

**FOR SALE  
OR  
GROUND  
LEASE**

# 1.2 Acre Retail Site Available

6900 S Orange Blossom Trail  
Orlando, FL 32809



## **C O N T A C T**

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[www.ResultsREPartners.com](http://www.ResultsREPartners.com)

## **PROPERTY HIGHLIGHTS**

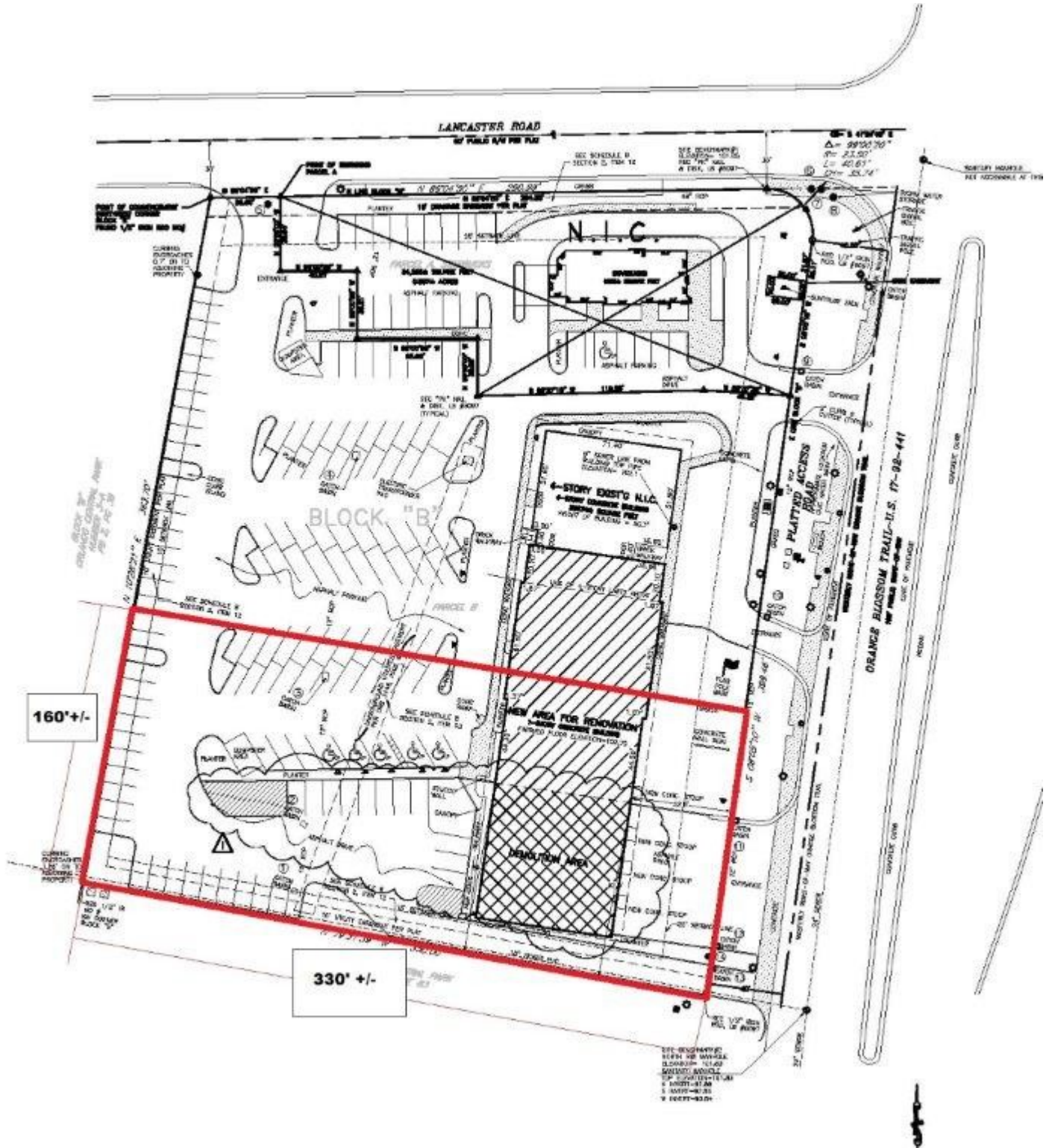
- 1.21 Acre Retail Site For Sale or Ground Lease
- 1.2 acre pad available with 160'+/- of frontage and 330' +/- of depth with cross access with the office building
- 55,000 vpd on South OBT
- Preferred location between Starbucks and Wawa
- Perfect site for Drive-thru Restaurant
- 1.5 miles from Florida Mall \* 20 million annual visitors
- 196,554 population within 5 mile radius
- 876 Business Establishments within 1 mile radius
- **Sale Price:           \$1,320,000**

This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.

