

FOR SALE

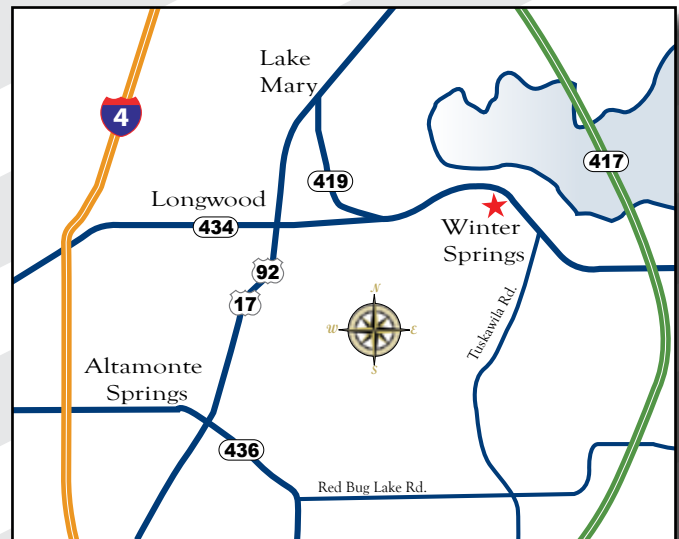
HERITAGE PARK OFFICE/COMMERCIAL SITE

1.7± ACRES



Southwest corner of State Road 434 and Heritage Park Street
Winter Springs, FL 32708

- 1.7± Acres
- Zoned C-1, Future land use; Mixed Use
- Ideal for child daycare, school, medical or bank branch
- Fully engineered and entitled for three (3) 8,000 SF-buildings for a total of 24,000 SF
- Potential to divide into three (3) 0.5 AC lots
- Water & sewer stubbed to site
- Off-site retention
- Demographics: median household income \$71,412 (3 mile radius, 2010)
- Traffic Count: SR 434 - 33,200 vehicles per day
- Offering Price: \$625,000 or \$ 8.44 PSF



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SURVEY

