



COMMERCIAL DEVELOPMENT OPPORTUNITY

503 N John Young Parkway, Orlando, FL 32805

Contact: Jesse King
 Senior Sales & Leasing Associate

E: Jesse@FCPG.com
P: 407.872.0177 ext. 136

Contact: Dominique Greco
 Sales & Leasing Associate

E: Dominique@FCPG.com
P: 407.872.0177 ext. 142

For Sale or Ground Lease: Inquire for Price

0.92 Acre Site

0.92 Acre Site recently rezoned to RSTD-C-3, allowing a wide range of uses including gas station, auto repair, and QSR

Located within a designated Opportunity Zone, offering potential tax advantages for qualified investors

For sale or ground lease, with seller financing available

Prime frontage along John Young Parkway (150 ft) with 50,500 AADT and easy access to Hwy 50 (37,500 AADT) and the 408 (120,000 AADT)

DEMOGRAPHICS

2026	 Total Population	 Total Households	 Average HH Income
5 _{Min}	13,631	6,015	\$81,569
10 _{Mins}	145,065	59,513	\$104,423
15 _{Mins}	474,726	190,100	\$99,133

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 Fax: 407.426.8542

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.

PARCEL



Frontage: $\pm 150'$ (John Young Pkwy)

Depth: $\pm 315'$

Parcel IDs: 28-22-29-5460-00-076

28-22-29-5460-00-078

28-22-29-5460-00-079

28-22-29-5460-00-081

28-22-29-5460-00-089

28-22-29-5460-00-090



■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ Fax: 407.426.8542 ■

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.

LOCATION

Drive Times & Traffic Counts



2 minutes
(0.3 miles)



2 minutes
(0.4 miles)



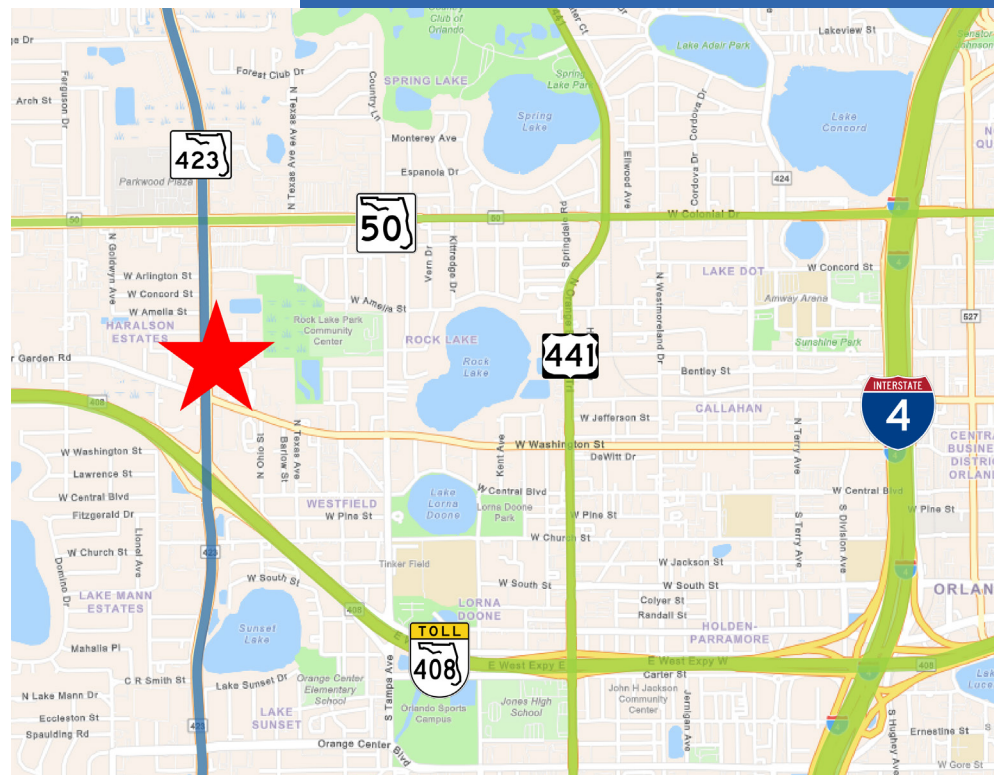
2 minutes
(0.4 miles)



4 minutes
(1.5 miles)



5 minutes
(2.2 miles)



Average Annual Daily Trips

2025

John Young Pkwy (SR 423)	50,500
W Colonial Dr (SR 50)	37,500
State Road 408	120,000

Surrounding Businesses

2026

	5 Mins	10 Mins	15 Mins
Retail Businesses	232	1,352	3,323
Food & Drink Businesses	95	736	1,811

■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ Fax: 407.426.8542 ■

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