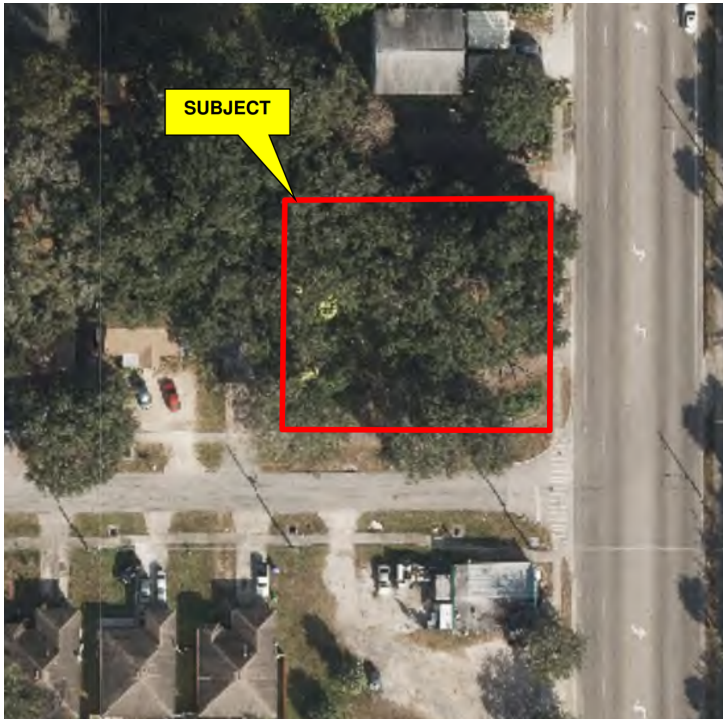


# VACANT LAND FOR SALE



722 -728 S. Ivey Lane, Orlando, FL 32811



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$110,000
<b>LOT SIZE:</b>	0.34 Acres
<b>ZONING:</b>	C1
<b>MARKET:</b>	Old Winter Garden Rd to the north, Kirkman Rd to the West, John Young Parkway to the east and LB Mcleod Rd to the south.
<b>PRICE / SF:</b>	\$7.43

## PROPERTY OVERVIEW

2 Vacant parcels. Good for development for investment or owner user

## PROPERTY HIGHLIGHTS

- 2 vacant adjacent parcels
- Zoned C1
- Great for Contractor office use
- General Office use
- No vehicle parking overnight. (Would need to rezone to C2 to allow overnight parking)
- No auto uses
- No Stores
- No lounges
- Check with Orange County Zoning for permissible uses

**KW COMMERCIAL**  
6900 Turkey Lake Rd, Ste. 1-3  
Orlando, FL 32819

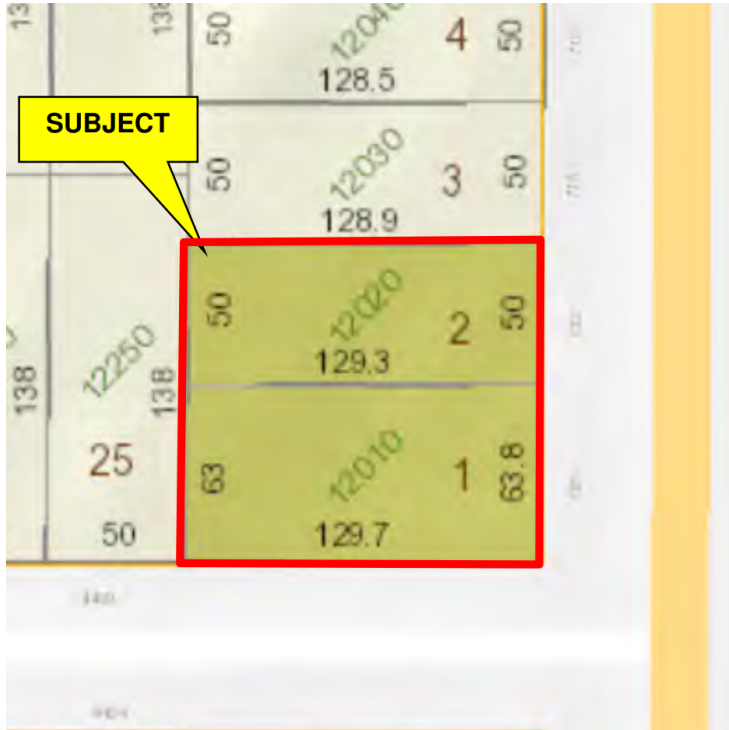
**MELANIE RASKIN KAYALEH**  
Commercial Director  
0: 407.782.1989  
melanie@choicecommercialgroup.com

