



**CITY** COMMERCIAL

**FOR SALE: RARE MILLS AVENUE BUILDING**  
**1200 N. Mills Avenue**  
**Orlando, FL 32803**



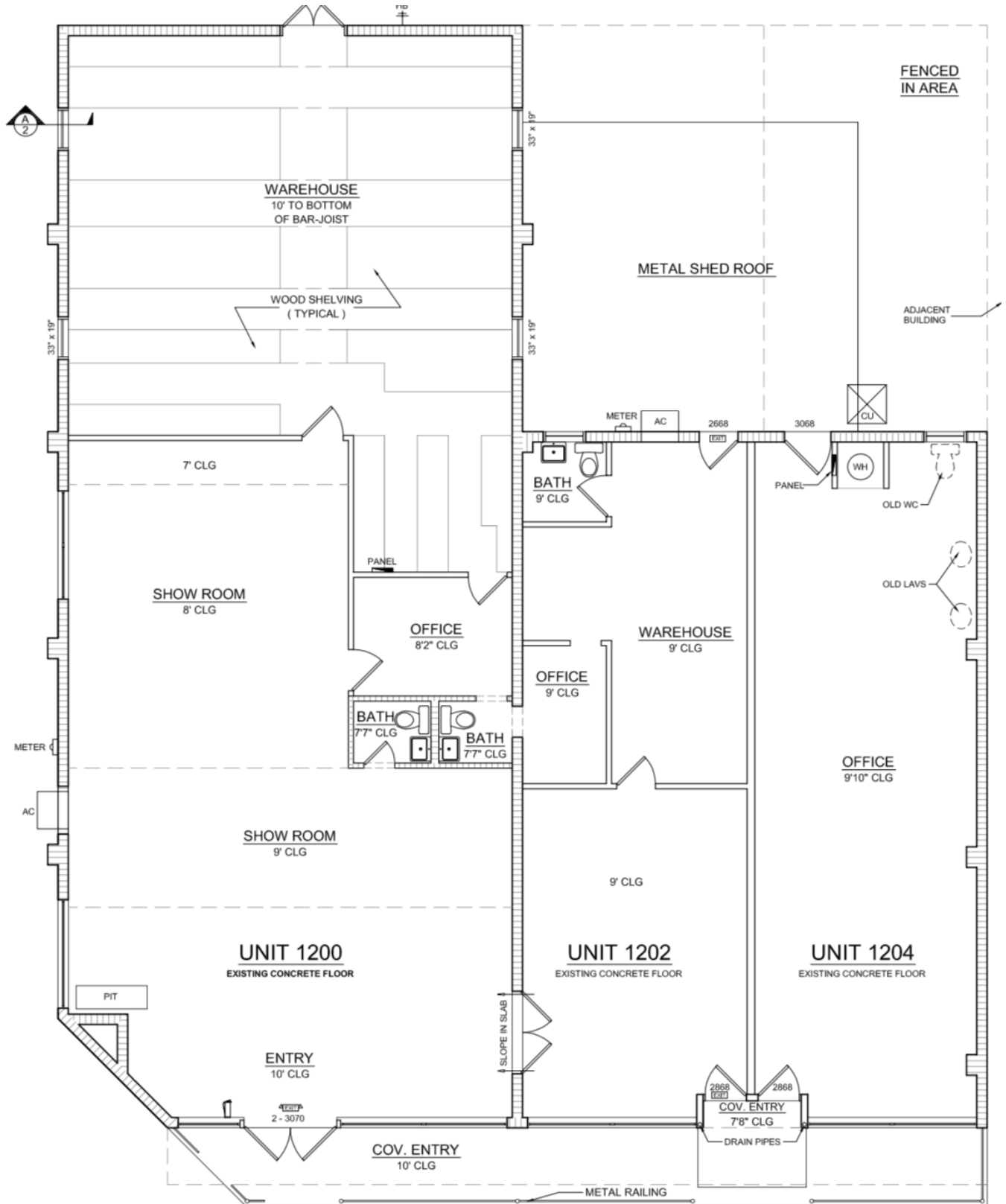
**Lee Zerivitz, SIOR, CCIM**  
Managing Partner  
Office: 407.644.CITY (2489)  
Cell: 407.929.3598

