



# LAND PARCEL FOR SALE

1145 Dennis Ave, Orlando, FL 32807

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## For Sale: Inquire For Price

± 4 acres usable

Zoning: C-3 Future Land Use R1, R1A, R2, RT, RT1,  
PD 10 Dwelling Units Per Acre

Parcel I.D.: 22-22-30-0000-00-249

Property sits at intersection of N Forsyth Rd and Old Cheney Hwy

Parcel Can Support ± 100,000 Square Feet Of Class  
"A" Industrial Development - Vacancy Rate 6.5%

Parcel Can Support Low - Medium Density Residential  
Unit Development – 50 - 70 units

Located 0.26 Miles South of E Colonial Drive

94.6% of housing units within 1 mile radius are  
occupied

59.9% of occupied housing units within 1 mile radius  
are renter occupied (ESRI.com)

± 1,800 FT of frontage on N Forsyth Road  
± 415 FT of frontage on Old Cheney Road



■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ [www.FCPG.com](http://www.FCPG.com) ■

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## THE NEIGHBORHOOD: 1 MILE RADIUS



**POPULATION**  
± 10,085



**DAYTIME  
POPULATION**  
± 13,135



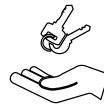
**MEDIAN  
HOUSEHOLD INCOME**  
\$62,905



**HOUSEHOLDS**  
3,882



**MEDIAN HOME VALUE**  
\$320,803



**OCCUPANCY RATE**  
94.6%

## TRAVEL TIMES

### ROADWAYS

East Colonial Dr.  
SR 408  
SR 417

1 Block South  
2.9 miles (7 minutes)  
2.1 miles (6 minutes)

### EDUCATION

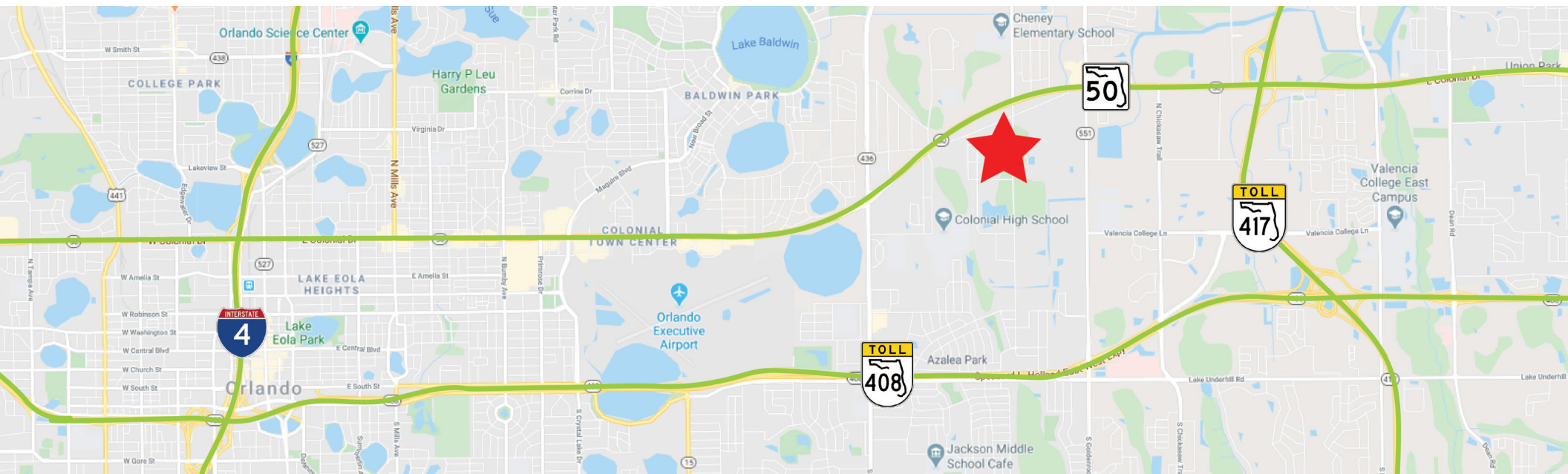
Forsyth Woods Elementary School (Pk-5)  
Cheney Elementary School  
Stonewall Jackson Middle School (6-8)  
Colonial High School (9-12)  
University of Central Florida (UCF)  
Valenica College East Campus  
Full Sail University

Directly Adjacent  
0.6 miles (3 minutes)  
3.2 miles (10 minutes)  
1.2 miles (4 minutes)  
6.9 miles (12 minutes)  
3.8 miles (8 minutes)  
2.6 miles (8 minutes)

### AMENITIES

Baldwin Park  
Downtown Orlando

2.5 miles (9 minutes)  
6.6 miles (12 minutes)



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