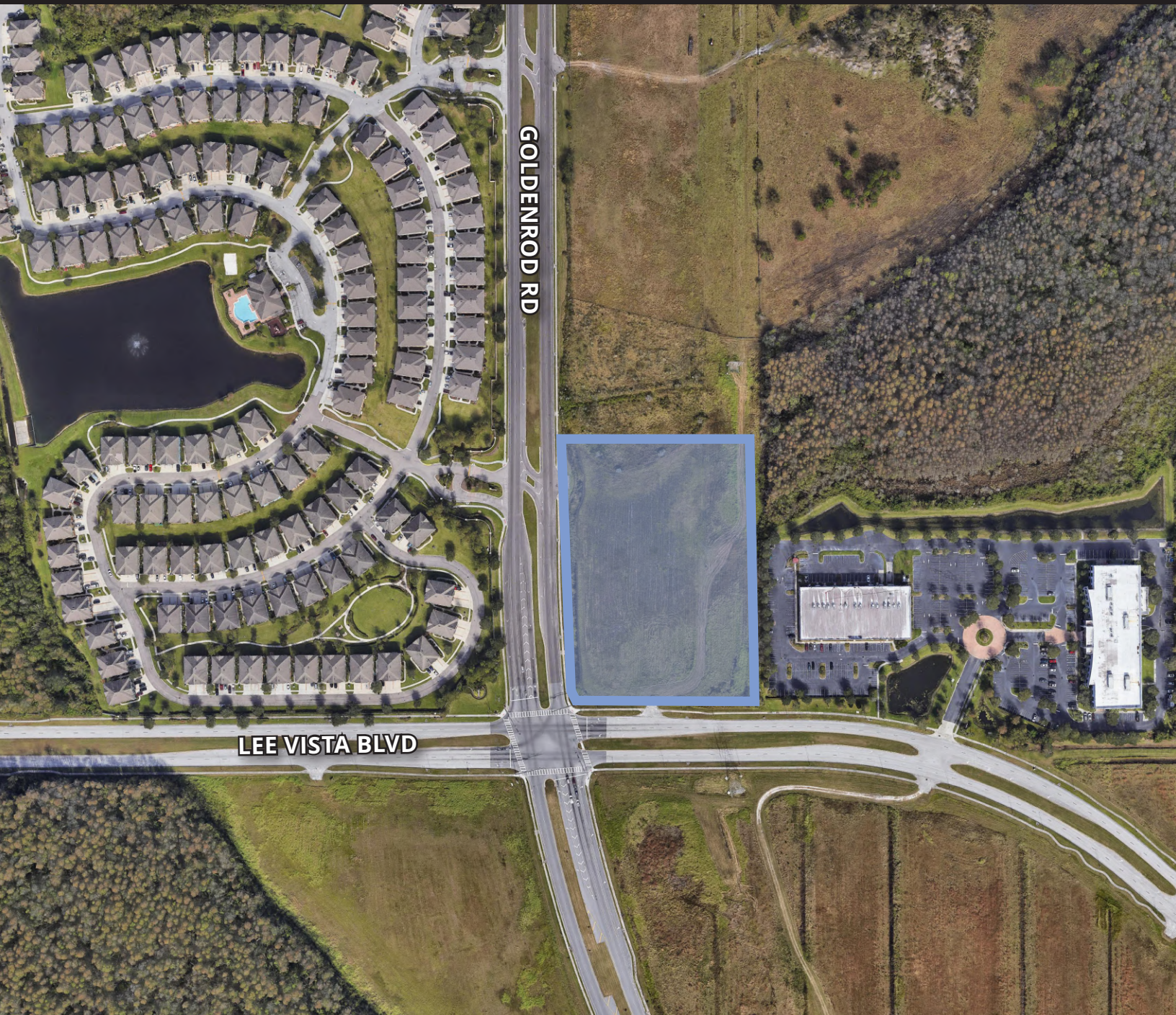


**COMMERCIAL LAND OPPORTUNITY | CLOSE PROXIMITY TO AIRPORT**



# Lee Vista Commercial Land

Lee Vista & Goldenrod Road | Orlando, FL 32822

**±7.30 acres**

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

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YOUNG**



## Property Information

Address	Lee Vista Blvd & Goldenrod Rd Orlando, FL 32822
Folio number	23-23-30-5127-01-007
Land	±7.30 ac (±318,168 sf)
Zoning	PD/AN
Frontage	±399 sf on Lee Vista Blvd ±651 sf on Goldenrod Rd

## Property Highlights

This offering is a ±7.30 AC parcel of vacant commercial land with significant development potential. The Property is located in Orlando, FL, in the booming Airport submarket. The Property offers incoming owners the flexibility to pursue a traditional retail deal or potential for office/mixed use. The PD zoning offers commercial tracts to adhere to AG-1 zoning, City of Orlando.

**Excellent Accessibility** - The Property's location is excellent, with positioning approximately 10 minutes north of Orlando International Airport and 20 minutes south of Downtown Orlando. With ingress and egress from Goldenrod Rd and Lee Vista Blvd.

**Growing Submarket** - Southeast Orlando has seen tremendous growth over the past decade. The Orlando International Airport (MCO) ended 2021 as the 7th busiest airport in the USA, seeing over 40M total passengers.

