

Land For Sale on FL-436

N Semoran Blvd. Orlando, FL 32807



LOCATION DETAILS

Located on FL-436 with a high traffic count of +67,000 CPD, this site offers strong exposure and convenient regional access. It is positioned between E Colonial Dr. and Lake Underhill Dr., with the 408 ramp providing quick access to major routes including I-4 and the 417. The surrounding area features established residential communities and amenities such as Azalea Park Elementary School, Colony East Apartments, and Park of the Americas. The site is also within 3 miles of Orlando Executive Airport and Baldwin Park, and less than 5 miles from Downtown Orlando.



LISTING DETAILS

- **±0.57 acres** of vacant land
- 100' frontage on N Semoran Blvd (SR-436) with driveway curb cut
- Clear and level
- **Zoned P-O** (Professional Office) with Orange County
- Office FLU

2025 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	10,701	129,282	334,015
Average HH Income	\$91,243	\$104,220	\$112,374
Median HH Income	\$76,268	\$74,757	\$78,734

CONTACT FOR MORE INFORMATION

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 **Palkiper**
Commercial Real Estate Services
Licensed Real Estate Broker



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