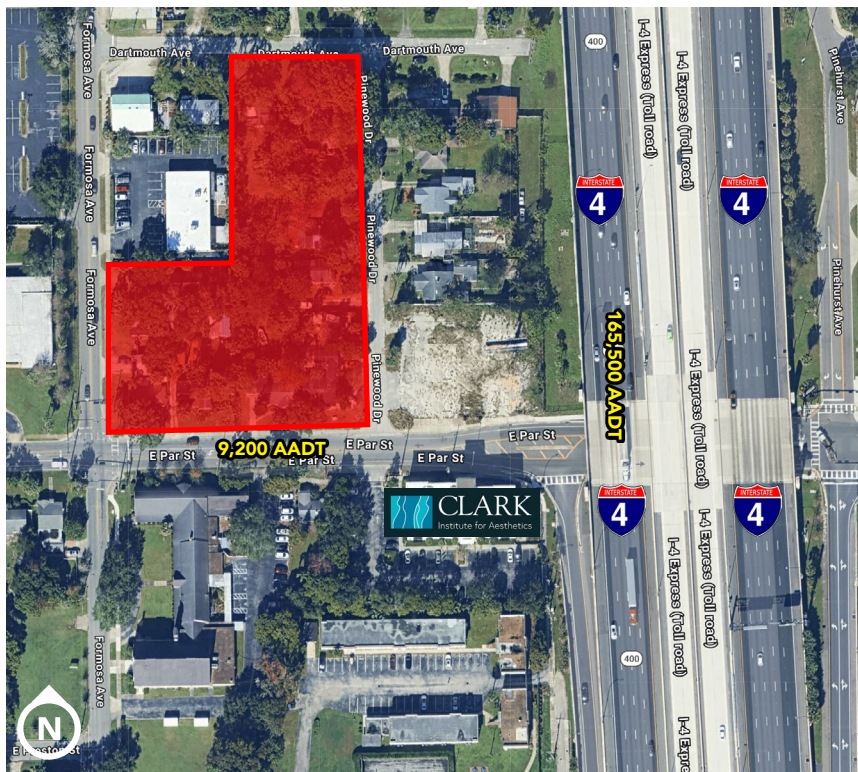




DEVELOPMENT SITE FOR SALE

101-125 E Par Street / 1515 Pinewood Dr / 1530 Formosa Ave / 2008-2020 Dartmouth, Orlando, FL 32804

Conveniently located development land for sale near I-4



ASKING PRICE:
\$7,995,000



PROPERTY SIZE:
±1.86 Acres



ZONING:
ORL-AC-N/T/W
ORL-O-1/T/W



TRAFFIC COUNTS:
I-4: 165,500 AADT
E Par Street: 9,200 AADT
Formosa Ave: 3,000 AADT

PROPERTY HIGHLIGHTS

- Strong infill location within the City of Orlando municipal limits
- Existing paved asphalt area provides functional site improvements
- Strategic positioning with high visibility potential
- Located in an established corridor near Winter Park and major Orlando thoroughfares



HARBERT
REALTY SERVICES

DAMIEN MADSEN
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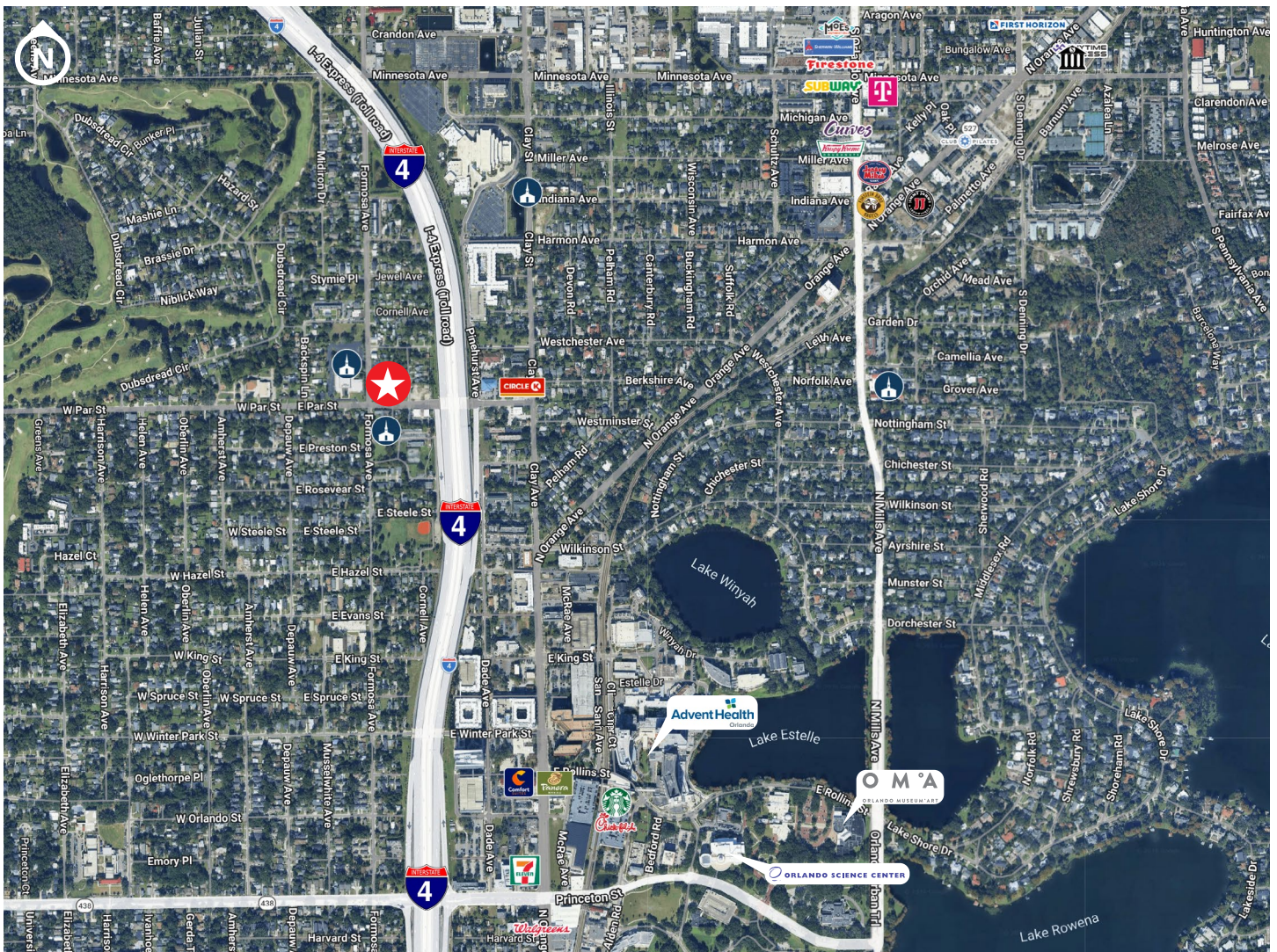
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For More Information: HarbertRealty.com
400 S Park Ave, Suite 225, Winter Park, FL 32789

