

LAKE IVANHOE PRIME INFILL REDEVELOPMENT

- Prime Land Available in the Heart of Mills Park / Ivanhoe Art District
- Lot Size 0.65± Acres
- 155± Feet of Frontage on Virginia Drive
- Zoned: MU-1/T
- Great Redevelopment Opportunity
- Close to Mills Park, Ten 10 Brewing, The Yard, & Ivanhoe Orlando Trail
- Existing 2,434± SF and 2,400± SF Concrete Block Stucco Building
- **Asking Price: Negotiable**



DEMOGRAPHICS:

POPULATION

1 miles **10,227**
 3 miles **94,052**
 5 miles **278,863**

TRAFFIC COUNTS

±11,000 on Virginia Dr
 ±35,000 on N Mills Ave
 ±15,000 on Orange Ave

DAYTIME BUSINESS POPULATION

1 miles **2,024**
 3 miles **13,583**
 5 miles **23,215**

AVERAGE HH INCOME

1 miles **\$98,622**
 3 miles **\$97,767**
 5 miles **\$81,100**



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