

RETAIL SITE FOR SALE

Aloma and Howell Branch Former Gas Station • 4310 Aloma Ave Winter Park, FL 32792



OFFERING SUMMARY

Sale Price: \$2,000,000

Lot Size: 0.94 Acres

Year Built: 1991

Building Size: 888 SF

Zoning: C-2

APN#: 35-21-30-300-030C-0000

Market: Seminole

Submarket: Winter Park

PROPERTY OVERVIEW

- Former c-store and gas station
- Prime location in the Winter Park area
- Zoned C-2 for versatile commercial use
- Ideal for retail or vehicle related businesses
- High visibility with easy access

[Seller to impose a deed restriction against future gas uses, however is negotiable.]

LOCATION OVERVIEW

Located on the NWC of Aloma Ave. and Old Howell Branch Rd.
Very high traffic area
1.8 miles west of FL-417

JEFFERY T. ROBISON, CCIM

President | Broker
321.722.0707 X13
jeff@teamlbr.com

VITOR DE SOUSA, CCIM

Retail Sales & Leasing
321.722.0707 X15
vitor@teamlbr.com

J. BLAKE ROBISON

Retail Sales And Leasing Advisor
321.722.0707 X18
blake@teamlbr.com

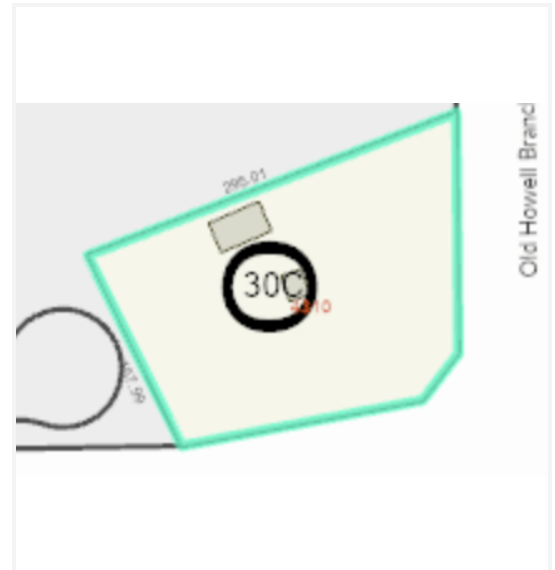
Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

ADDITIONAL PHOTOS

Aloma and Howell Branch Former Gas Station • 4310 Aloma Ave Winter Park, FL 32792



JEFFERY T. ROBISON, CCIM

President | Broker
321.722.0707 X13
jeff@teamlbr.com

VITOR DE SOUSA, CCIM

Retail Sales & Leasing
321.722.0707 X15
vitor@teamlbr.com

J. BLAKE ROBISON

Retail Sales And Leasing Advisor
321.722.0707 X18
blake@teamlbr.com

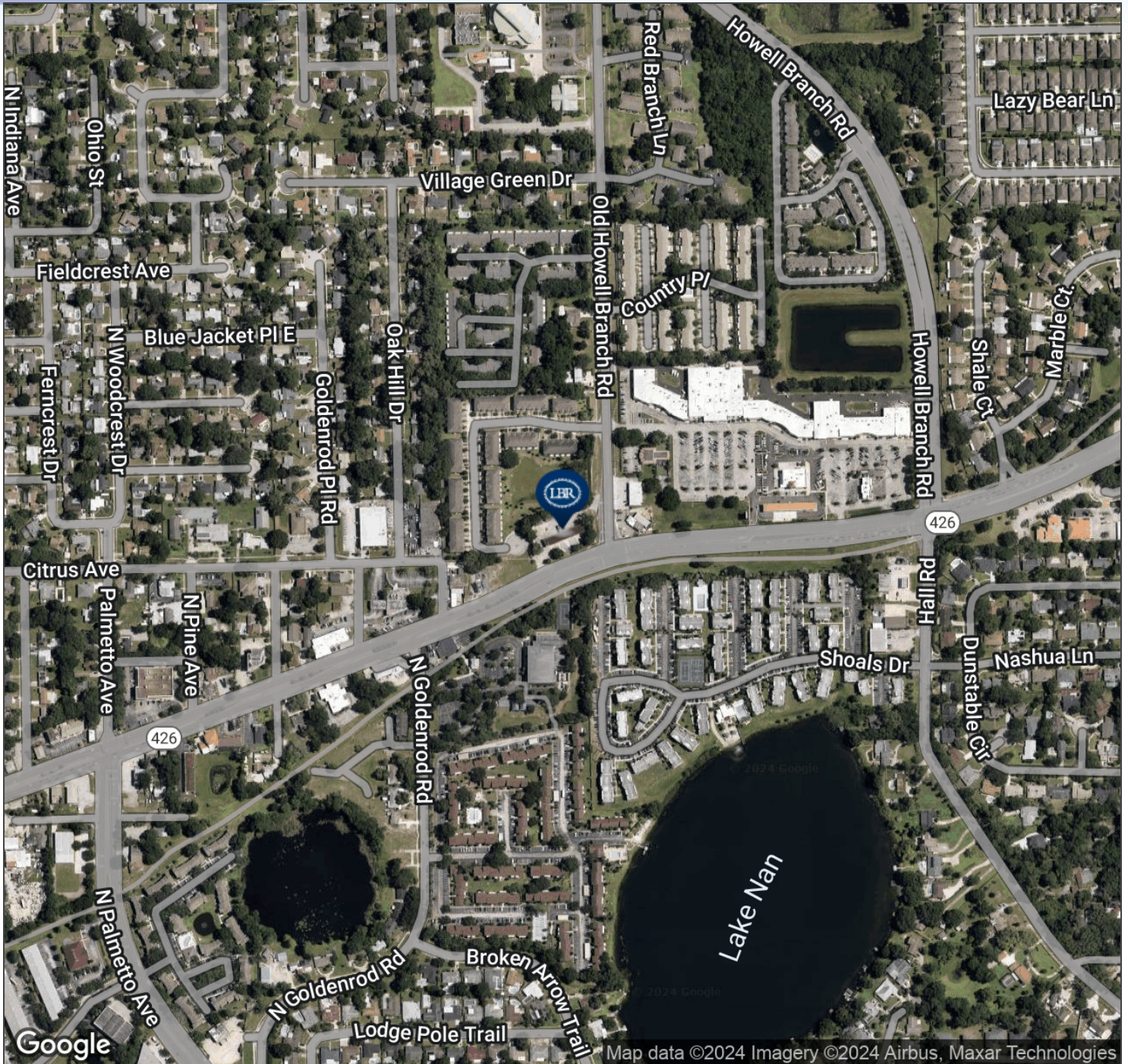
Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

