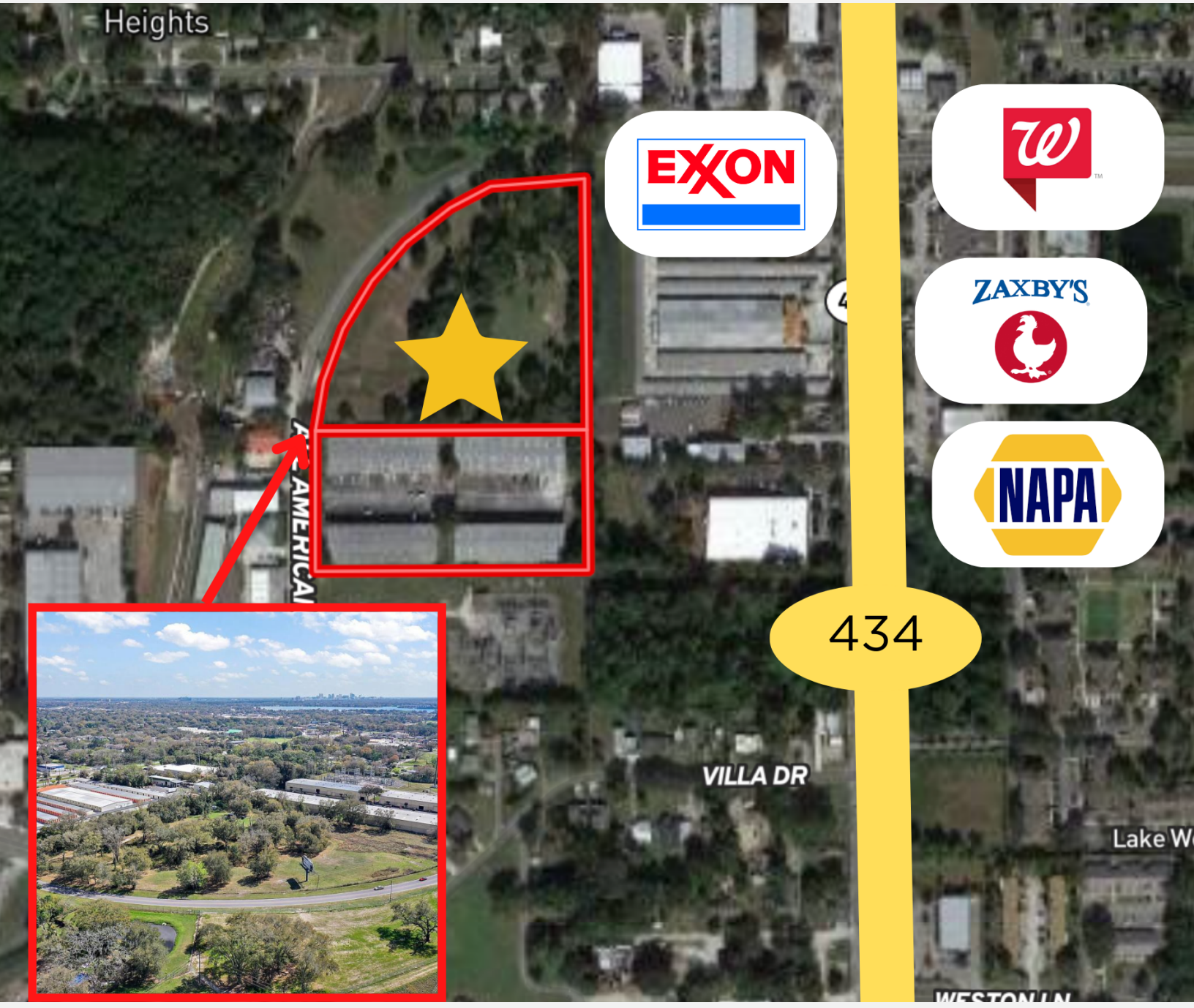
CROSBY
& ASSOCIATES, INC.
AGRICULTURE & COMMERCIAL REAL ESTATE

