

# SR 417 & MOSS PARK RD

4.29± acres

Orange County, FL

**SOLD!**

LAND FOR SALE



## LOCATION/ DESCRIPTION

Located at the southwest corner of the Moss Park Rd and SR 417 interchange in southeast Orange County, approximately 2 miles south of the Beachline Expressway and approximately 3 miles east of Orlando International Airport.

The property sits within a mile of Lake Nona, one of the fastest growing developments in Orange County with 9,000 approved residential units and 950,000 square feet of approved commercial.

Lake Nona Science and Technology Park, located in the southwest portion of Lake Nona, is expected to generate billions of dollars and thousands of jobs. This "medical city" will include: UCF College of Medicine and Health Services; Burnham Institute for Medical Research; VA Medical Center, Nemours Children's Hospital Orlando, M.D. Anderson Cancer Research Institute; and the University of Florida Research Center.

## ROAD FRONTAGE

285± feet on Moss Park Road  
1,205± feet on SR 417

## TRAFFIC COUNT

35,000 (Average Annual Daily Traffic) on SR 417

## DEMOGRAPHICS

With the development of Lake Nona and other key projects in southeast Orange County, the population within a five mile radius of the property skyrocketed from 3,517 in 2000 to 23,319 in 2008.

Median household income is \$67,799 per household (within a 5 mile radius).

## SIZE

4.29± acres

## PRICE

\$1,500,000

## ZONING

P-D Commercial.

## UTILITIES

Sewer and reclaimed water provided at site by Orange County. Water and electric at site by Orlando Utilities.

Offering subject to errors, omission, prior sale or withdrawal without notice.

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

Maury L. Carter & Associates, Inc.  
407-422-3144 | [www.maurycarter.com](http://www.maurycarter.com)

