

**FOR  
SALE**

# S ORANGE AVE COMMERCIAL PARCELS

12110 S Orange Ave, Orlando, FL 32824



## AVERAGE DAILY TRAFFIC COUNTS (2022)

- 1 20,700 Wetherbee Rd
- 2 30,500 S Orange Ave
- 3 26,500 Landstar Blvd

## ABOUT THE PROPERTY

**SIZE** 5.74± acres

**PRICE** Please call for pricing

**ZONING** P-D

**FLU** Commercial

**UTILITIES** Available

**ROAD  
FRONTAGE** 1,100'± on S Orange Ave

**PARCEL IDs** 23-24-29-8238-00-021,  
23-24-29-8238-00-020,  
23-24-29-8238-00-030

## DESCRIPTION

Commercial parcels well located on the Southwest corner of S. Orange Ave and Wetherbee Rd. This area of S. Orange Ave has an AADT of 30,500 trips. The Meadow Woods SunRail station is within walking distance, just 1,500' away. Adjacent to the rear of the property is a multifamily project with 250-300 proposed units. The combined parcels have entitlements of around 75,000 sqft of commercial. **Call for more information today!**

Property to be sold in bulk or parceled out. Seller will consider outright sale or ground lease.

- » Parcel A (1.02 ac)
- » Parcel B (0.93 ac)
- » Parcel C (3.79 ac)

**MAURY L. CARTER & ASSOCIATES, INC.**

Licensed Real Estate Brokers | [www.maurycarter.com](http://www.maurycarter.com) | 407-422-3144

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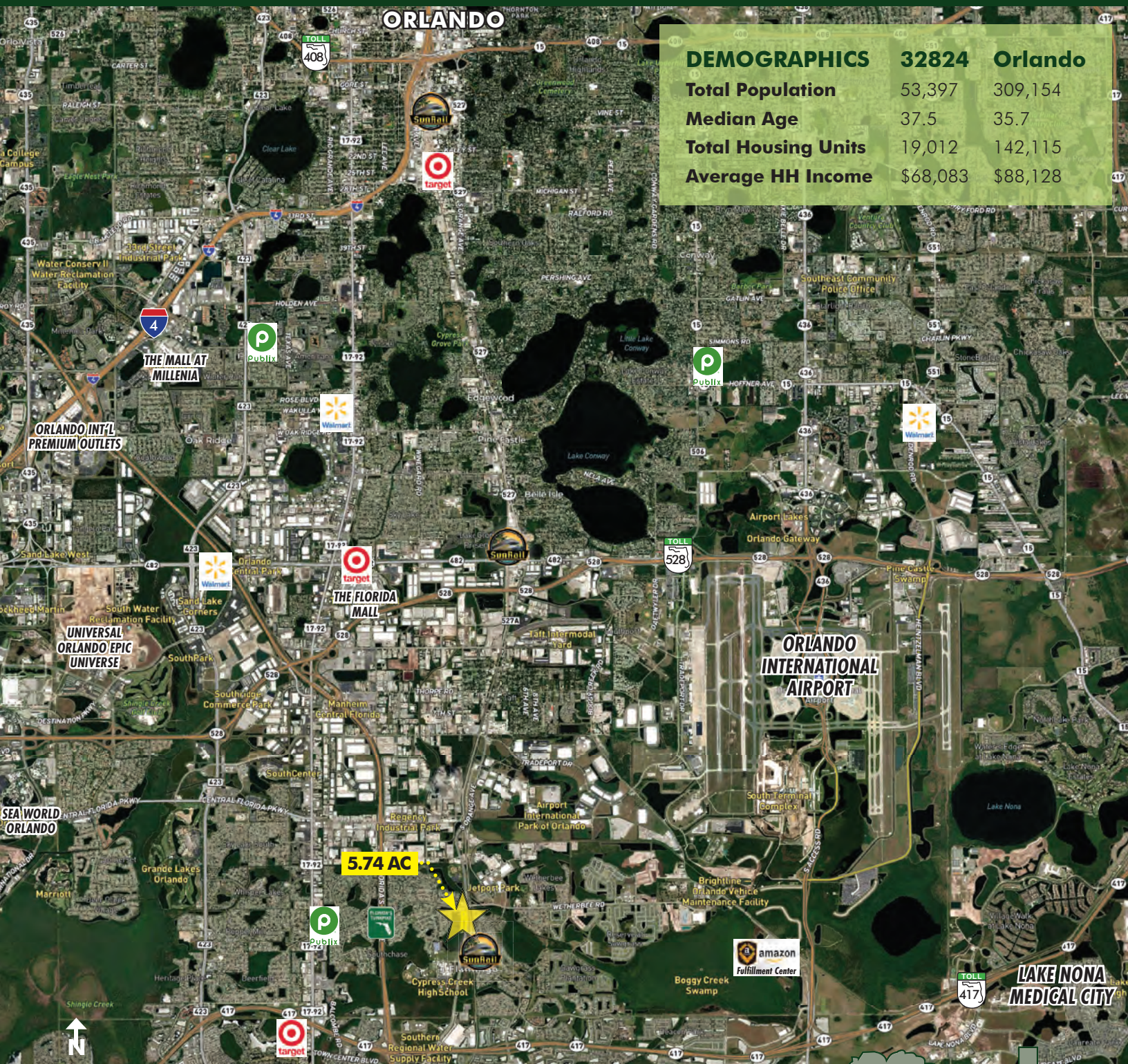




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**REGIONAL MAP**

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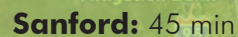
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