

±1,600 SF AUTOMOTIVE BUILDING ON ±1.25 AC OF COMMERCIAL LAND FOR SALE

- Zoned C-2, City of Apopka
- 179± Feet of Frontage on W. Orange Blossom Trail (441)
- 233± Feet of Frontage on Boy Scout Boulevard
- Located at a Signalized Intersection with Access to Old Dixie Highway (424)
- Located Between 441 and 451
- Income from billboard included
- Currently has 1,600± SF Vehicle Repair Shop and paint booth
- 3 Total Parcels
- 0.75± Acres / 0.26± Acres / 0.24± Acres
- **Asking Price: \$815,000**

DEMOGRAPHICS:

POPULATION

| | |
|---------|---------------|
| 1 miles | 5,151 |
| 3 miles | 40,806 |
| 5 miles | 85,659 |

DAYTIME BUSINESS POPULATION

| | |
|---------|---------------|
| 1 miles | 2,938 |
| 3 miles | 11,503 |
| 5 miles | 18,723 |

TRAFFIC COUNTS

| |
|---|
| ±28,500 vehicles/day on W Orange Blossom Trl |
| ±37,500 vehicles/day on FL-429 |

AVERAGE HH INCOME

| | |
|---------|-----------------|
| 1 miles | \$74,376 |
| 3 miles | \$72,701 |
| 5 miles | \$75,922 |



