



**LAND FOR SALE**

## COMMERCIAL SITE

Mitchell Hammock Road  
Oviedo, Florida 32765

**PRICE REDUCED !**

### IDEAL FOR RETAIL, MEDICAL OFFICE, OTHER FREE-STANDING



#### FEATURES

- Less than one mile from Oviedo Mall and planned new HCA medical development
- 750 feet from SR 426 in Oviedo
- Easy access to SR 417 Beltway (Greenway) and SR 434
- Excellent view from Mitchell Hammock Road
- Future land use is Commercial, City of Oviedo; C-2 zoning available; excellent location for retail, medical office and other free-standing
- Traffic count is approximately 37,734 AADT (2010)
- 10.9± gross acres; approximately 1.2 acres net

**PRICE: \$250,000**

Demographics (2010 estimate)	Population	Average HH Income
3 miles	61,191	\$97,301
5 miles	140,055	\$88,967
10 miles	501,475	\$73,684

#### FOR MORE INFORMATION, PLEASE CONTACT:

**Margery Johnson, CCIM, CIPS**  
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#### CUSHMAN & WAKEFIELD OF FLORIDA, INC.

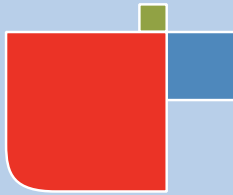
800 North Magnolia Avenue, Suite 450  
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**cushmanwakefield.com**  
Licensed real estate brokers



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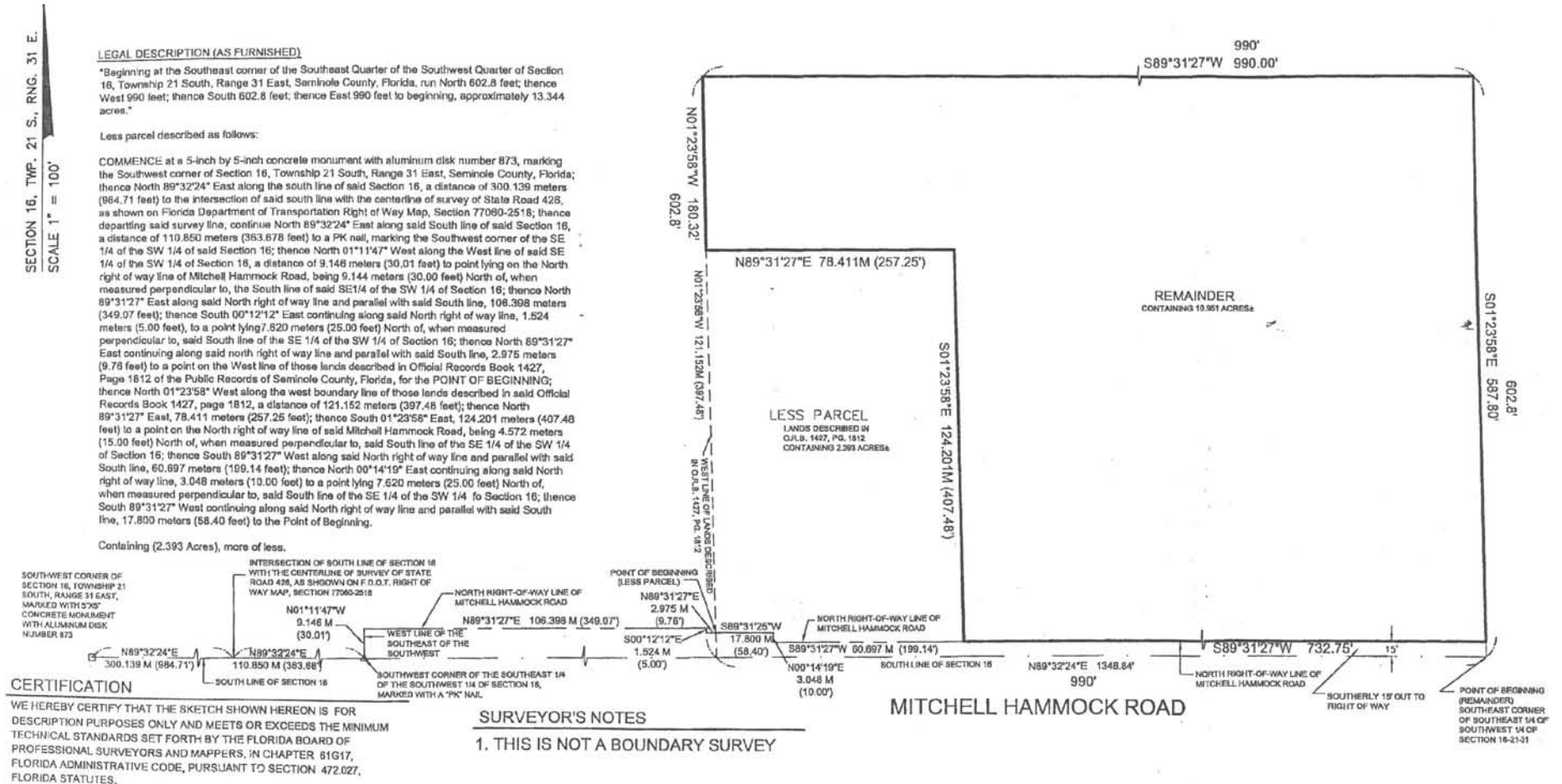


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