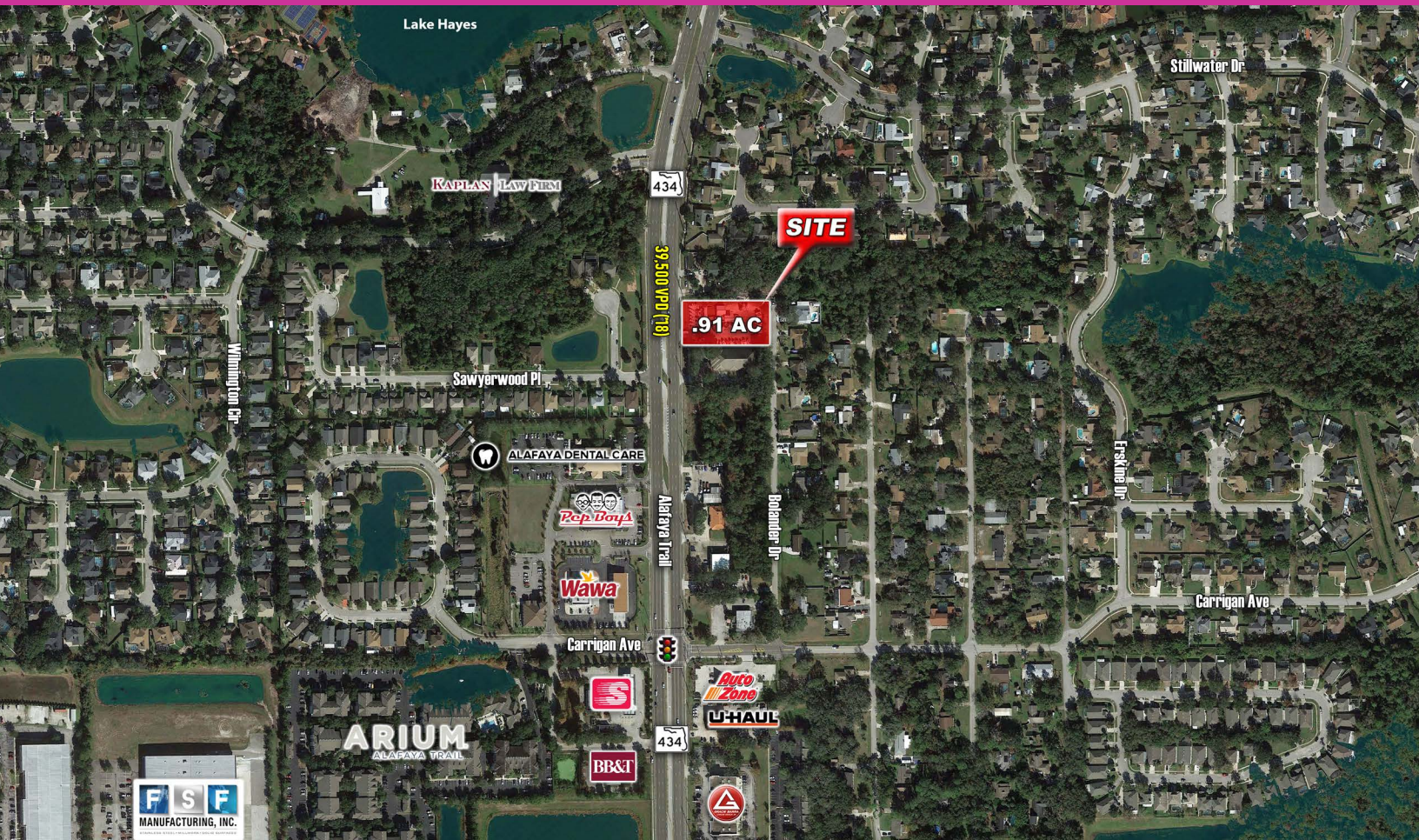


Retail Site for Sale or Ground Lease

2953 Alafaya Trail, Oviedo, Florida 32765



DESCRIPTION:

- Boat Sales Lot
- +/-150' frontage on Alafaya Rd
- C-2 Zoning
- Utilities to site
- Located approximately 1.5 miles north of the University of Central Florida - the largest university in the US with 12,700 employees and 60,000+ students.

