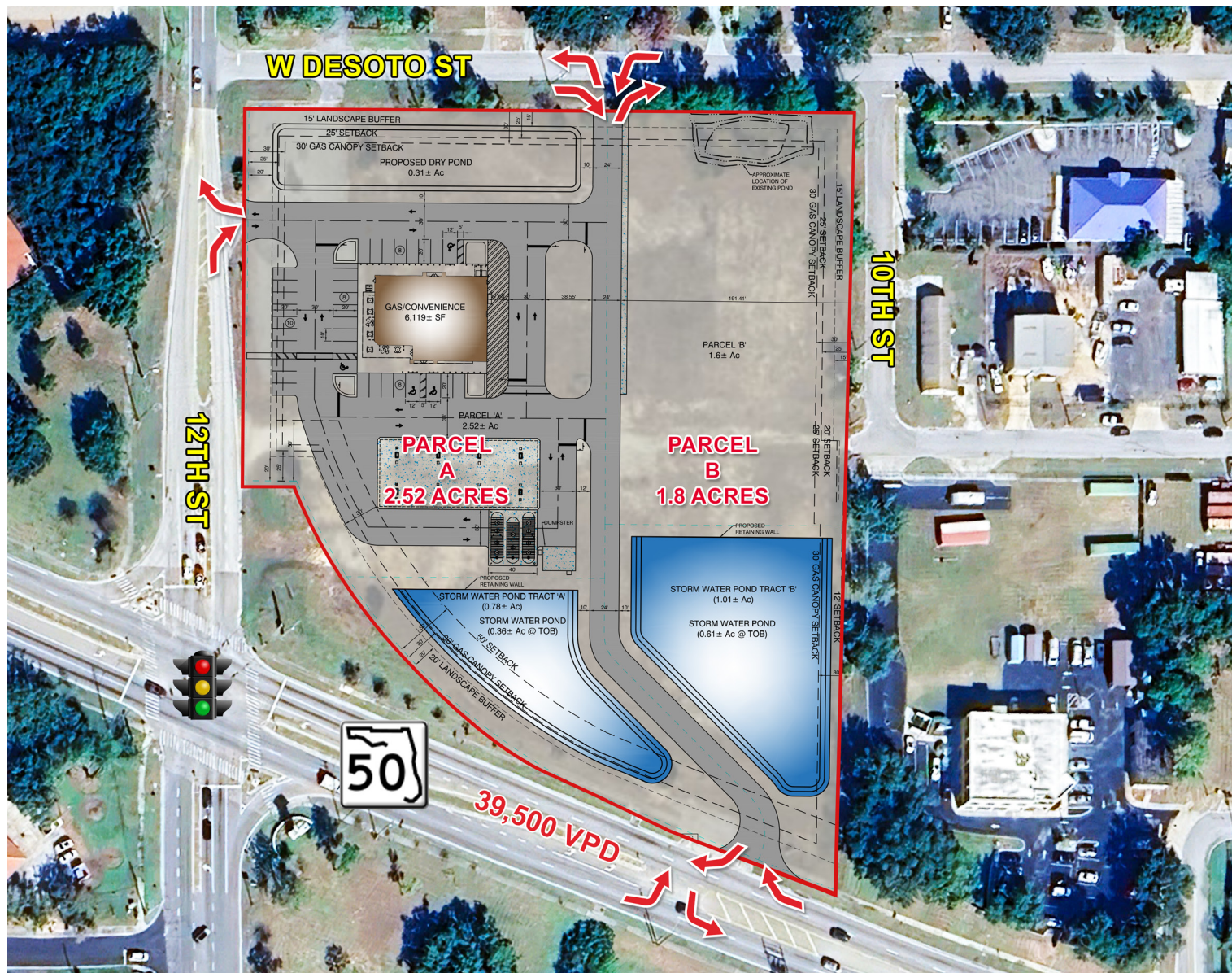


A 3D wireframe cube is shown, oriented with one corner towards the viewer. The edges are represented by lines. Most edges are blue, but the bottom-right edge, which recedes into the distance, is colored orange. This visual cue likely represents a specific axis or direction in a coordinate system.

