

# FOR SALE (Motivated Seller)



Prime Freestanding Commercial Property Orlando | 2259 S. Semoran Blvd, Orlando, FL 32822  
Second Generation Restaurant – Owner User



\*Measurements are approximate

## PROPERTY OVERVIEW

- Price: \$2,700,000
- 6,153 SF Building
- 36,412 SF Lot (0.84 Acres)
- AC-2 Zoning
- 36 Parking Spaces
- 142' Frontage
- Rebuilt 2019

## LOCATION HIGHLIGHTS

- High traffic corridor (55,000+ vehicles/day)
- Minutes to Orlando International Airport
- Close to SR-408 & SR-528
- Dense residential & commercial area

This is a rare opportunity to acquire a high-visibility freestanding commercial property in one of Orlando's most active corridors. Positioned on Semoran Boulevard with strong traffic counts and proximity to Orlando International Airport, the property offers immediate usability with existing infrastructure, while also presenting long-term redevelopment potential.

## CONTACT US

Diana C. Bolivar  
Commercial Real Estate Advisor 450 S Orange  
Avenue, Third Floor  
Orlando, FL 32801  
(407) 432-7916  
Diana@dianabolivar.com

