

COMMERCIAL LAND OPPORTUNITY | SOUTH ORLANDO



Commercial Land Available

Holden Avenue & S. Orange Blossom Trail

+/- 4.49 Acres

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Introduction

1453 Holden Avenue
Orlando, FL 32839

Property Information

Address	Holden Ave & S. Orange Blossom Trl. Orlando, FL 32839
Folio number	10-23-29-6206-01-001
Land	±4.49 ac total (±195,574 sf) Offsite water retention in place
Zoning	C 2
Frontage	±637 ft on Holden Ave

Booming Metropolitan Area - The Orlando metro area is one of the fastest growing in the United States, as residents of the northeast continue to migrate to the Sunbelt for better weather, lower cost of living and lower taxes. The explosive growth of the Central Florida suburbs points to massive demand for new housing, and observers anticipate that Orlando's explosive growth will continue in the coming years.

Property Highlights

±4.49 AC parcel of commercial land with significant development potential. The Property is located on Holden Ave & S. Orange Blossom Trail (US 441), offering excellent visibility. Offsite water retention in place. Next to thriving shopping center and just south of interstate I-4.

Property is level and clean and ready for development, mitigation has been completed. C-2 zoning offers many opportunities for varied developments.

Multifamily use is possible on this property.

Excellent Accessibility - The Property's location is excellent, with positioning near interstate I-4 and mall of Millenia

Asking Price \$2,249,000



Demographic Profile (5 Miles)



277,149

Population



110,934

Households



\$95,407

Average HH income



2.44

Average HH size

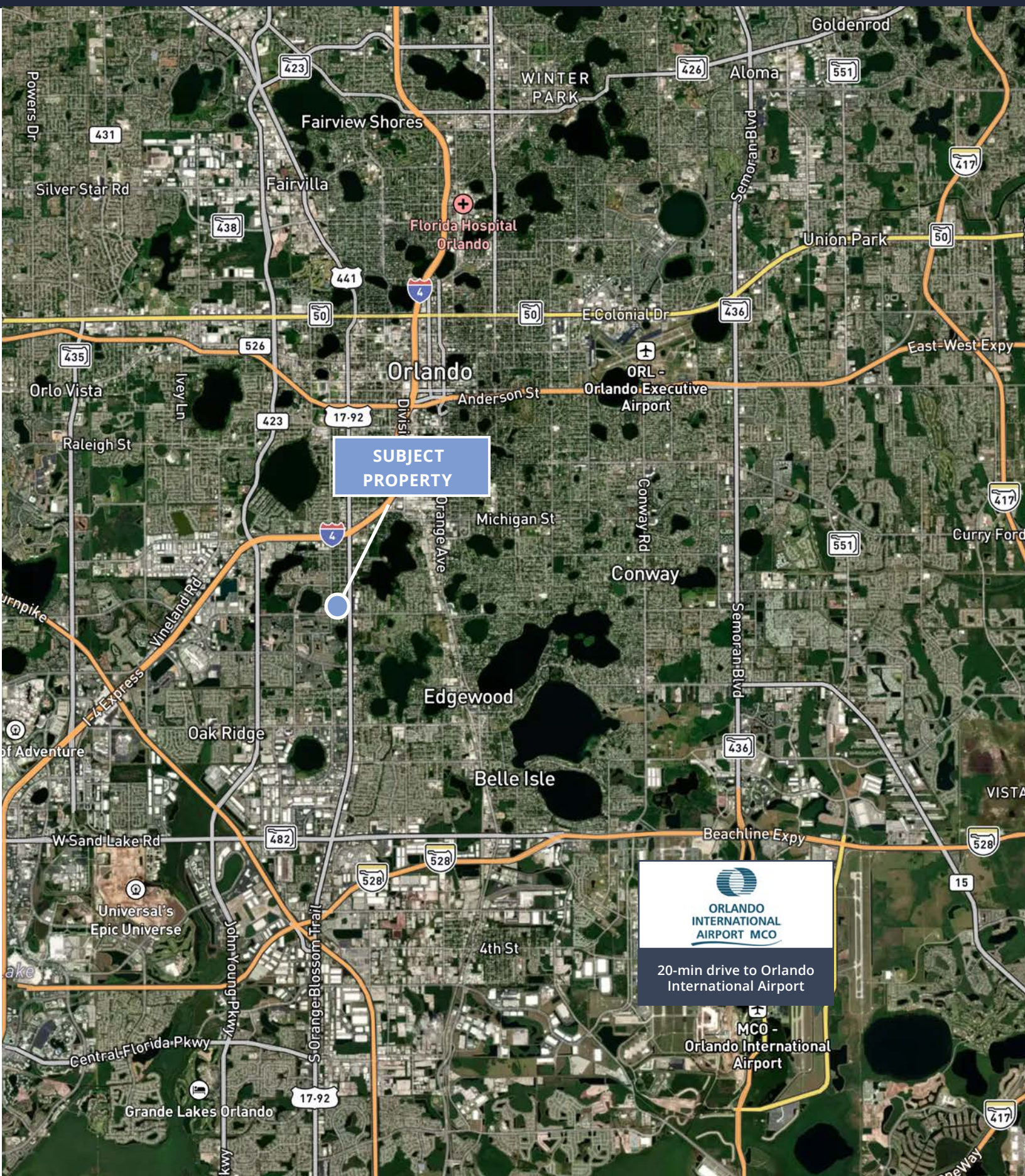


296,515

Employees

Location map

Holden Ave & S. Orange Blossom Trail
Orlando, FL 32839




**ORLANDO
INTERNATIONAL
AIRPORT MCO**

20-min drive to Orlando
International Airport

Holden Ave & S. Orange Blossom Trail
Orlando, FL 32839

