

# 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**

## TRAFFIC COUNTS

- |                                      |             |
|--------------------------------------|-------------|
| • 0.5 miles west of Hempel Ave.      | 29,039 AADT |
| • 0.41 miles east of East-West Expr. | 24,449 AADT |

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