AERIAL MAP

Aloma and Howell Branch Former Gas Station • 4310 Aloma Ave Winter Park, FL 32792



JEFFERY T. ROBISON, CCIM

President | Broker
321.722.0707 X13
jeff@teamlbr.com

VITOR DE SOUSA, CCIM

Retail Sales & Leasing
321.722.0707 X15
vitor@teamlbr.com

J. BLAKE ROBISON

Retail Sales And Leasing Advisor
321.722.0707 X18
blake@teamlbr.com

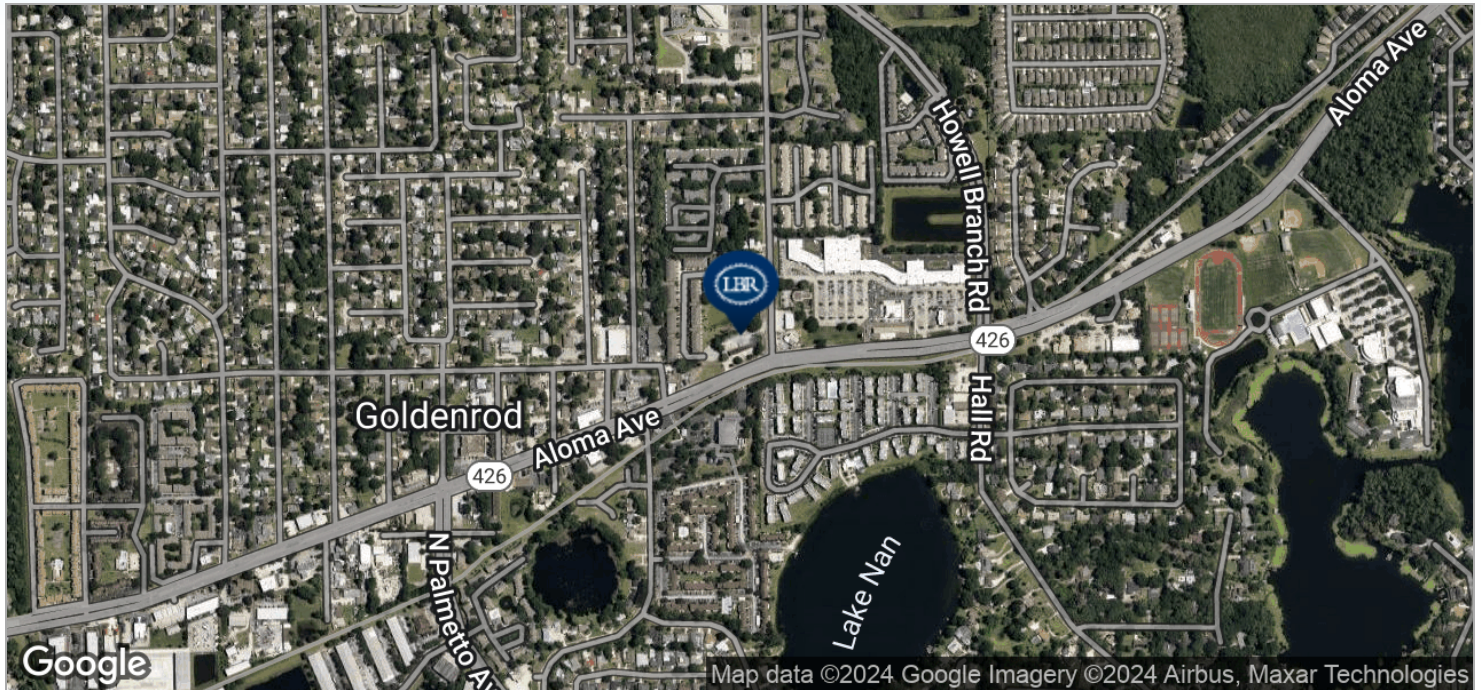
Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

