



C. BRENNER, INC.

COMMERCIAL REAL ESTATE

**REDUCED!**

Prime Winter Park Retail Site

\$749,000

7651 University Blvd,



- .74 acre fully buildable retail site by fast-growing intersection
- 150' frontage on major 6 lane road (University Blvd = 40,000 cars per day)
- Direct ingress/egress from University Blvd
- Utilities and 30' pylon sign in place
- 1,400 SF drive-thru can be repurposed or expanded
- Join nearby retailers Publix, Target, Lucky's Market, and many others
- Minutes from University of Central Florida and Full Sail University

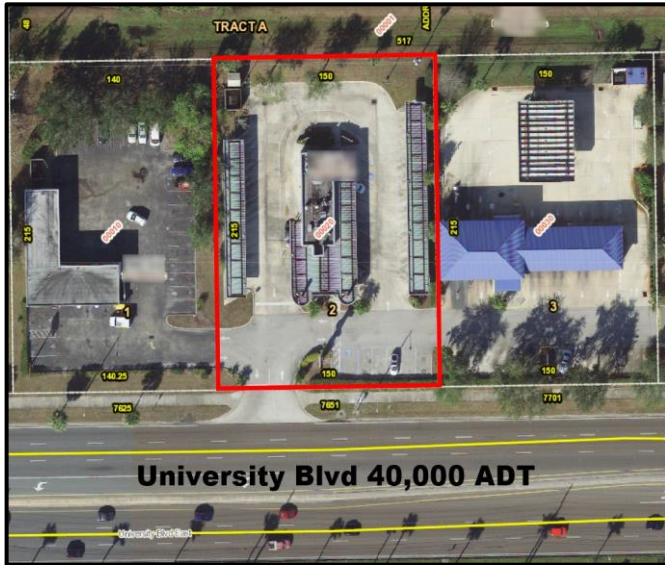
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3586 Aloma Ave, Suite 5, Winter Park, FL 32792



### PROPERTY SPECIFICATIONS

Address: 7651 University Blvd, Winter Park, FL 32792

Lot Size: 0.74 acres (32,250 SF)

Frontage: 150' University Blvd

Zoning: C-1

Utilities: Water, electric, sewer in place

Retention: Off-site

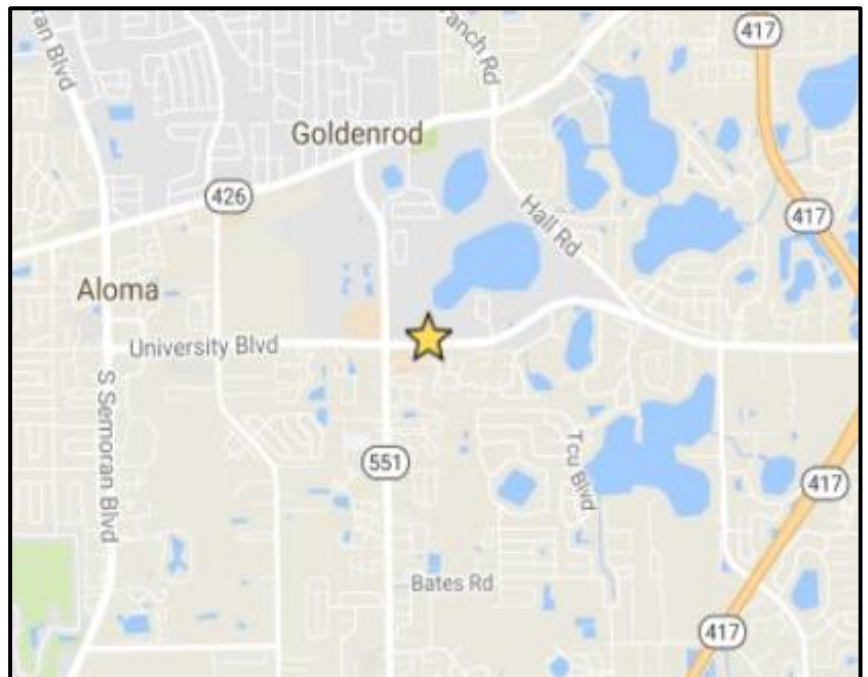
### MARKET PROFILE

3 mile population: 100,626

5 mile population: 264,493

5 mile Avg HH income: \$61,238

Call Broker For Sales Price!



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