

# BANK OWNED LAND

3.56 ± ACRES FOR SALE

**PRICE  
REDUCED!**



SOUTHWEST QUADRANT OF DOWDEN RD & SR-417, ORLANDO, FL

## AMENITIES:

- Located on the South Side of Dowden Road / Innovation Way, West of SR 417 off-ramp
- Zoned PD, City of Orlando, East Park PD (Village Center 3)
- Entitled for 5,000 Square Feet (Commercial/Office)- AC-1 (Community Activity Center)
- Across from Randal Park Subdivision- 760 SFR and 452 Apts
- Enjoys Over 1,100 Feet of Frontage on Dowden Road
- Located Near Lake Nona and Medical City
- Ideal Uses: Professional/Medical Office, Retail, Hotel, Child Care and C-Store
- Offering Price: ~~\$990,000~~ \$825,000

## CONTACT:

DARRYL DOTHEROW, CCIM  
Senior Vice President, Ext. 114  
drdotherow@realtycapitalfl.com

JIM WILDER, CCIM, SIOR  
Senior Vice President, Ext. 131  
jwilder@realtycapitalfl.com



605 E. Robinson St., Suite 500 • Orlando, FL 32801  
P 407.843.7070 • F 407.843.2070 • [realtycapitalfl.com](http://realtycapitalfl.com)

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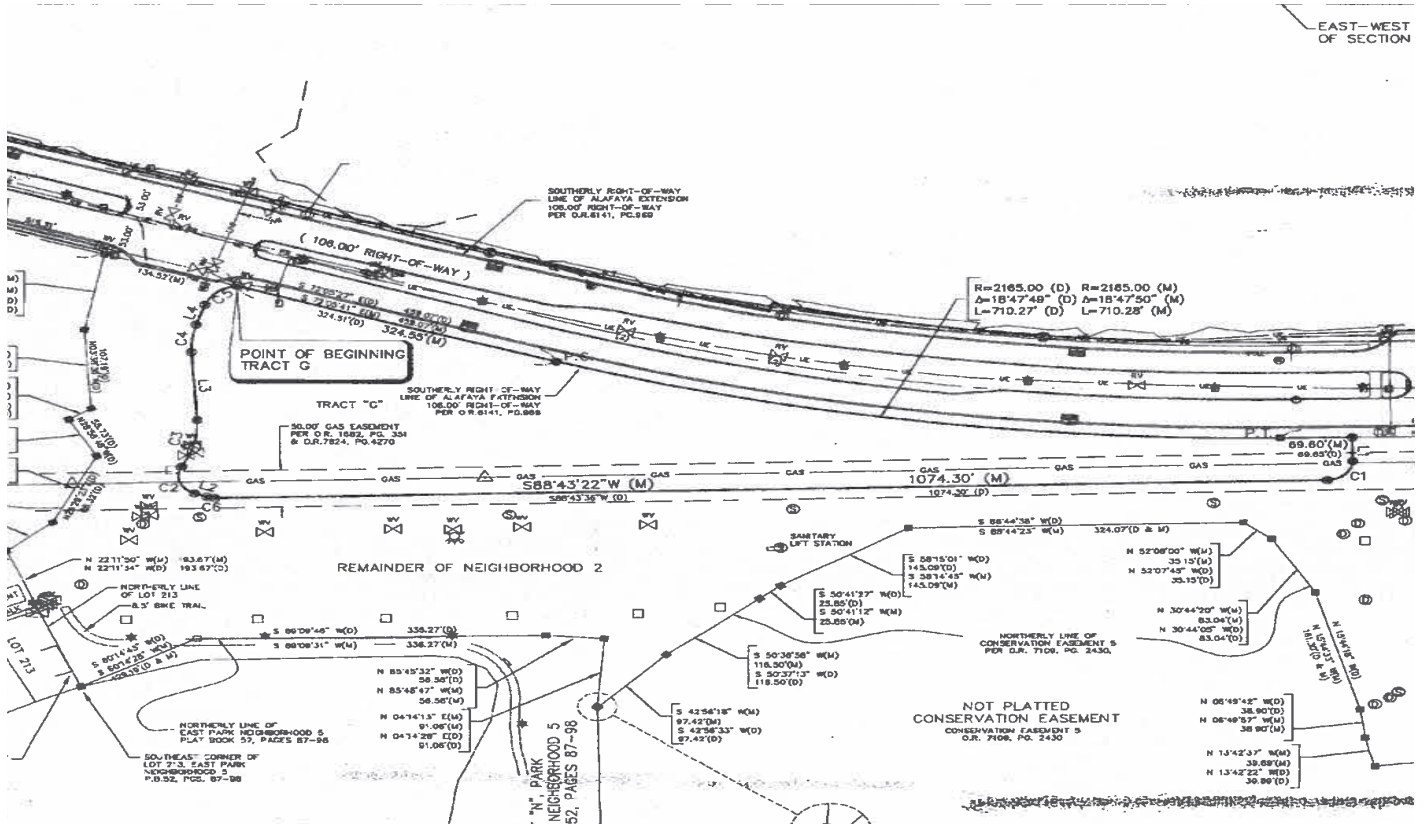


# AERIAL VIEW





# SURVEY





# MAP LOCATION



## One Mile Demographic Info SOURCE: STDB CIM

Current median household income is \$78,763 in the area, compared to \$51,314 for all U.S. households. Median household income is projected to be \$92,307 in five years, compared to \$59,580 for all U.S. households.

Current Average household income is \$96,431 in this area, compared to \$71,842 for all U.S. households. Average household income is projected to be \$114,698 in five years, compared to \$83,667 for all U.S. households.

Current per capita income is \$33,154 in the area, compared to the U.S. per capita income of \$27,567. The per capita income is projected to be \$39,249 in five years, compared to \$32,073 for all U.S. households.