- Located on a signalized intersection.
- Parcel A 2.52± buildable acre.
- Parcel B 1.80± buildable acre.
- 0.25 miles from the approved Lumberyard and Waterfront Districts; a mixed-use redevelopment including 392 multi-family units.
- Zoning: C-2 for commercial.
- Permitted uses are commercial, office, retail, restaurants.
- St Hwy 50: 39,5000 VPD.
- **Call For Pricing**



CONTACT: Marc Sullivan
407.492.5818 | Marc.Sullivan.MS@gmail.com



5.94± Acre Available

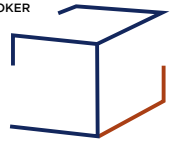
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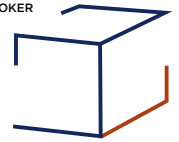
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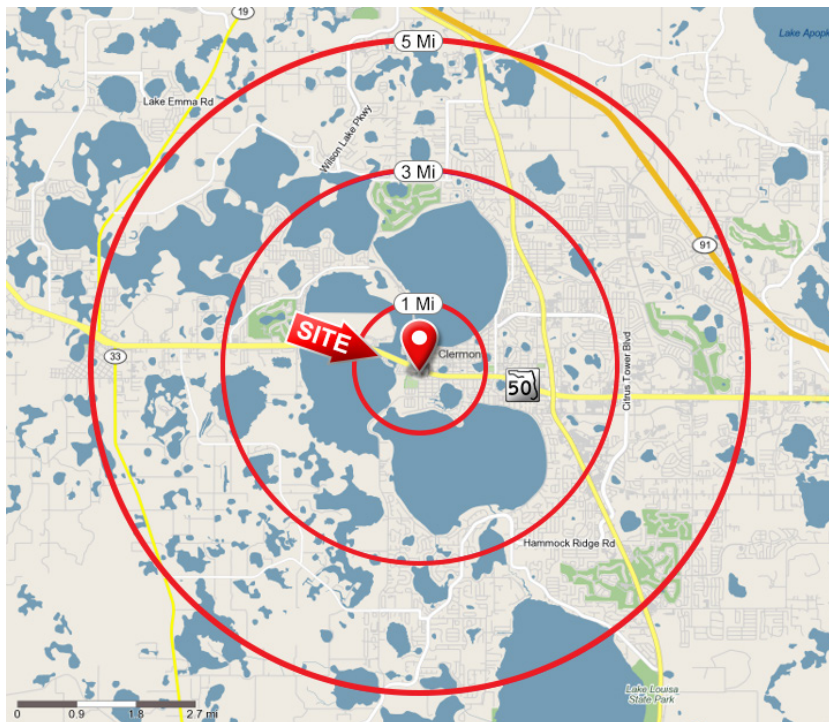


5.94± Acre Available

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37,791

Population

in 3 miles



27,917

**Daytime
Employees**

in 3 miles



\$100,627

HH Income

in 3 miles

1 mile(s) 3 mile(s) 5 mile(s)

2024 Demographics:

Total Population	3,574	34,791	94,005
Total Employees	1,970	10,941	23,919
Total Households	1,644	13,421	35,075

Age:

Median Age	42.0	39.0	41.0
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Race and Ethnicity

American Indian, Eskimo, Aleut	0.8%	0.5%	0.5%
Asian	2.0%	3.1%	3.7%
Black	7.8%	12.9%	12.6%
Hawaiian/Pacific Islander	0.0%	0.1%	0.1%
White	67.9%	57.5%	59.3%
Other	7.6%	10.3%	8.8%
Multi-Race	13.9%	15.6%	15.1%

Household Income:

Average Household Income	\$109,270	\$100,627	\$107,710
Median Household Income	\$81,099	\$82,991	\$90,256
Per Capita Income	\$45,324	\$38,851	\$40,232

2024 Daytime Population

Total Daytime Population	3,533	27,917	77,302
Population aged 16 and under (Children)	618	5,544	19,144
Daytime Population Age 16+	2,915	22,373	58,158

Civilian 16+, at Workplace	1,770	12,074	28,362
Civilian 16+, Unemployed	50	463	1,146
Civilian 16+, Work at home	209	2,838	7,265
Homemakers Age 16+	342	3,424	10,167
Retired population Age 65+	627	5,158	15,632
Student popn: Pre-kindergarten to 8th	511	3,235	10,945
Student popn: 9th grade-12th grade	1	1,602	7,096
Student popn: Post-secondary students	161	1,504	3,464

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