

# Land For Sale on FL-436

N Semoran Blvd. Orlando, FL 32807



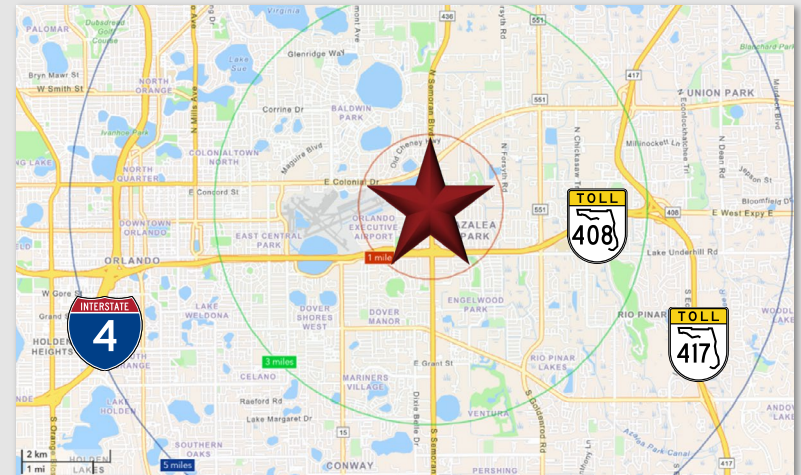
+67,000 AADT



**Sale Price: \$599,000**

## LOCATION HIGHLIGHTS

Located on FL-436 with a high traffic count of +67,000 CPD, this site offers strong exposure and convenient regional access. With prime access between E Colonial Dr. and Lake Underhill Dr., the property benefits from direct SR-408 connectivity to I-4 and SR-417. Centrally positioned in Orlando, it is just 3 miles from Baldwin Park and under 5 miles to Downtown Orlando. The surrounding area features established residential communities and amenities such as Azalea Park Elementary School, Colony East Apartments, and Park of the Americas.



## LISTING HIGHLIGHTS

- **±0.57 acres** of vacant land
- Site is **clear and level**
- Highly visible on N Semoran Blvd (SR-436) with **100' frontage** and driveway curb cut
- 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
Median HH Income	\$91,243	\$104,220	\$112,374
Average HH Income	\$76,268	\$74,757	\$78,734

## CONTACT FOR MORE INFORMATION

**Marie Shorey, CCIM**  
(407) 383-8142  
Marie@palkiper.com

# Land For Sale on FL-436

N Semoran Blvd. Orlando, FL 32807

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



CONTACT FOR MORE INFORMATION

**Marie Shorey, CCIM**

(407) 383-8142

[Marie@palkiper.com](mailto:Marie@palkiper.com)

Palkiper has made every effort to obtain the information regarding this property from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental, or other conditions, prior sale, lease or financing or withdrawal without notice.  
Licensed Real Estate Broker.

03/20/26 10:48