

VACANT LAND FOR SALE

PRICING: \$550,000

- 1.58 acres available
- Zoned PO (Professional Office)
- Approved for up to 17,000 SF
- Medical or Professional Uses
- Access and Visibility on Semoran Blvd. with close proximity to Baldwin Park and Colonial Drive
- Large daily traffic count in a densely populated area



POPULATION		TRAFFIC COUNTS	
1 mile	9,631	+/-46,000 vehicles/day at the site	
3 miles	99,339		
5 miles	287,601		
DAYTIME BUSINESS POPULATION		AVERAGE HOUSEHOLD INCOME	
1 mile	6,088	1 mile	\$ 69,402
3 miles	52,156	3 miles	\$ 61,381
5 miles	195,011	5 miles	\$ 63,590



The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

Josh Smith
jsmith@harbertrealty.com
407.377.4050

2450 Maitland Center Pkwy
Suite 200
Maitland, FL 32751

HarbertRealty.com
205.323.2020

