

For Sale

1.47± Acre Parcel
Orlando, Florida 32805



3650 Old Winter Garden Road

Orlando, Florida 32805

Property Features

- 1.47 acre site
- Zoning: C-3
- 210'± frontage on Old Winter Garden Road
- Easy access to John Young Parkway and SR 408
- Cell tower on site - owned by Crown Castle
- Adjacent tenant leasing month-to-month to store roll-off containers
- Close to John Morgan Second Harvest Food Bank Facility
- Completely fenced
- Old Winter Garden Road Traffic Count: 21,215 AADT



Drive Time Demographics

	0-5 min	0-10 min	0-15 min
Total Population	33,137	217,683	519,439
Total Employees	22,861	166,050	362,126
Median HH Income	\$24,861	\$35,852	\$39,971
Average HH Income	\$35,985	\$49,904	\$56,748

For more information:

Mary Frances West, CCIM

+1 407 949 0725 Direct Office

+1 407 875 9989 Main Office

mfwest@realvest.com

REDUCED SALE PRICE!

~~\$260,000~~
\$230,000

1800 Pembroke Drive, Suite 350

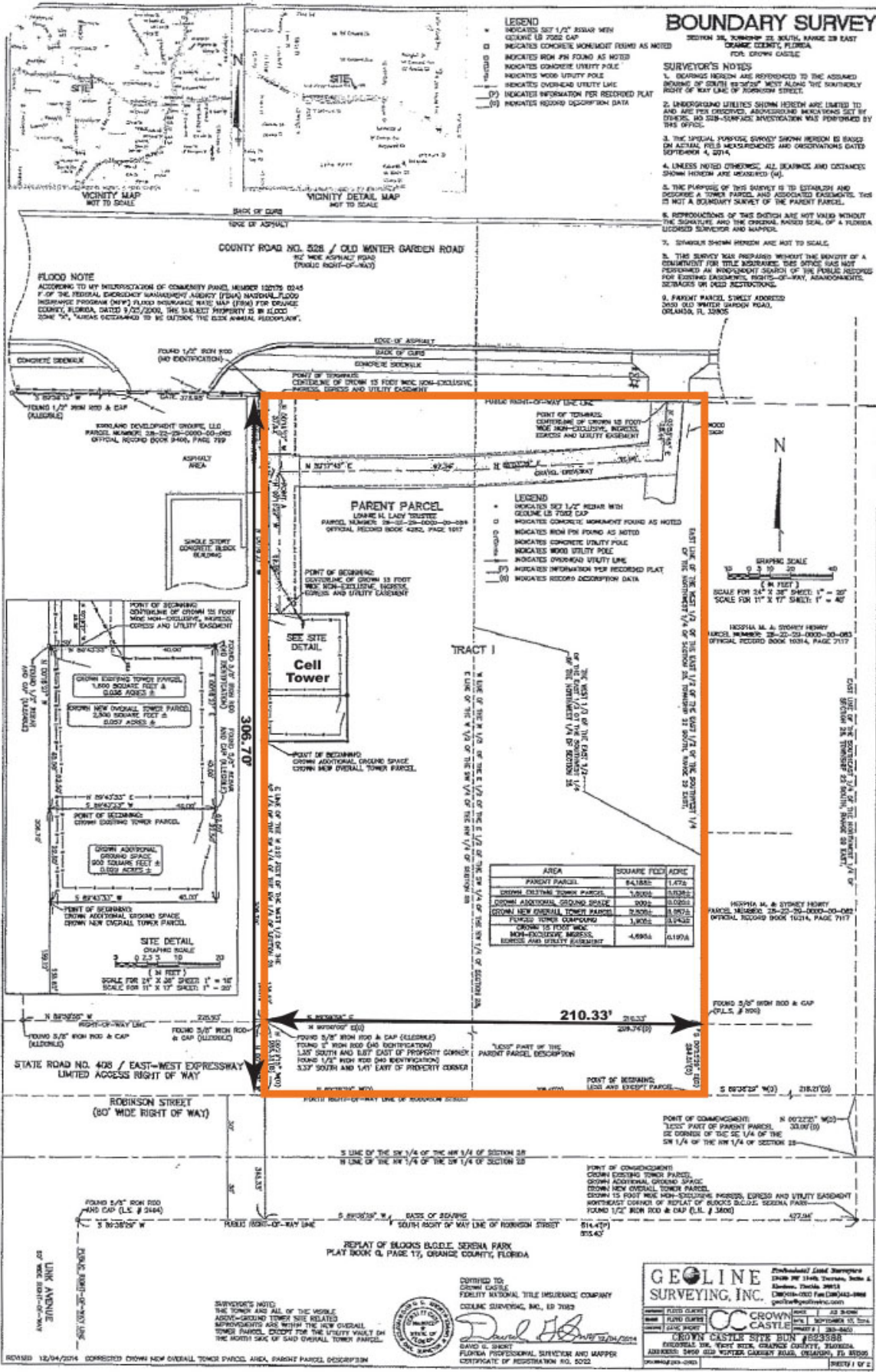
Orlando, Florida 32810

+1 407 875 9989

nairealvest.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

3650 Old Winter Garden Road Boundary Survey Orlando, Florida 32805



REVISED 12/04/2014 CORRECTED CROWN NEW OVERALL TOWER PARCEL AREA, PARENT PARCEL DESCRIPTION

DATE: 12/04/2014

TIME: 10:00 AM

BY: DAVID G. SMITH

CERTIFIED TO:
CROWN CASTLE
FIDELITY NATIONAL TITLE INSURANCE COMPANY
CORAL GABLES, FL, ZIP 33134

David G. Smith
DAVID G. SMITH
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE OF REGISTRATION NO. 5022

GEOLINE SURVEYING, INC.

Professional Land Surveyors
13000 NW 31st Avenue, Suite A
Orlando, Florida 32812
Tel: (407) 853-3333 Fax: (407) 853-3334
geoline@geolineinc.com

CROWN CASTLE

DATE: 12-04-2014
TIME: 10:00 AM
BY: DAVID G. SMITH

CROWN CASTLE SITE BUN #223858
ORLANDO, FL, WEST SIDE, ORANGE COUNTY, FLORIDA
ADDRESS: 3650 OLD WINTER GARDEN ROAD, ORLANDO, FL 32805
DRAWING NO.: 000000

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