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AREA OVERVIEW



POPULATION			EMPLOYEES			AVG HH INCOME		
1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
12,032	98,834	292,878	11,687	123,257	250,548	\$141,646	\$161,854	\$122,293



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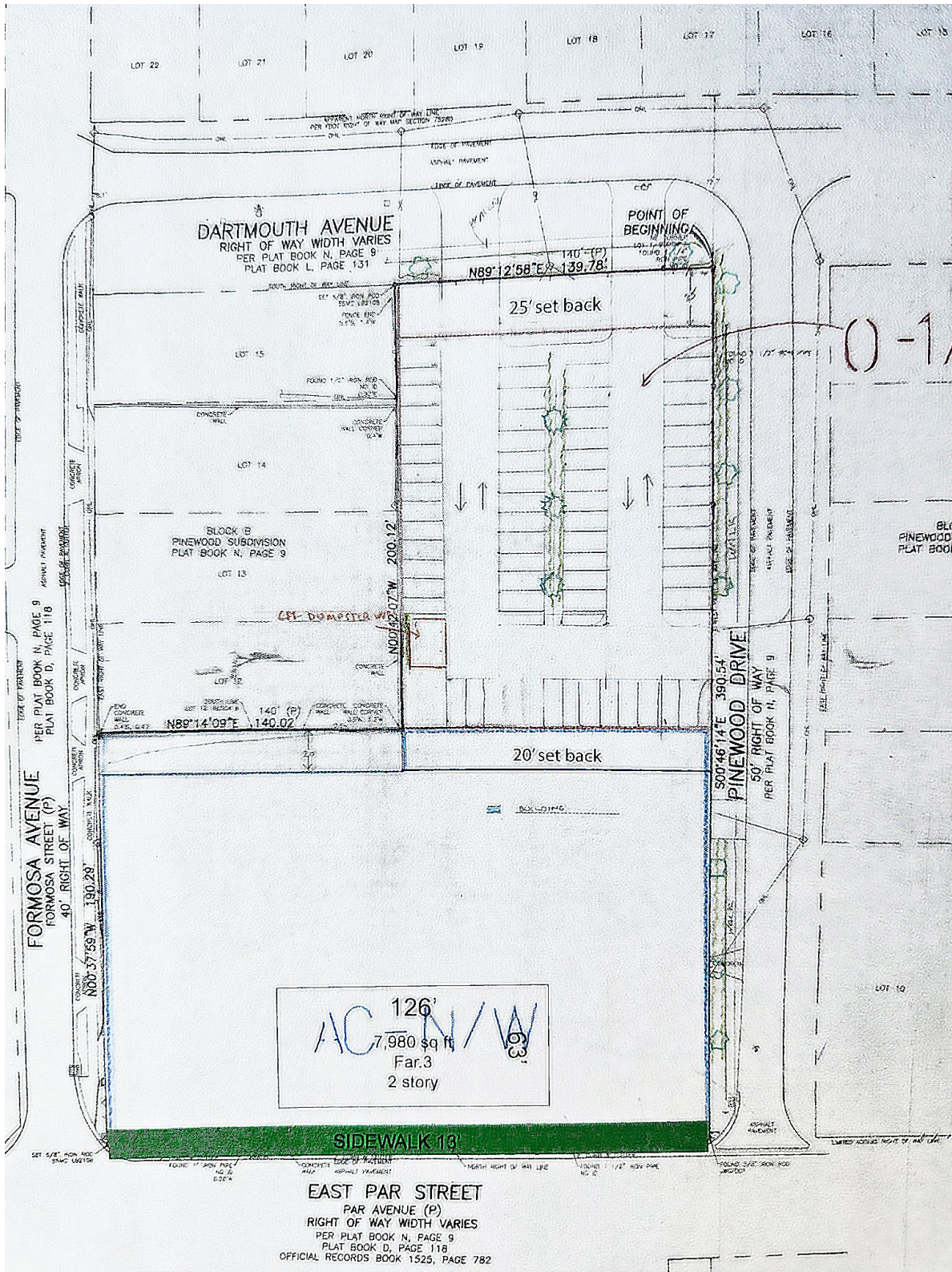
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PROPOSED SITE PLAN



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