

**FOR SALE  
OR  
LEASE**

**7620 PRESIDENTS DRIVE**

**ORLANDO, FL 32809**

**UP TO 3 ACRES RETAIL  
DEVELOPMENT OPPORTUNITY**



**PROPERTY HIGHLIGHTS**

- Up to 3 acres of land with retail, QSR, strip center, and hotel use approved
- All site work will be completed by June 2019, 100% usable with off-site retention and utilities and roads put in by developer (ready for development)
- At the gateway of Orlando Central Park which is an established 13MM SF+ Mixed Use Business Park with Great Exposure on Sand Lake Road
- Located between Orange Blossom Trail and John Young Parkway with over 58,518 VPD traffic count (2010) and visible from the Florida Turnpike
- Owner will consider a BTS for a credit tenant
- Possible Owner Financing Available (see broker for details)
- **Lease Rate: \$3.00 PSF NNN**
- **Sales Price: Starting at \$1,375,000/acre**

**CONTACT**

**Vincent F. Wolle, CCIM, SIOR**  
407.448.1823 *mobile*  
CREManager@Gmail.com

**Results Real Estate Partners, LLC**  
*Licensed Commercial Real Estate Brokers*  
108 Commerce Street, Suite 200  
Lake Mary, Florida 32746

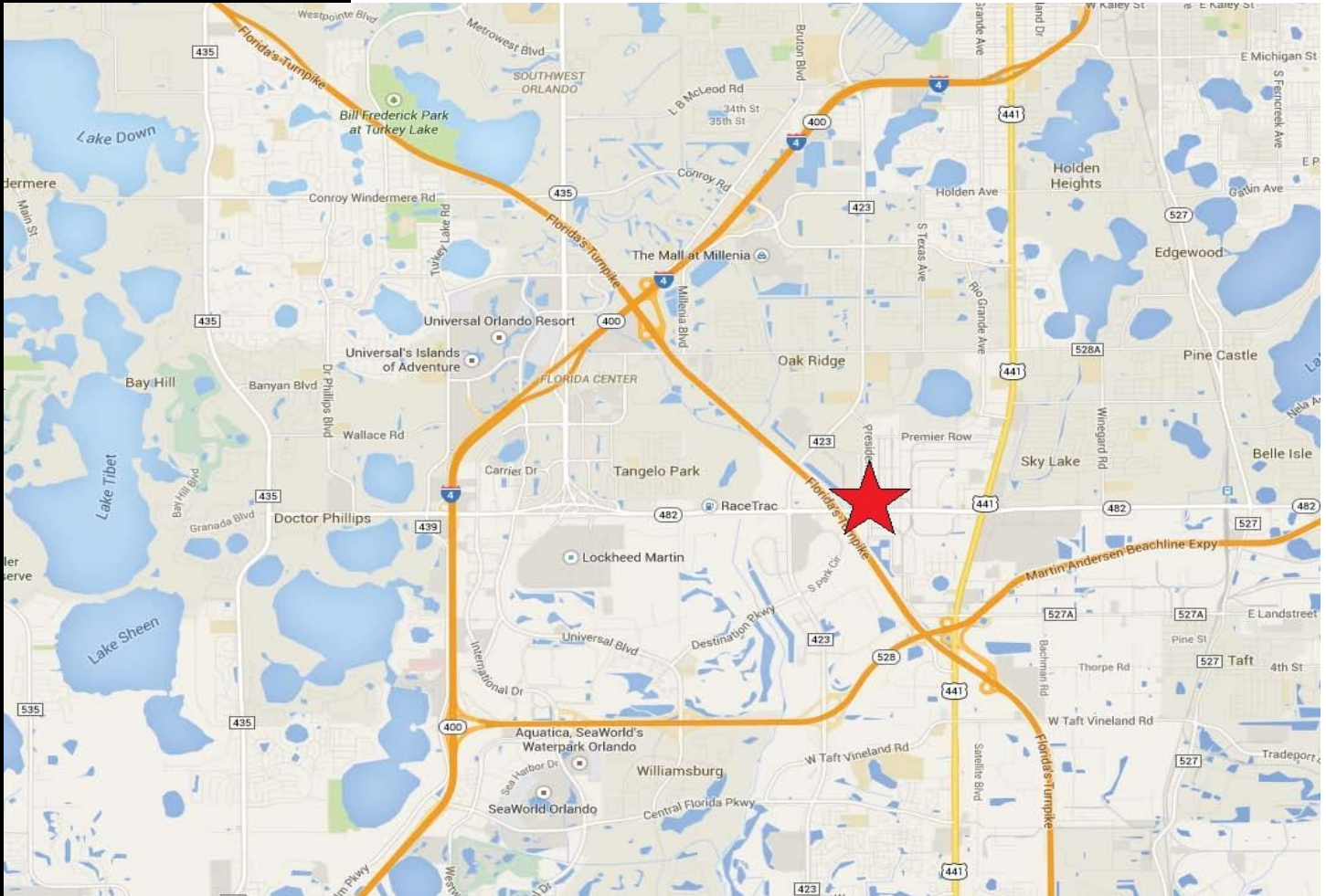
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[www.ResultsREPartners.com](http://www.ResultsREPartners.com)

