

HIGH TRAFFIC LOCATION! OFFICE-COMMERCIAL VACANT LAND FOR SALE



2655 Taft Vineland, Orlando, FL 32837



SALE PRICE:	\$1,450,000
LOT SIZE:	2.43 Acres
APN #:	292409855900010
USE:	Office-Retail-Build-to-Suit
ZONING:	PD
MARKET:	South Orange - John Young Parkway Office-Retail-Industrial
CROSS STREETS:	Taft-Vineland Between John Young & Orange Blossom Trail

PROPERTY OVERVIEW

The 2655 Taft-Vineland property was previously approved for the construction of the South Orlando Professional Center, a two story office building consisting of approximately 27,000 sq. ft for office/ medical office use. The site included 100 surface parking spaces. While the permits for this building have expired, the prior approvals and site plans provide excellent examples of stylish building and development opportunities at the site.

Build-to-Suit Options Available

PROPERTY FEATURES

- 2.43 (+/-) acres vacant land.
- 575 SF frontage on Taft-Vineland.
- Unincorporated Orange County.
- Lake and conservation views.
- Daily traffic count 12,600 vehicles.
- Across from Orange County's Freedom High School.

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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South Orlando Professional Center



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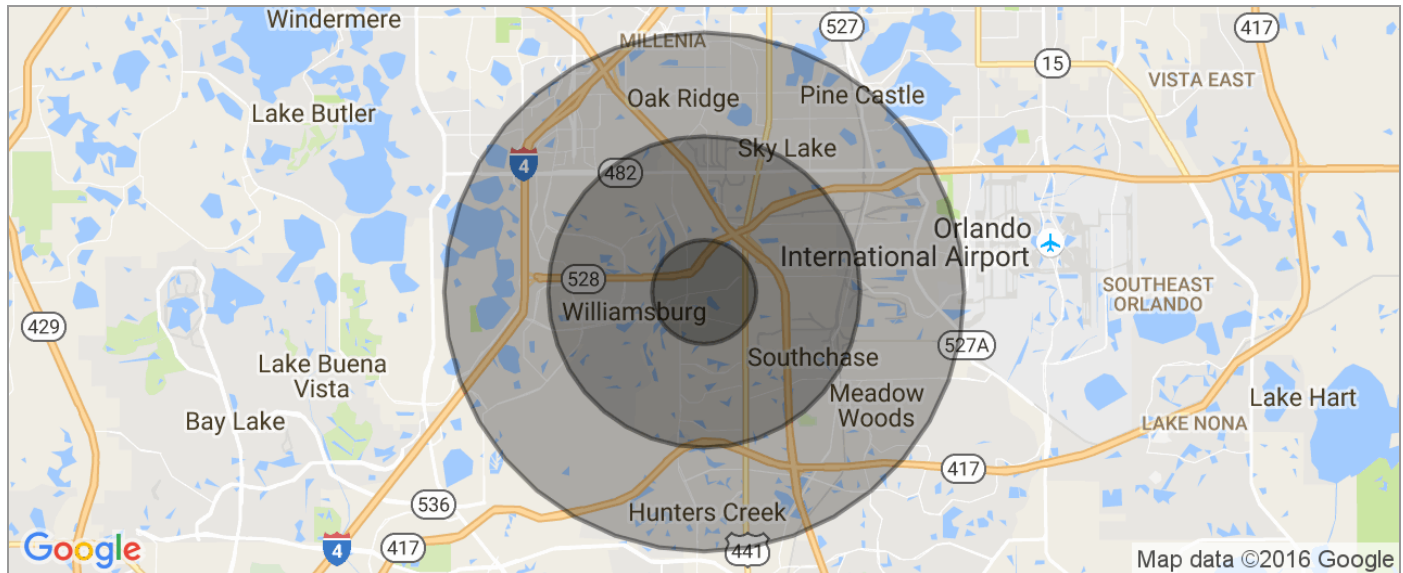
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,628	45,989	143,612
MEDIAN AGE	31.3	34.1	33.2
MEDIAN AGE (MALE)	31.4	33.7	32.7
MEDIAN AGE (FEMALE)	31.0	35.1	34.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,549	15,006	48,622
# OF PERSONS PER HH	3.0	3.1	3.0
AVERAGE HH INCOME	\$54,490	\$59,962	\$58,896
AVERAGE HOUSE VALUE	\$268,106	\$270,813	\$297,027
RACE	1 MILE	3 MILES	5 MILES
% WHITE	58.7%	63.1%	59.3%
% BLACK	10.6%	14.1%	17.4%
% ASIAN	13.4%	9.1%	7.4%
% HAWAIIAN	0.1%	0.6%	0.4%
% INDIAN	0.3%	0.2%	0.3%
% OTHER	12.1%	9.3%	12.2%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	42.7%	40.0%	40.2%

* Demographic data derived from 2010 US Census

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