FOR SALE
LAND
$2,250,000

7+ ACRE INDUSTRIAL ON ALL AMERICAN

6401 ALL AMERICAN BOULEVARD, ORLANDO, FL 32810



BEN CROSBY, CCIM, ALC
BEN@CROSBYDIRT.COM

CROSBYDIRT.COM

7+ ACRE INDUSTRIAL ON ALL AMERICAN

6401 All American Boulevard, Orlando, FL 32810



PROPERTY DESCRIPTION

Why You'll Love It
This is a prime opportunity to acquire an industrial property in the path of growth. This 7.47 acre parcel is at the SE corner of the new intersection of All American and Clarcona Ocoee blvd. Scheduled for completion in 2025 this will be a very busy road! One can build industrial flex space now and preserve corner parcel for a convenience store when the road construction is complete.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Sale Price:	$2,250,000
Lot Size:	7 Acres

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	317	1,045	5,235
Total Population	801	2,613	12,132
Average HH Income	$44,993	$43,861	$50,316

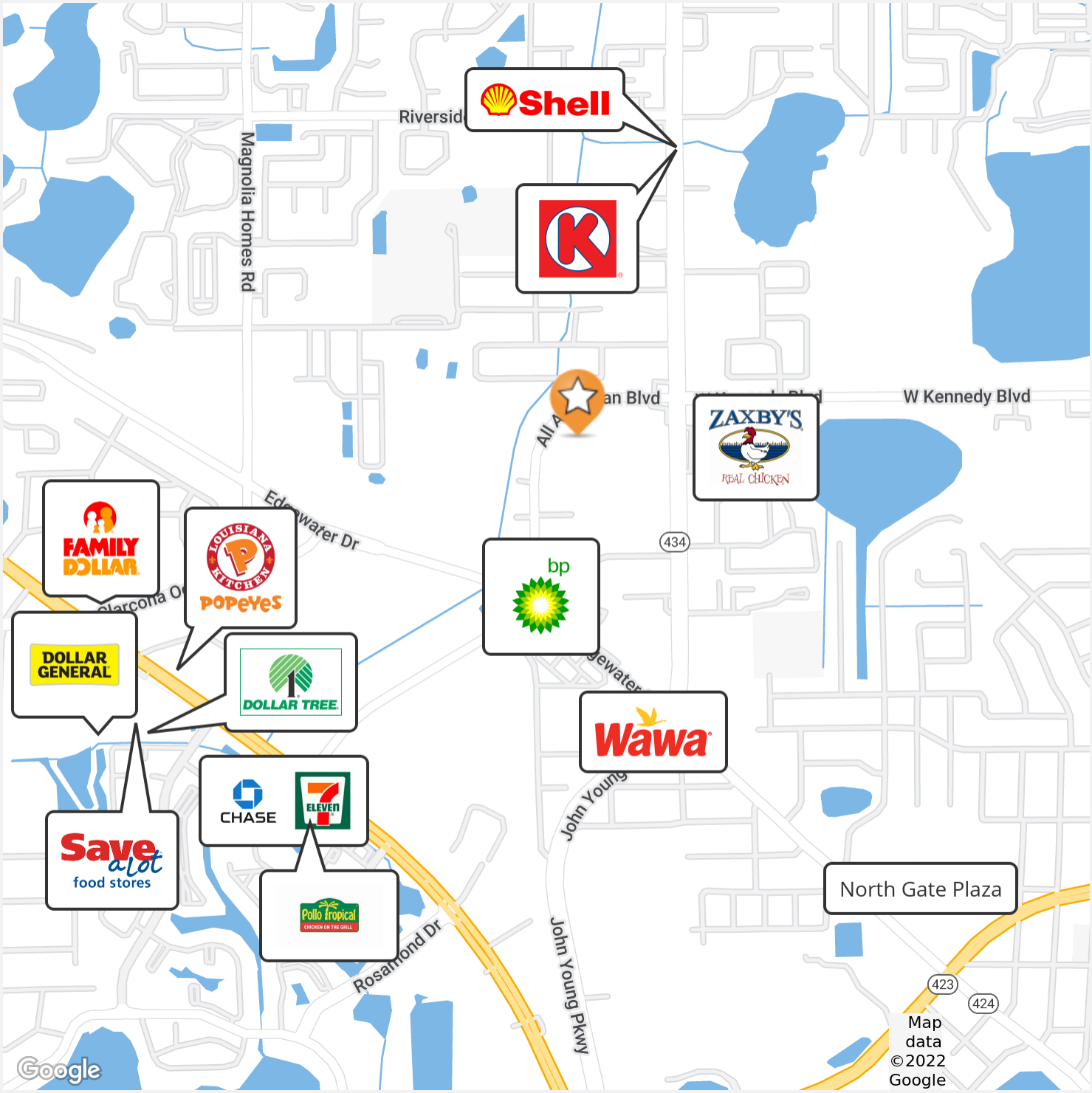
ID#: 1089080

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Additional Photos









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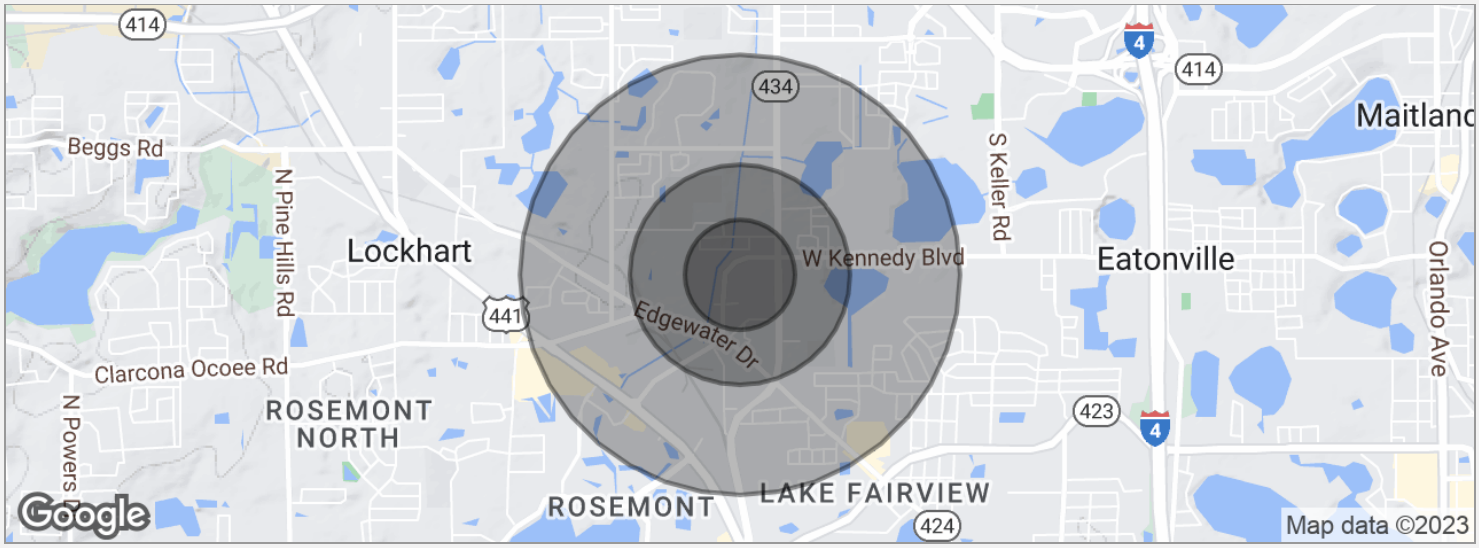


DRIVE TIMES

DRIVING DIRECTIONS

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	801	2,613	12,132
Median age	34.0	34.1	35.4
Median age (male)	30.7	29.8	34.1
Median age (Female)	39.3	38.4	37.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	317	1,045	5,235
# of persons per HH	2.5	2.5	2.3
Average HH income	$44,993	$43,861	$50,316
Average house value	$783,978	$517,678	$237,576

** Demographic data derived from 2020 ACS - US Census*

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