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View of subject from S. Ivey Ln.



Interior view of subject property



View of subject from America St.



S. view of S. Ivey Ln., subject at right



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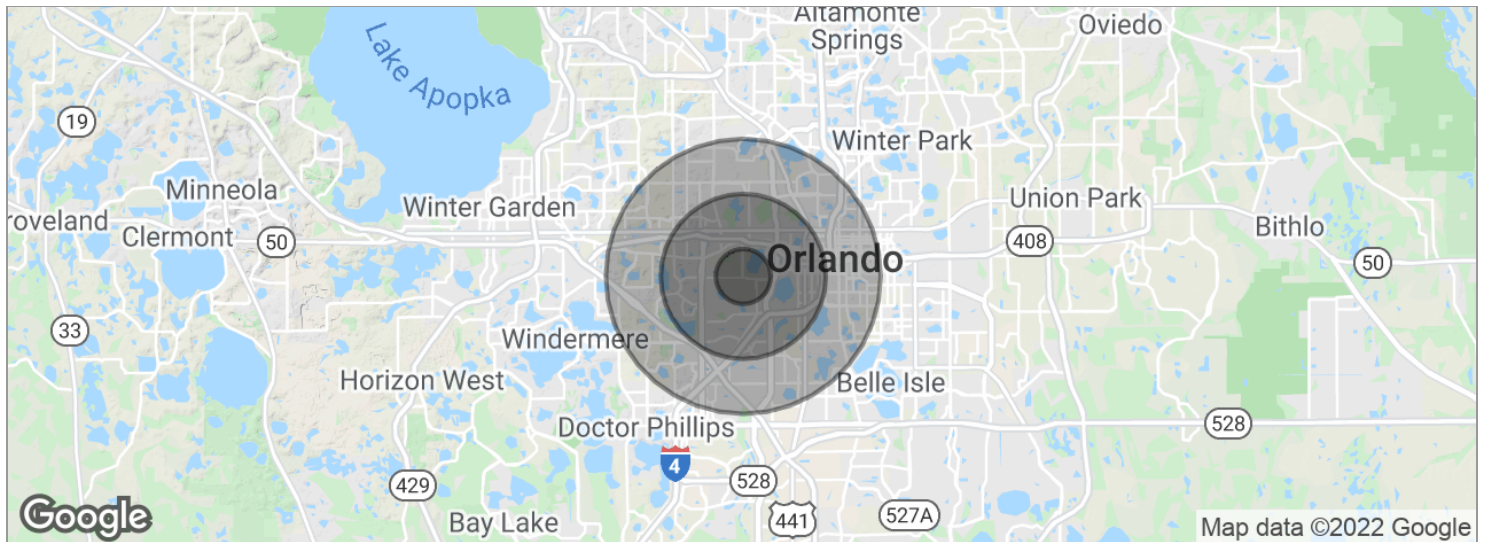
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	14,521	108,938	285,828
Median age	31.1	30.7	32.4
Median age (male)	28.8	29.1	31.1
Median age (Female)	33.8	32.4	33.9
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	4,603	39,092	105,995
# of persons per HH	3.2	2.8	2.7
Average HH income	\$38,154	\$44,061	\$53,946
Average house value	\$143,684	\$185,842	\$259,523

\* Demographic data derived from 2010 US Census

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