LAND PARCEL FOR LEASE

326 Clark Street, Eatonville, FL 32751
355 E Kennedy Blvd, Eatonville, FL 32751

Contact: Jeré Matheny **E: JMatheny@FCPG.com**
Vice President of Brokerage Services **P: 407.872.0177 ext. 132**

For Lease: Call For Information

± .62 acres total

Zoning: R2

Parcel I.D.: 35-21-29-0000-00-51(326)
35-21-29-0000-00-050 (355)

Located In The Very Heart Of Downtown Eatonville, the parcels span two blocks providing entry and exit from two different streets

.62 acre parcel has opportunity to be developed for retail, office or residential use

Located within the Eatonville Opportunity Zone, which is anchored by the Eatonville Town Hall, Eatonville Branch Library, Eatonville Police Department

Frontage on Two Roads -
326 Clark Street: .38 acres (16,436 SF)
355 East Kennedy: .24 acres (10,241 SF)

500 yards from Eatonville Town Center, a 94 acre propsed development surrounding the former Hungerford Prep School just east of I-4

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

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.

EATONVILLE TOWN CENTER DEVELOPMENT

Eatonville was incorporated in 1887 as one of the first towns in the nation to be self-governed by an all-black municipality. Rich in history and heritage, over 2,700 people reside in its 743 acres. The former Hungerford Prep School sits just to the east of I-4. The 94-acre campus is now being repositioned for developments Eatonville Town Center. Orange County Public Schools holds the property until a developer is found. The property is one of the largest vacant parcels available in Central Florida.

The town of Eatonville hopes for a one million square foot mixed-use project composed of ± 900 residential units, retail, medical and office developments, along with a new state-of-the-art elementary school.

HostDime
Premier Global Data Centers

HostDime's 7-story, 90,000 SF corporate office with 35,000 SF dedicated to their data center is the first project of the Eatonville Town Center Development. The 5 acre project is anticipated to be complete in Octover 2026. The CEO of HostDime has pledged to do outreach programs in the town's elementary school and bring job opportunities to Eatonville.

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

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.

FIRST CAPITAL Property Group
Commercial Real Estate Services

EATONVILLE, FL

POPULATION
± 2,703

DAYTIME POPULATION
± 6,030

HOUSEHOLDS
952

AVERAGE HOME VALUE
$304,517

AVERAGE HOUSEHOLD INCOME
$60,655

AVERAGE DISPOSBLE INCOME
$48,779

SOME COLLEGE/BACHELOR'S/ GRAD/PROF DEGREE
41.1%

AVERAGE RENTER OCCUPIED HOMES
55.2%

TRAVEL TIMES

ROADWAYS

I-4	Runs N-S through Eatonville

AMENITIES

Maitland City Centre	1.9 miles (6 minutes)
Heart of Winter Park	3.5 miles (9 minutes)
Downtown Orlando	5.3 miles (9 minutes)

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

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.

FIRST CAPITAL Property Group
Commercial Real Estate Services