LOCATION MAPS

Aloma and Howell Branch Former Gas Station • 4310 Aloma Ave Winter Park, FL 32792



JEFFERY T. ROBISON, CCIM

President | Broker
321.722.0707 X13
jeff@teamlbr.com

VITOR DE SOUSA, CCIM

Retail Sales & Leasing
321.722.0707 X15
vitor@teamlbr.com

J. BLAKE ROBISON

Retail Sales And Leasing Advisor
321.722.0707 X18
blake@teamlbr.com

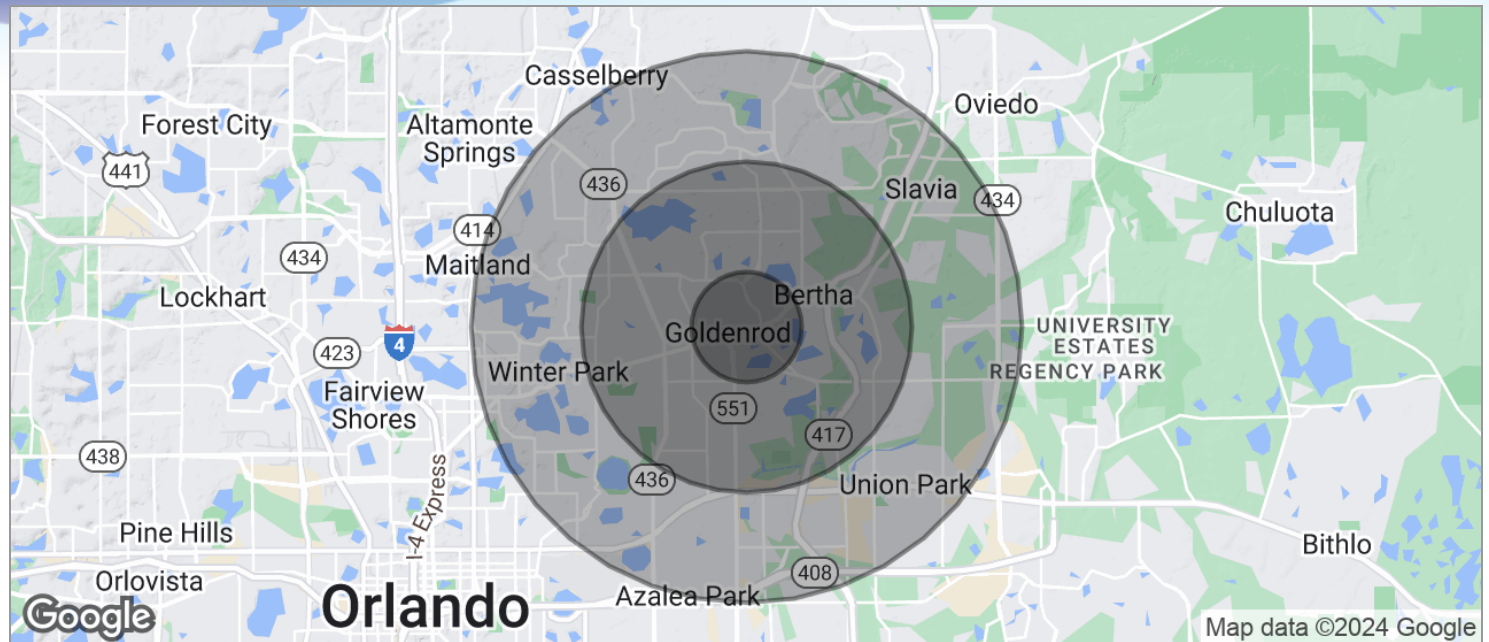
Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

DEMOGRAPHICS MAP

Aloma and Howell Branch Former Gas Station • 4310 Aloma Ave Winter Park, FL 32792



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,185	86,183	234,389
MEDIAN AGE	33.8	34.7	35.2
MEDIAN AGE (MALE)	31.6	32.5	33.9
MEDIAN AGE (FEMALE)	35.5	36.8	36.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,227	34,039	89,361
# OF PERSONS PER HH	2.9	2.5	2.6
AVERAGE HH INCOME	\$68,412	\$63,527	\$72,655
AVERAGE HOUSE VALUE	\$327,528	\$272,169	\$303,015

* Demographic data derived from 2020 ACS - US Census

JEFFERY T. ROBISON, CCIM

President | Broker
321.722.0707 X13
jeff@teamlbr.com

VITOR DE SOUSA, CCIM

Retail Sales & Leasing
321.722.0707 X15
vitor@teamlbr.com

J. BLAKE ROBISON

Retail Sales And Leasing Advisor
321.722.0707 X18
blake@teamlbr.com

Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.