

Vacant Land For Sale or Ground Lease



HUGE Price Reduction!

In Federal Opportunity Zone



Vacant Land

Silver Star Rd. & Lake Stanley Rd.
Orlando, FL 32818

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PROPERTY HIGHLIGHTS

- **In a Federal Opportunity Zone**
- 1.33 acres vacant land located on Silver Star Road
- Plans approved to build a 12,000 SF retail center
- Great visibility in area of growth
- Uses: strip center, auto, dollar store, car wash, etc.
- Traffic count at Silver Star Rd and Apopka Vineland Rd: 35,225 AADT, 1/3 mile east of subject
- ~~Asking \$625,000~~ **NOW \$495,000!**



Looking towards the property from the Shell Gas Station

DEMOGRAPHICS

2018		1-Mile	3-Mile	5-Mile
Population:				
	2022 Projection	24,584	133,550	290,950
	2017 Estimate	22,387	121,526	264,559
	2010 Census	20,088	108,488	234,541
	Growth 2017-2022	9.81%	9.89%	9.98%
	Growth 2010-2017	11.44%	12.02%	12.80%
Household:				
	2022 Projection	8,021	44,993	104,642
	2017 Estimate	7,292	40,876	95,042
	2010 Census	6,520	36,379	84,212
	Growth 2017-2022	10.00%	10.07%	10.10%
	Growth 2010-2017	11.84%	12.36%	12.86%
Income:				
	2017 Avg Household Income	\$45,276	\$51,658	\$58,127
	2017 Med Household Income	\$35,758	\$40,827	\$44,177

Source: CoStar 2018

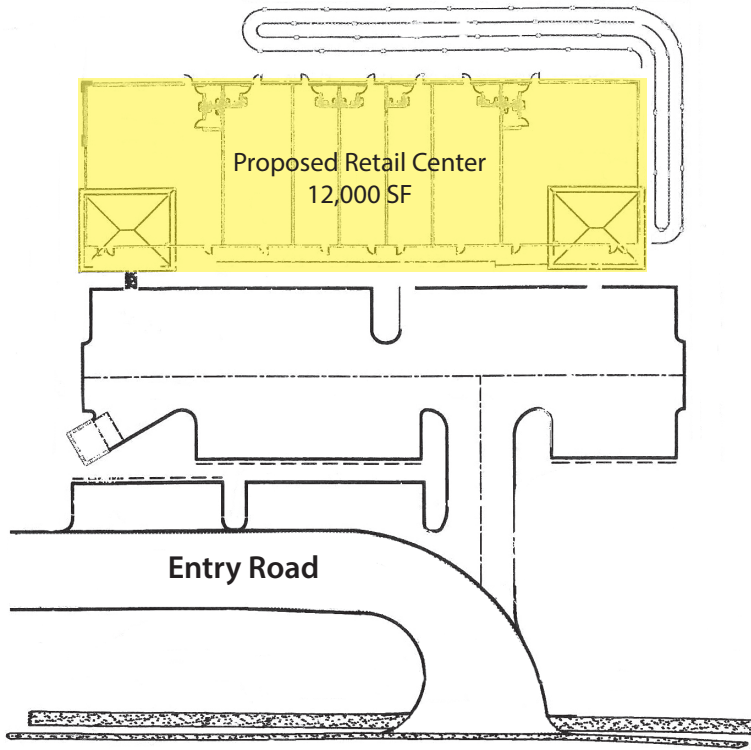


Looking east along Silver Star Road from Lake Stanley Road intersection



Shell Gas Station between the property and Lake Stanley Road

PROPOSED RETAIL CENTER SITE PLAN



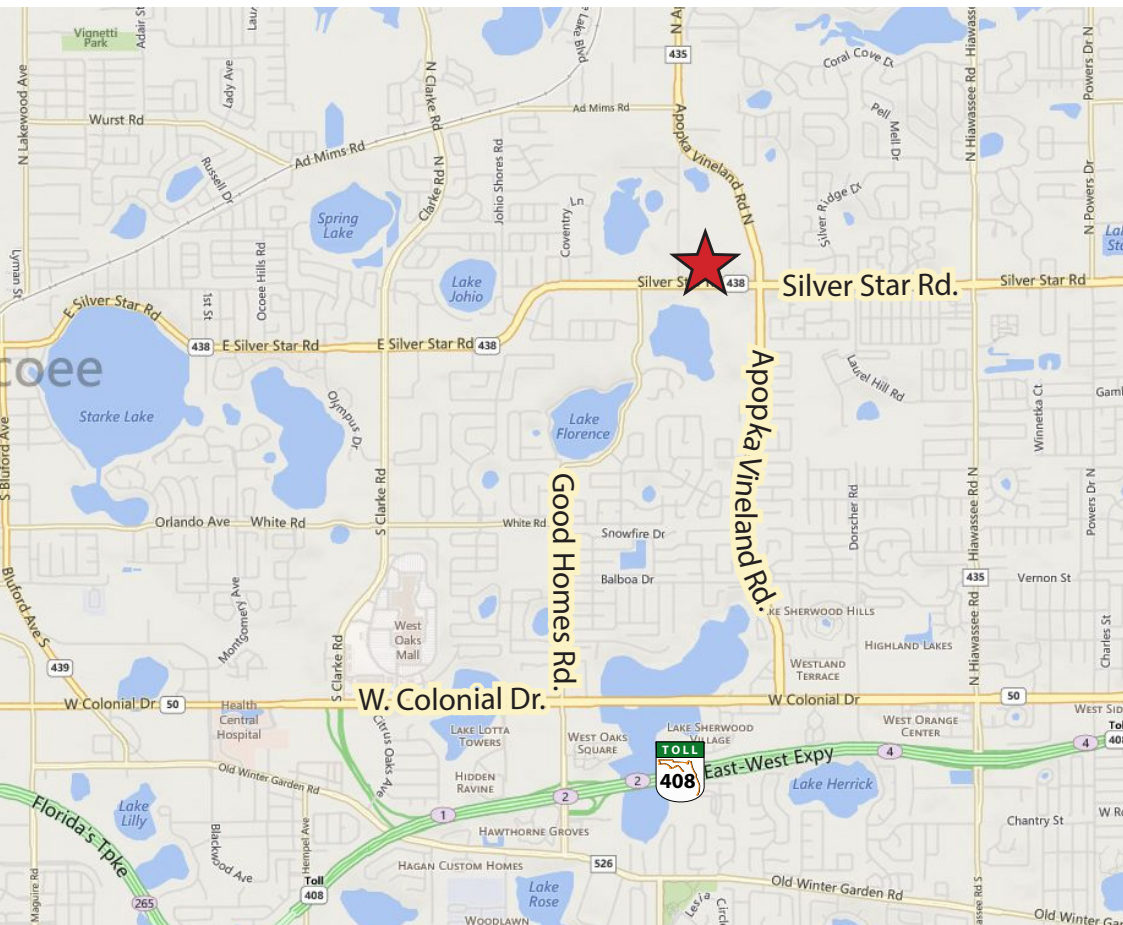
Silver Star Rd.



The property is to the right of the Shell Gas Station



The subject property from Stanley Road



FOR MORE INFORMATION:



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