

# OWNER/USER PROPERTY AVAILABLE FOR SALE

- Price: \$1,259,920
- Downtown Orlando Owner/User property
- Zoned: MXD-2/T, City of Orlando
- Land: 26,250 + SF (0.60 Acres)
- Four (4) Single Story Bldgs Totaling 6,848 + SF
- Strategically located in Downtown Orlando
- Easy Access to Interstate 4 and SR 50
- Property access from Magnolia and Irma Ave.
- Blocks from Lake Highland Preparatory School and the Orange County Courthouse, within minutes of Florida Hospital



## DEMOGRAPHICS:

### POPULATION

1 mile	13,227
3 miles	93,017
5 miles	278,286

### DAYTIME BUSINESS POPULATION

1 mile	32,961
3 miles	181,203
5 miles	273,689

### TRAFFIC COUNTS

+/-13,000 vehicles/day
on N Magnolia Ave
+/-141,000 vehicles/day
on I-4

### AVERAGE HH INCOME

1 mile	\$ 85,035
3 miles	\$ 85,865
5 miles	\$ 73,416



The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

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