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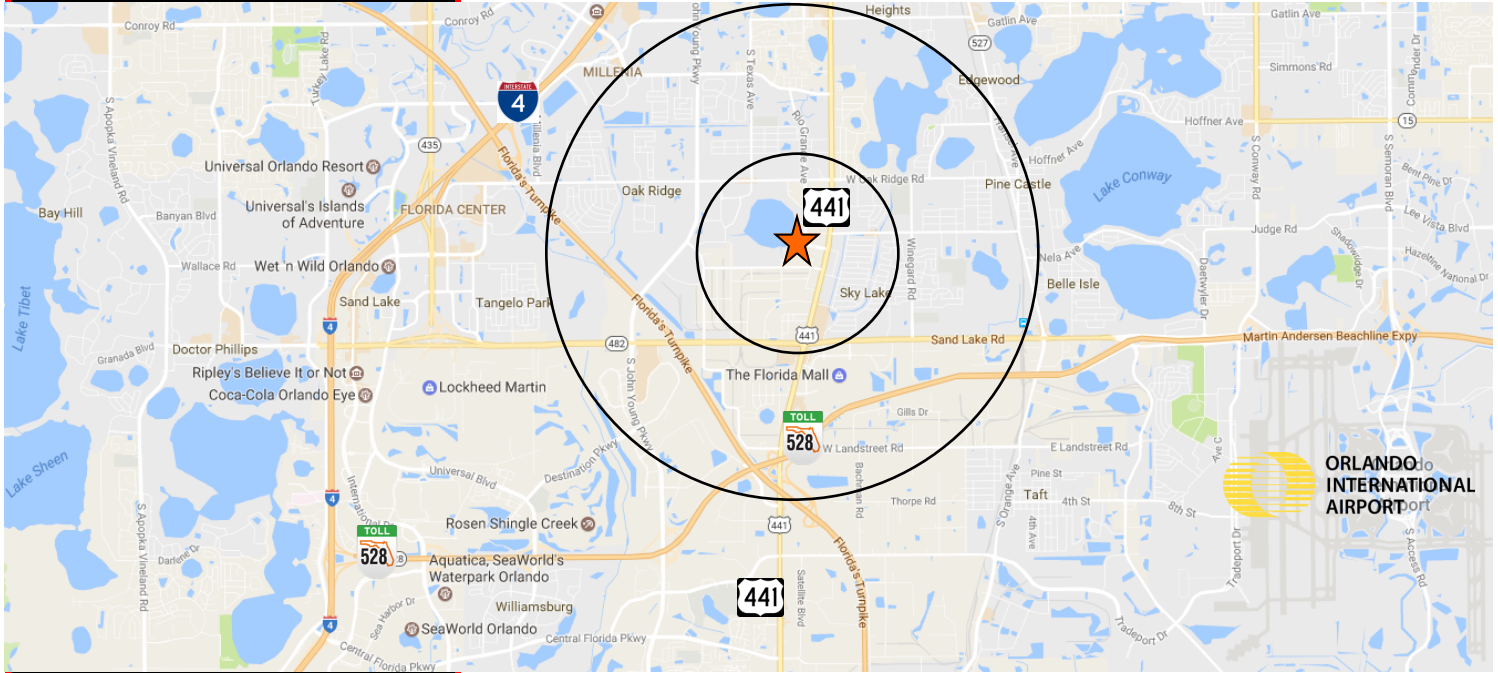
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**Demographics**

**Population**

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
2015 Estimated Population	10,500	82,500	197,000
% Change 2000-2015	+27.9%	+27.9%	+19.4%
Median Age	34	32	34.2

**Local Business**

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Total Establishments	876	5,135	13,070
Total Employees	9,970	76,869	210,312

**Traffic Counts**

Orange Blossom Trail	56,000 vehicles per day
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