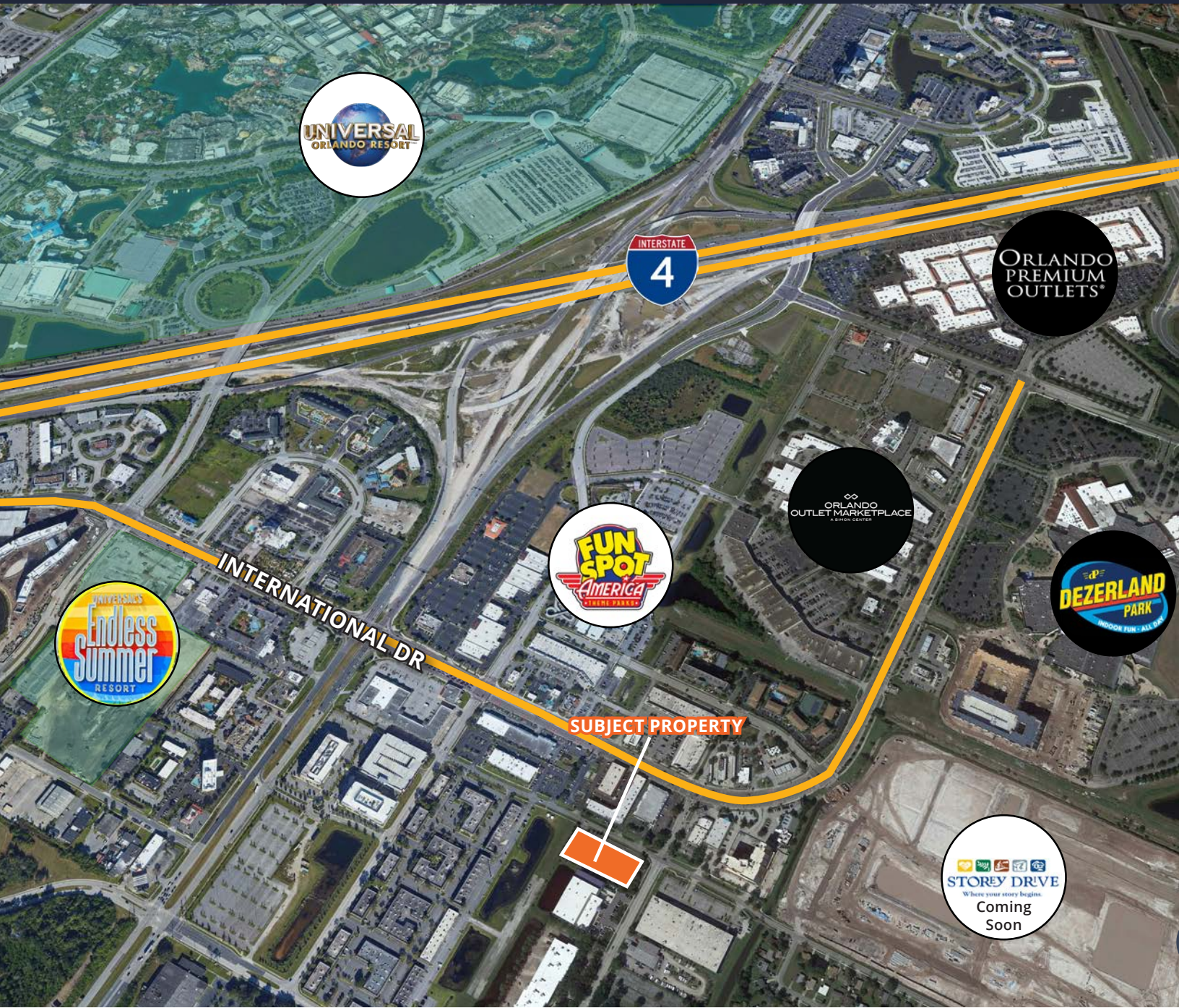


COMMERCIAL LAND OPPORTUNITY | TOURIST DISTRICT



Tourist District Land

7008 Municipal Drive | Orlando, FL

±1.93 acres

Nathan Eissler, CCIM, SIOR, Principal
407 440 6658
407 342 7494
nathan.eissler@avisonyoung.com

Gunner Leslie
407 440 6642
407 949 2100
gunner.leslie@avisonyoung.com



Property Information

Address	7008, Municipal Dr Orlando, FL 32819
Folio number	30-23-19-2784-06-001
Land	±1.93 ac (±83,854 sf)
Zoning	I-P
Frontage	±406 sf on Vanguard St ±176 sf on Municipal Dr

Property Highlights

This offering is a ±1.93 AC parcel of commercial land with significant development potential. The Property is located minutes away from Universal Orlando Resort, Orlando International Premium Outlets, The Mall at Millenia. The Property offers incoming owners the flexibility to pursue a traditional retail deal or potential for office/mixed use. The I-P zoning offers buyers flexibility for development.

Excellent Accessibility - The Property's location is excellent, with positioning near the heart of Orlando's tourist district. Major tourist attractions such as Universal Orlando Resort, Seaworld, Orlando Convention Center, ICON Park, Orlando Premium Outlets, and more, all within a short 10 minute drive from the property.

Booming Metropolitan Area - The Orlando metro area is one of the fastest growing in the United States, as residents of the northeast continue to migrate to the Sunbelt for better weather, lower cost of living and lower taxes. The explosive growth of the Central Florida suburbs points to massive demand for new housing, and observers anticipate that Orlando's explosive growth will continue in the coming years.

Flexible Zoning - The Property's in-place zoning permits the construction of mixed-use development including office, retail and entertainment uses, with a maximum allowable FAR of 0.70.

Property Highlights



Irreplaceable
Location & Access



±1.93 Acres



Flexible Zoning

Asking Price - \$2,250,000.00



Demographic Profile (5 Miles)



232,930

Population



86,608

Households



\$87,644

Average HH income



2.65

Average HH size



18,268

Employees



NARCOOSSE RD



INTERNATIONAL DR



SUBJECT PROPERTY



If you would like more
information on this offering
please get in touch.

**AVISON
YOUNG**

Broker Team

Nathan Eissler, CCIM, SIOR, Principal

407 440 6658

nathan.eissler@avisonyoung.com

Gunner Leslie, Associate

407 440 6642

gunner.leslie@avisonyoung.com

Visit us online

avisonyoung.com

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135 W. Central Boulevard, Suite 700 | Orlando, Florida 32801 | 407 440 6658

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