lee@citycommercial.com

**CITY COMMERCIAL**  
1101 Symonds Avenue  
Suite 600  
Winter Park, FL 32789

www.CITYcommercial.com

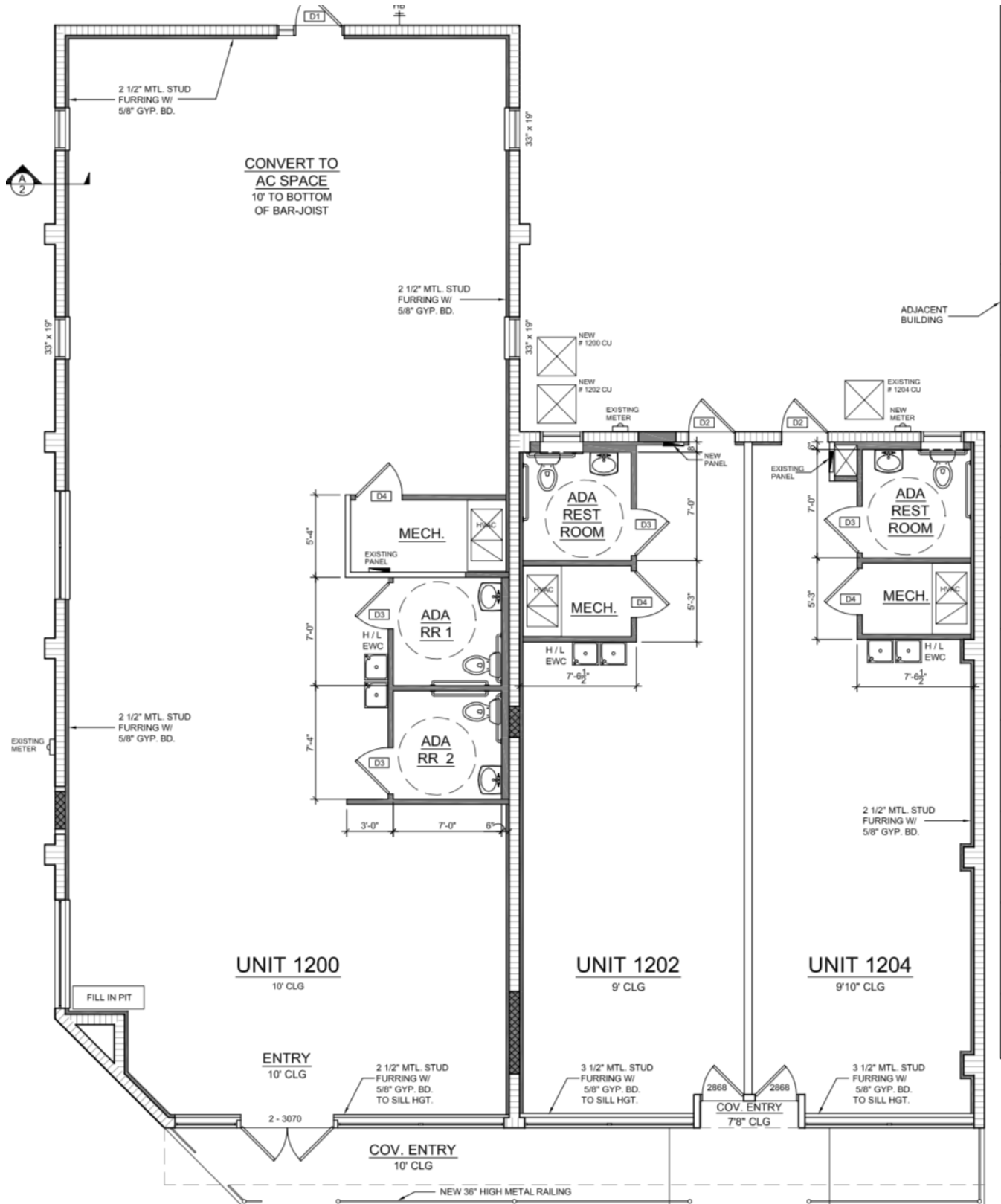
## As-Built Floor Plan



**AS-BUILT FLOOR PLAN**

SCALE : 1/4" = 1'-0"

Conceptual Floor Plan



PROPOSED FLOOR PLAN

SCALE : 1/4" = 1'-0"



## Property Highlights

### Property Features

- ± 3,592 SF / ± .19 ac
- Zoned MU-1/T (City of Orlando) allows a wide variety of uses
- Perfect for owner/user or set up as retail income
- Full conceptual space plans have been drawn
- Interior has been demo'd
- Parcel ID: 24-22-29-5820-04-220

### Market

- Located in white hot Mills Avenue redevelopment area
- Mills Avenue & Lake Highland Drive
- NW hard corner with traffic light
- ± 39,500 VPD traffic count
- Full demographics available upon request