# 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



### DARRYL DOTHEROW, CCIM

Senior Vice President, Ext. 114 drdotherow@realtycapitalfl.com

## REALTY CAPITAL Commercial Real Estate Advisors

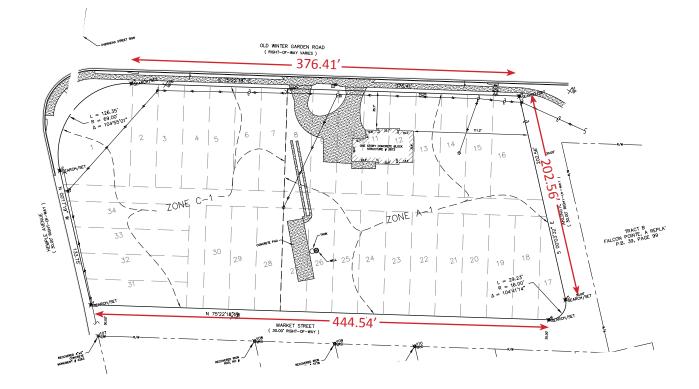
605 E. Robinson St., Suite 500 • Orlando, FL 32801 P 407.843.7070 • F 407.843.2070 • realtycapitalfl.com

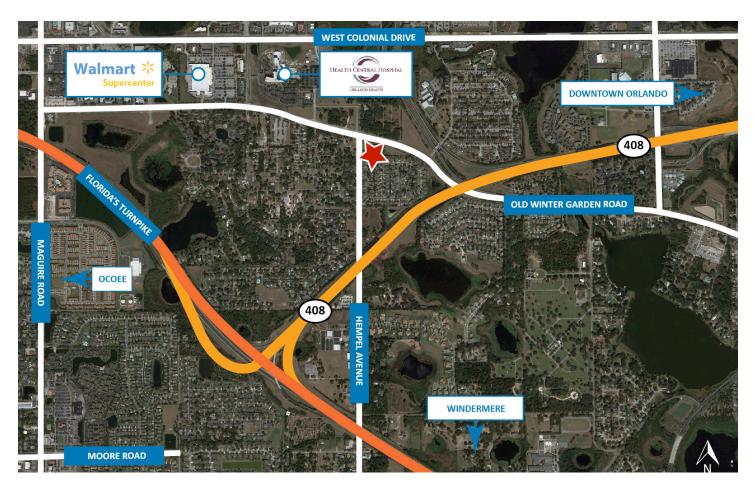
No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

### TRAFFIC COUNTS

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

## SURVEY & LOCATION MAP





### 605 E. Robinson St., Suite 500 • Orlando, FL 32801 • P 407.843.7070 • F 407.843.2070

#### realtycapitalfl.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.