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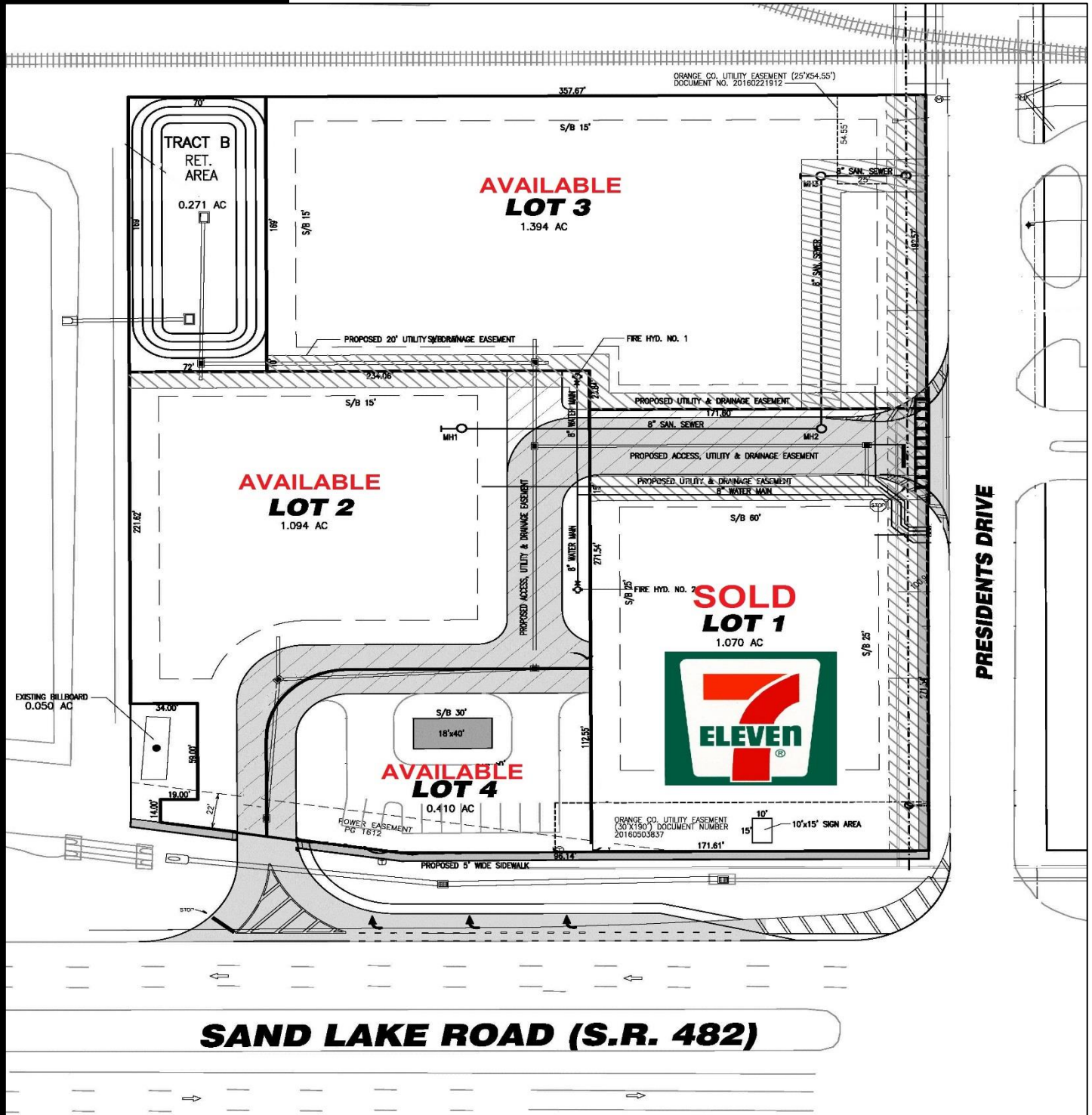
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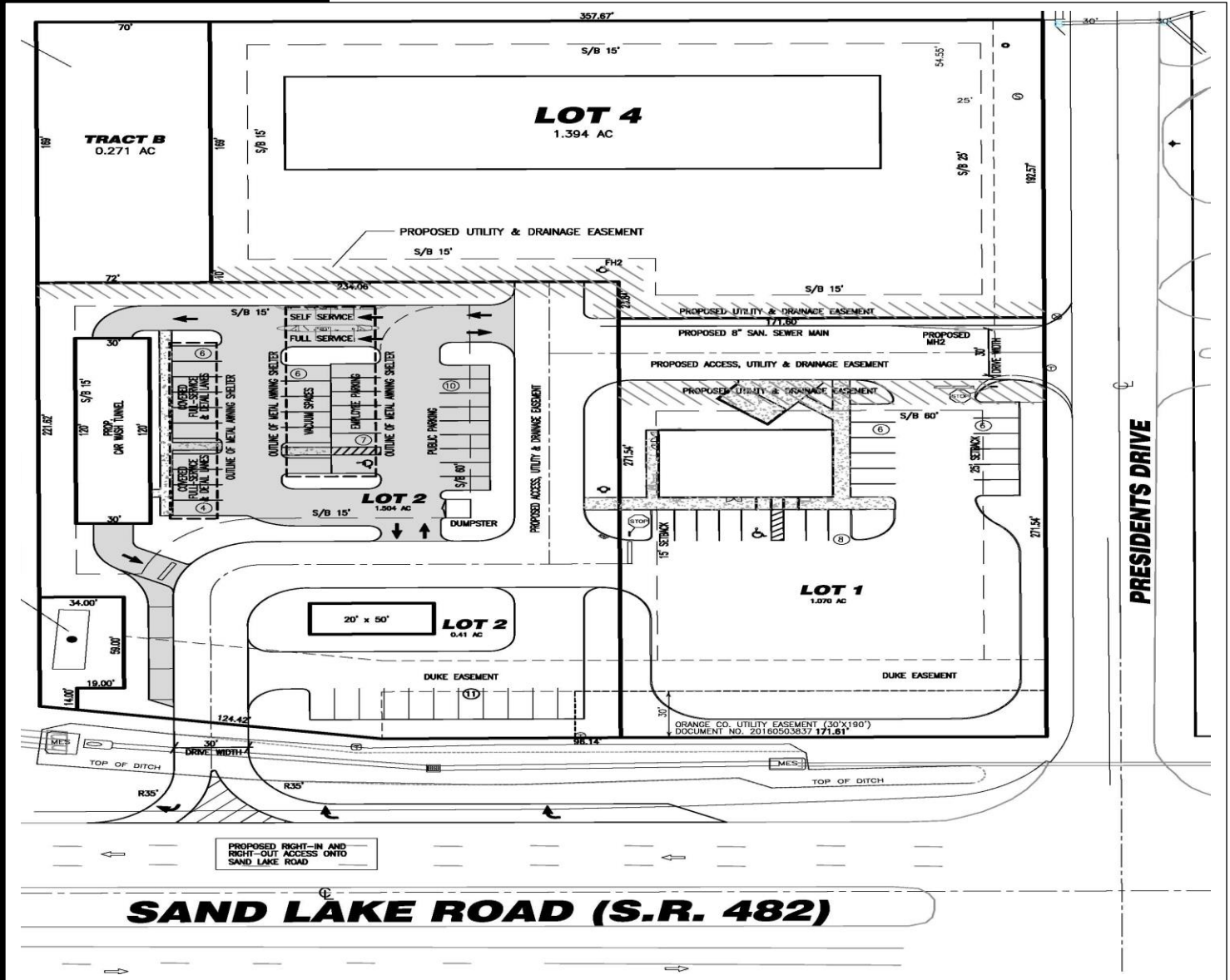
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**Concept Plan**



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**Demographic and Income Profile**

	<u>3 Mile</u>	<u>5 Mile</u>
<b>Population:</b>	78,492	200,314
<b>Households:</b>	24,402	67,335
<b>Median Income:</b>	\$35-50K	\$50-75K
<b>Age:</b>	25-34	25-34

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