Map



Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies



# Demographics



Population	3 Miles	5 Miles	10 Miles
TOTAL POPULATION	61,412	130,027	471,161
MEDIAN AGE	38	37	38
MEDIAN AGE (MALE)	37	36	37
MEDIAN AGE (FEMALE)	39	37	39
Households & Income	3 Miles	5 Miles	10 Miles
TOTAL HOUSEHOLDS	20,226	42,229	161,492
# OF PERSONS PER HH	3	3.1	2.9
AVERAGE HH INCOME	\$120,124	\$104,861	\$99,140
AVERAGE HOUSE VALUE	\$431,293	\$378,084	\$357,698

\* Demographic data derived from 2020 ACS - US Census