

# Property Summary

1820 Lee Road, Orlando, FL 32804

FOR SALE



## PROPERTY DESCRIPTION

Value-add property has high visibility on Lee Road across from Trotter's Park—a 100-acre public park featuring lighted athletic fields, trails, and amenities. Lake Fairview Park is also nearby, both parks have future plans for expansion and improvements further enhancing the area's appeal.

Zoned MU-1/W, this mixed-use property offers strong development potential, including ground-floor retail with residential units above. South-facing upper units may offer views of Lake Fairview and the downtown Orlando skyline.

The existing structure has no value and is being sold as-is.

## PROPERTY HIGHLIGHTS

- Prime location in Orlando
- Strategic positioning for retail success
- Ideal for mixed use development

## OFFERING SUMMARY

Sale Price:	\$1,500,000
Lot Size:	0.81 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	216	695	3,025
Total Population	469	1,517	7,250
Average HH Income	\$99,938	\$85,952	\$77,336

Marla Brown

855.452.0263 x375

marla.brown@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.



# Retailer Map

1820 Lee Road, Orlando, FL 32804

FOR SALE



Marla Brown

855.452.0263 x375

marla.brown@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.



# Property Details & Highlights

1820 Lee Road, Orlando, FL 32804

FOR SALE

Property Type	Land
Property Subtype	Retail
Building Size	3,957 SF
Lot Size	0.81 Acres
Number of Lots	3

Value-add property has high visibility on Lee Road across from Trotter's Park—a 100-acre public park featuring lighted athletic fields, trails, and amenities. Lake Fairview Park is also nearby, both parks have future plans for expansion and improvements further enhancing the area's appeal.

Zoned MU-1/W, this mixed-use property offers strong development potential, including ground-floor retail with residential units above. South-facing upper units may offer views of Lake Fairview and the downtown Orlando skyline.

The existing structure has no value and is being sold as-is.



- Prime location in Orlando
- Strategic positioning for retail success
- Ideal for mixed use development

Marla Brown

855.452.0263 x375

marla.brown@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.



# Aerial Map

1820 Lee Road, Orlando, FL 32804

FOR SALE



Marla Brown

855.452.0263 x375

marla.brown@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.