

**REDUCED PRICE!**



**JAMISON**  
COMMERCIAL PARTNERS

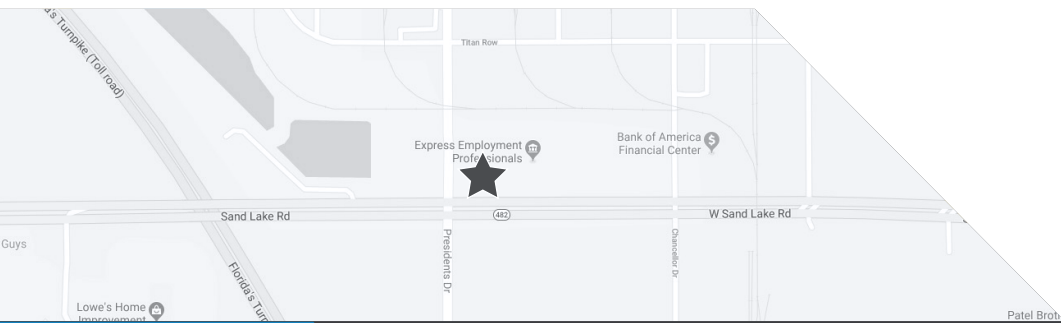
# SAND LAKE RD. REDEVELOPMENT SITE

2475 WEST SAND LAKE ROAD, ORL, FL 32809  
**FOR SALE**

Jamison Commercial Partners is pleased to present for sale, a 2.07± acre property located 3.5 miles East of I-4 near the Tourist Corridor with great access to John Young Parkway, US Hwy 441 and the Florida Turnpike.

## PROPERTY OVERVIEW

- » 2.07± AC at a signalized traffic Corner
- » Existing 2,227 SF bank branch with 2 drive thru lanes
- » 25 parking spaces
- » Monument signage
- » Zoned: IND-2/IND-3, Orange Co.
- » Offering Price: ~~\$1,600,000~~ **\$1,425,000**



**DARRYL  
DOTHEROW**, CCIM

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JAMISONCOMMERCIAL.COM

# SAND LAKE RD. REDEVELOPMENT SITE



**JAMISON COMMERCIAL PARTNERS - 135 W. CENTRAL BLVD., STE. 450, ORLANDO, FL 32801**

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.



### 2017 TRAFFIC COUNTS

- » Sand Lake Road (East of Presidents Drive) - 47,500 AADT
- » Presidents Drive (North of Sand Lake Road) - 8,000 AADT

### 2017 DEMOGRAPHICS



GENERAL  
POPULATION

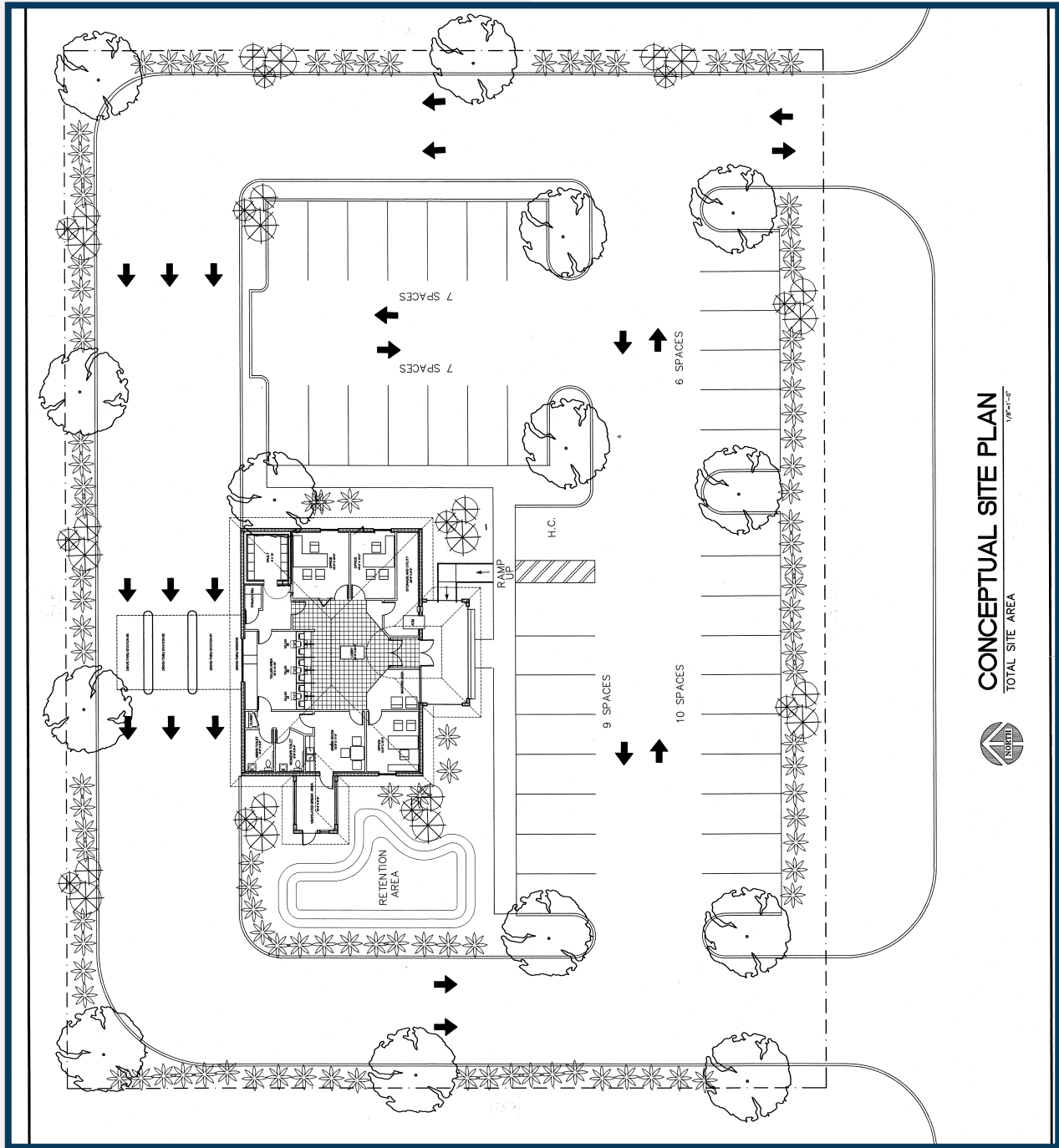


NUMBER OF  
HOUSEHOLDS



AVG. HOUSEHOLD  
INCOME

	1 MILE	3 MILE	5 MILE
GENERAL POPULATION	1,073	74,022	195,349
NUMBER OF HOUSEHOLDS	401	25,994	72,068
AVG. HOUSEHOLD INCOME	\$44,220	\$47,230	\$59,453



**CONCEPTUAL SITE PLAN**  
TOTAL SITE AREA



CONCEPTUAL SITE PLAN