

LAND PARCEL FOR SALE

1145 Dennis Ave, Orlando, FL 32807

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For Sale: Inquire For Price

± 4 acres usable

Zoning: C-3 Future Land Use R1, R1A, R2, RT, RT1,
PD 10 Dwelling Units Per Acre

Parcel I.D.: 22-22-30-0000-00-249

Property sits at intersection of N Forsyth Rd and Old Cheney Hwy

Parcel Can Support ± 100,000 Square Feet Of Class
"A" Industrial Development - Vacancy Rate 6.5%

Parcel Can Support Low - Medium Density Residential
Unit Development – 50 - 70 units

Located 0.26 Miles South of E Colonial Drive

94.8% of housing units within 1 mile radius are
occupied

60.3% of occupied housing units within 1 mile radius
are renter occupied (ESRI.com)

± 1,800 FT of frontage on N Forsyth Road
± 415 FT of frontage on Old Cheney Road



OLD CHENEY HWY (52,721 AADT)

FORSYTH WOODS
ELEMENTARY SCHOOL

FORSYTH ROAD (43,500 AADT)

■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ www.FCPG.com ■

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THE NEIGHBORHOOD: 1 MILE RADIUS



POPULATION
± 10,520



**DAYTIME
POPULATION**
± 11,324



**AVERAGE
HOUSEHOLD INCOME**
\$78,133



HOUSEHOLDS
4,135



AVERAGE HOME VALUE
\$383,638



OCCUPANCY RATE
94.8%

TRAVEL TIMES

ROADWAYS

East Colonial Dr.
SR 408
SR 417

1 Block South
2.9 miles (7 minutes)
2.1 miles (6 minutes)

EDUCATION

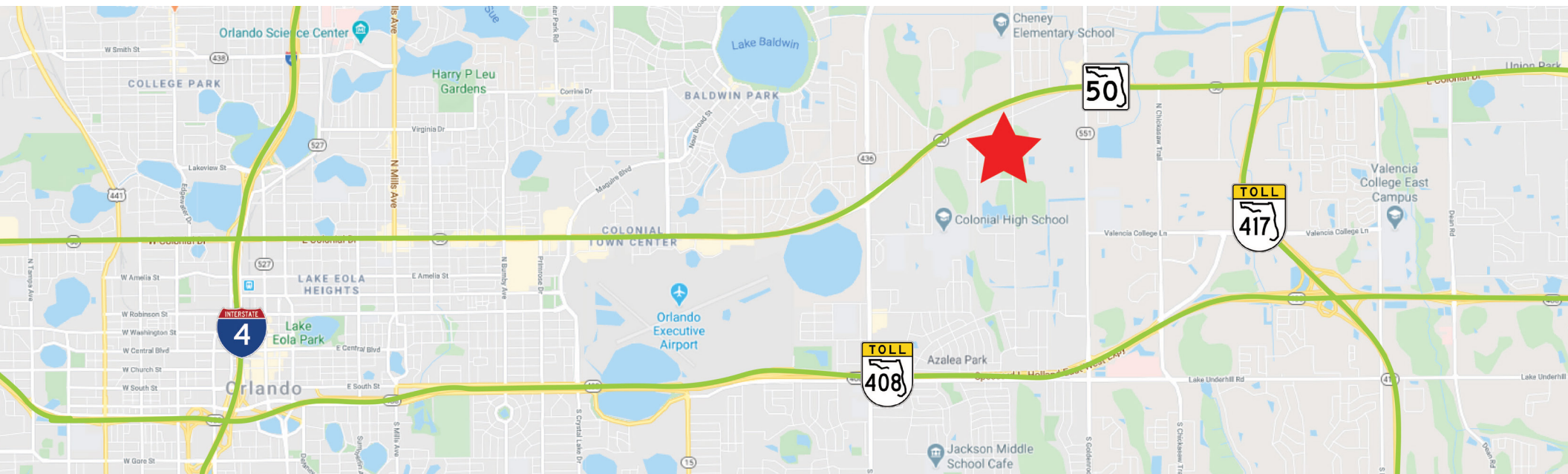
Forsyth Woods Elementary School (Pk-5)
Cheney Elementary School
Stonewall Jackson Middle School (6-8)
Colonial High School (9-12)
University of Central Florida (UCF)
Valenica College East Campus
Full Sail University

Directly Adjacent
0.6 miles (3 minutes)
3.2 miles (10 minutes)
1.2 miles (4 minutes)
6.9 miles (12 minutes)
3.8 miles (8 minutes)
2.6 miles (8 minutes)

AMENITIES

Baldwin Park
Downtown Orlando

2.5 miles (9 minutes)
6.6 miles (12 minutes)



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