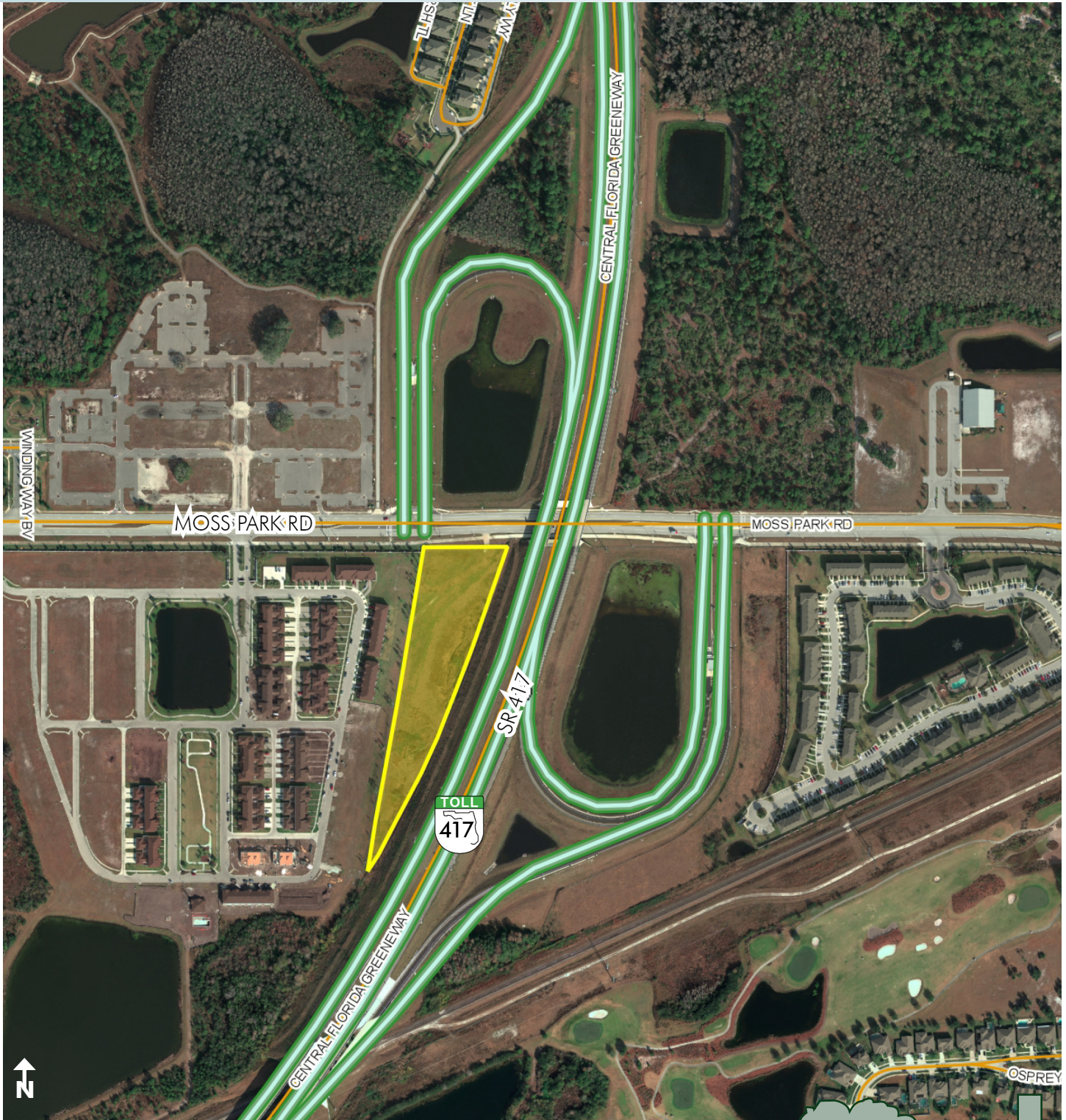


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PROPERTY MAP

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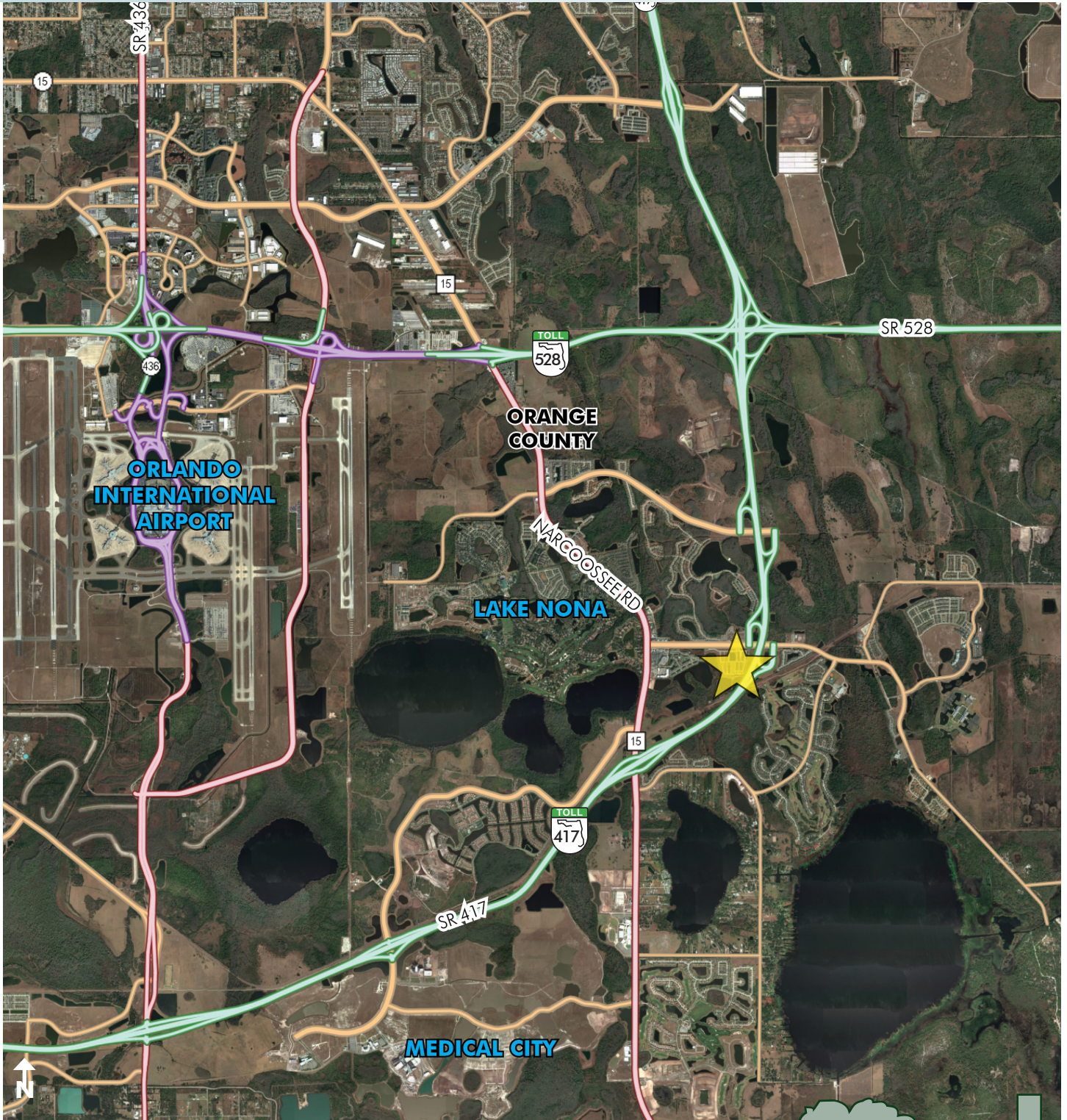


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