CORNER LOCATION NEAR WINDERMERE 2.27± ACRES



SE CORNER OF HEMPEL AVENUE AND OLD WINTER GARDEN ROAD

HIGHLIGHTS:

- 2.27 +/- Acres Divisible
- 1.1 Acre Hard Corner Zoned C-1
- 1.17 Acres Zoned A-1
- Strategically located Hard Corner Outparcel north of Windermere
- Close proximity to Health Central Hospital- Ocoee (0.7 miles west)
- Upside in rezoning entire site to C-1
- Zoned C-1 Commercial Orange County
- Zoned A-1 Agricultural Orange County
- Offering Price:

-2.27 Acres - \$1,250,000 (Entire Site)

- 1.1 Acre Hard Corner - \$865,000

- 1.17 Acre - \$400,000



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REALTY CAPITAL Commercial Real Estate Advisors

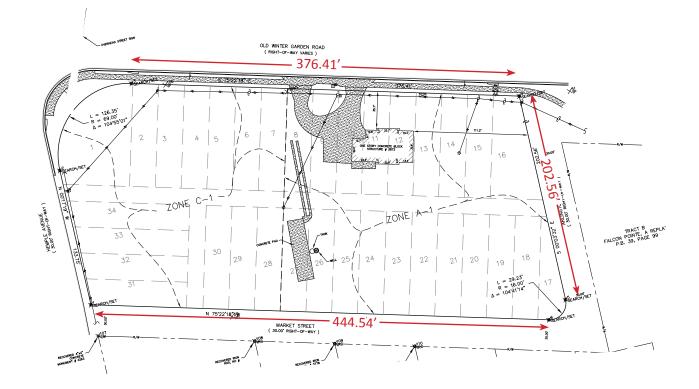
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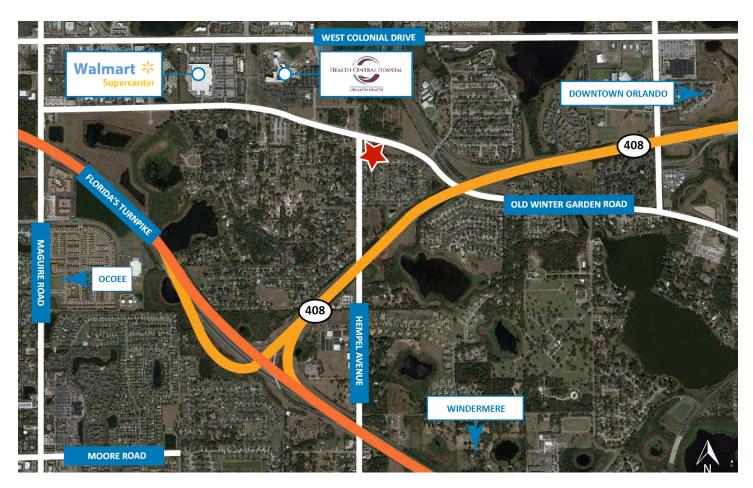
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TRAFFIC COUNTS

0.5 miles west of Hempel Ave.
0.41 miles east of East-West Expr.
24,449 AADT

SURVEY & LOCATION MAP





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