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Retail/Office Development

Winter Springs

201 West State Road 434, Winter Springs, FL 32750

The 0.73± acre parcel is located in a densely populated residential area in northern Orlando. The site fronts State Road 434, a major thoroughfare for the area, and it's broad zoning allows for multiple retail and office uses. The site can also be combined with a neighboring site to the east, expanding the offering to be 1.71± acres total.

FEATURES

- 0.73± AC parcel
- Option to combine with the adjacent 0.97± AC parcel to the east of the main property line
- Zoned C-1 with commercial, industrial and mixed uses
- 130' frontage along SR-434, seeing an average 24,500 vehicles per day
- Site has good access to both Hwy 417 and Hwy 17-92 for easy travel through Central Florida
- Located in a dense residential area and surrounded by parks and schools
- Site is ideal for a retail or office users

Sale price:

\$337,500

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Specifications

Address	201 W. State Road 434 Winter Springs, FL 32750
Parcel size	0.73± AC
APN	26-20-30-5AR-0D00-052E
Zoning	C-1
Market	Winter Springs
Submarket	Seminole County

Adjacent Parcel

Parcel size	0.97± AC
APN	26-20-30-5AR-0D00-052D



2019 TOTAL POPULATION
 1 Mile: 10,655
 3 Mile: 64,799
 5 Mile: 186,986



2024 PROJECTED POPULATION
 1 Mile: 11,268
 3 Mile: 69,645
 5 Mile: 199,298

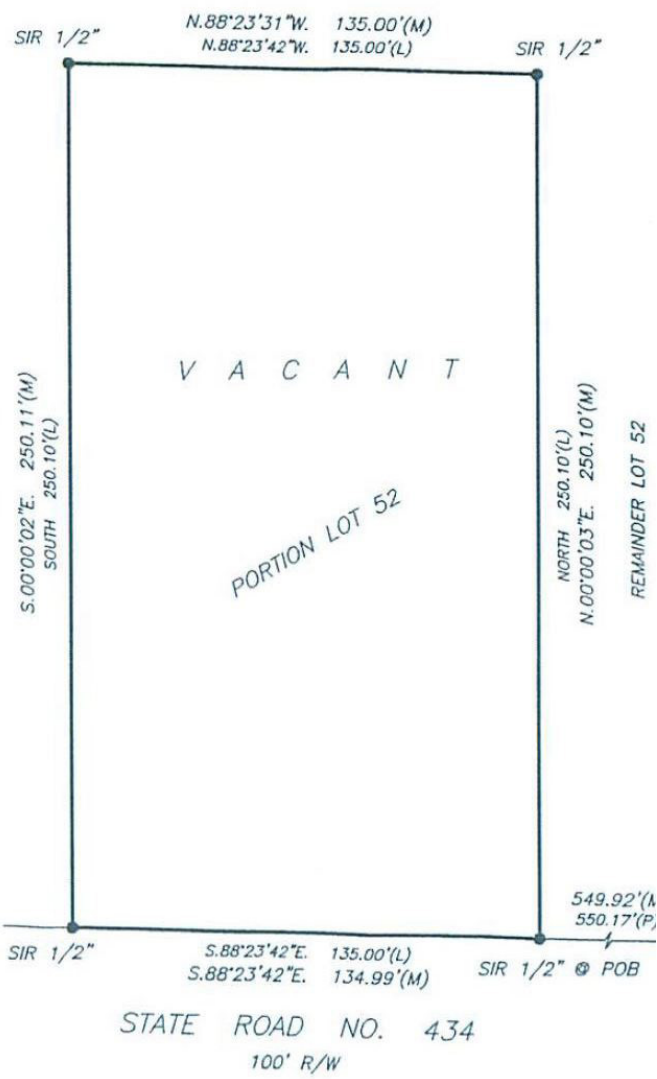


2019 AVERAGE HH INCOME
 1 Mile: \$61,548
 3 Mile: \$80,850
 5 Mile: \$84,924



2024 PROJECTED HH INCOME
 1 Mile: \$72,354
 3 Mile: \$92,917
 5 Mile: \$97,027

Source: ESRI Business Analyst



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