AVAILABLE:

+/- 0.91 AC / 39,612 SF

PRICE:

\$989,000

DEMOGRAPHICS:

	1 mile	3 miles	5 miles
2018 Population	8,890	70,556	179,086
Total Households	3,204	22,739	61,634
Average HH Income	\$100,646	\$87,977	\$86,105

TRAFFIC COUNTS:

Alafaya Trail: 39,500 VPD
McCullouch Rd: 32,500 VPD
W Chapman Rd: 22,000 VPD
(FLDOT 2018)

Alanna Hogan, CCIM | 407.222.7205 | ahogan@realtimetre.com

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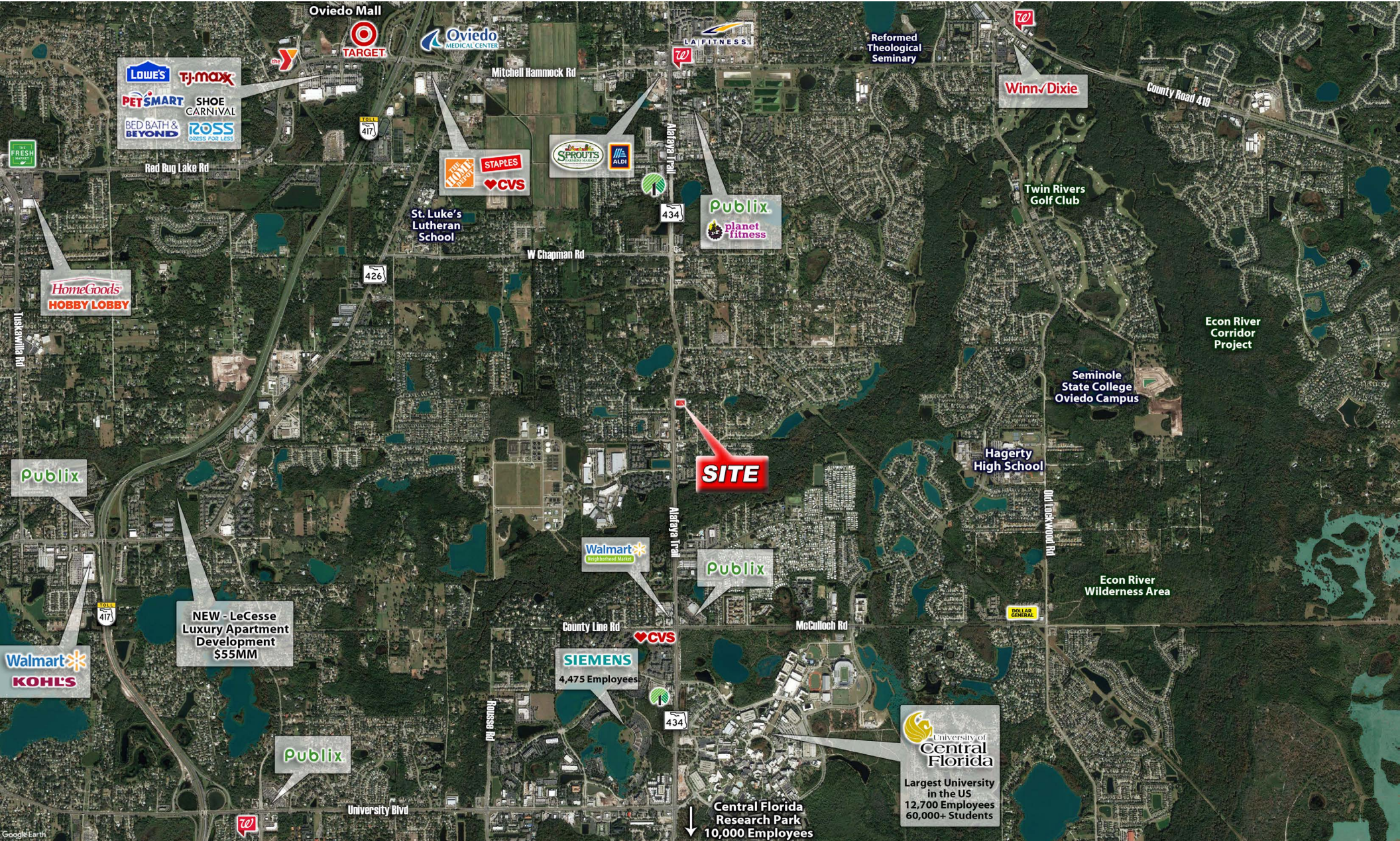


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