

CORNER LOT - 0.95± ACRES

2,000± SF – FOR SALE

ALL OFFERS
WILL BE
CONSIDERED!



\$5,000 Buyer-Broker Bonus

2809 SOUTH RIO GRANDE AVENUE, ORLANDO, FL 32805

HIGHLIGHTS:

- 0.95± Acres
- Zoned: C-1 | Retail Commercial | Orange County
- FLU: NAC- Neighborhood Activity Corridor
- 2,000 SF Retail Building on Site
- Almost 1 Full Acre of C-1 Land Encompassing One-Half Block
- On-Site Billboard Transfer with Sale
- Reduced Price: ~~\$475,000~~ **\$449,500**

2016 Demographics	1 Mile	3 Miles	5 Miles
Population	11,337	116,874	258,918
Average Household Income	\$37,579	\$55,435	\$58,294
Median Household Income	\$27,446	\$35,939	\$39,907
Median Age	36.5	34.8	34.5

TRAFFIC COUNTS

Rio Grande Avenue (South of 28th Street)	20,000+ AADT
Rio Grande Avenue (South of 24th Street)	23,600+ AADT

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SITE DIMENSIONS & LOCATION