## Zoning Information

	COLUMN III		COLUMN III
	<u>Commercial</u>		<u>Commercial</u>
Max. FAR	0.5	Side	10 ft.
Max Density	----	St. Side	15 ft.
Max. ISR	.70	From PD Boundary	25 ft.
Max. Ht.	190 above MSL	From Central Wetland	50 ft.
Min. Bldg. Setbacks		From All Other Retained Wetlands	15 ft. min./ 25 ft. average
Front	25 ft.		
Rear	25 ft.		

## Property Highlights



Irreplaceable  
Location & Access



±7.30 Acres



Commercial  
Zoning

## Demographic Profile (5 Miles)



180,651

Population



68,370

Households



\$88,408

Average HH income



2.63

Average HH size



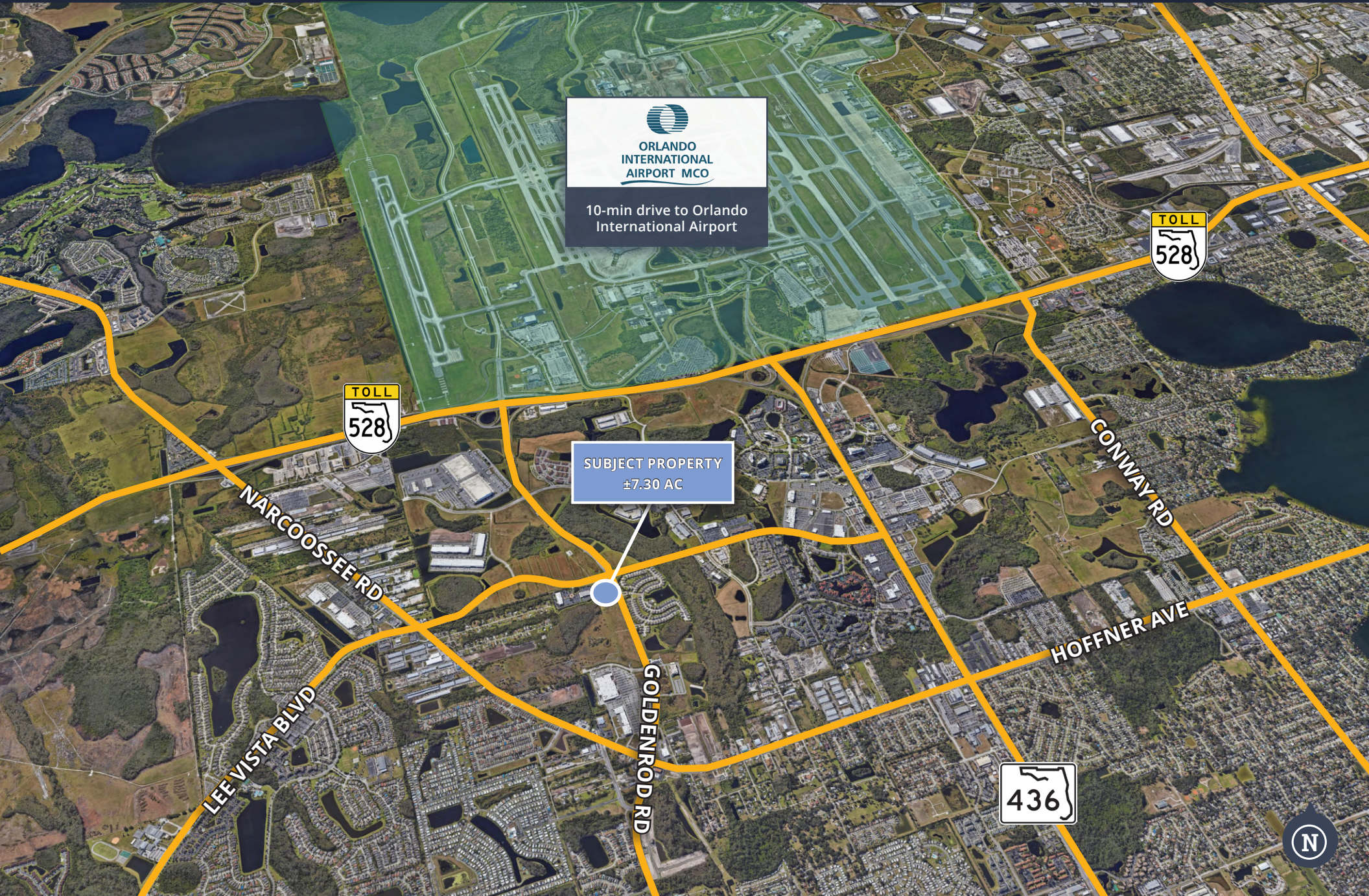
52,590

Employees



# Aerial View

Lee Vista & Goldenrod Rd  
Orlando, FL 32822



  
ORLANDO  
INTERNATIONAL  
AIRPORT MCO

10-min drive to Orlando  
International Airport

SUBJECT PROPERTY  
±7.30 AC

NARCOOSSEE RD  
LEE VISTA BLVD

GOLDENROD RD

CONWAY RD  
HOFFNER AVE

436

TOLL  
528









# Conceptual Site Plan

Lee Vista & Goldenrod Rd  
Orlando, FL 32822



**Legend**

APPROXIMATE LOCATION OF STANDARD PENETRATION TEST BORING



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

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YOUNG**

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### Broker Team

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