

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

Senior Director, Land Brokerage Services (407) 541-4395 margery.johnson@cushwake.com

Andrew Slowik

Associate, Land Brokerage Services (407) 541-4428 andrew.slowik@cushwake.com

CUSHMAN & WAKEFIELD OF FLORIDA. INC.

800 North Magnolia Avenue, Suite 450 Orlando, Florida 32803 (407) 841-8000

cushmanwakefield.com
Licensed real estate brokers

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LEGAL DESCRIPTION (AS FURNISHED)

*Baginning at the Southeast corner of the Southeast Quarter of the Southwest Quarter of Section 16, Township 21 South, Range 31 East, Seminole County, Florida, run North 602.8 feet; thence West 990 feet; thence South 602.8 feet; thence East 990 feet to beginning, approximately 13.344

Less parcel described as follows:

COMMENCE at a 5-inch by 5-inch concrete monument with aluminum disk number 873, marking the Southwest corner of Section 16, Township 21 South, Range 31 East, Seminole County, Florida; thence North 89"32"24" East along the south line of said Section 16, a distance of 300.139 meters (984,71 feet) to the intersection of said south line with the centerline of survey of State Road 428, as shown on Florida Department of Transportation Right of Way Map, Section 77060-2518; thence departting said survey line, continue North 89*32'24* East along said South line of said Section 16, a distance of 110.850 meters (363.678 feet) to a PK nell, marking the Southwest corner of the SE 1/4 of the SW 1/4 of said Section 16; thence North 01*11'47" West along the West line of said SE 1/4 of the SW 1/4 of Section 16, a distance of 9.146 meters (30,01 feet) to point lying on the North right of way line of Mitchell Hammock Road, being 9.144 meters (30.00 feet) North of, when measured perpendicular to, the South line of said SE1/4 of the SW 1/4 of Section 16; thence North 89"31"27" East along said North right of way line and parallel with said South line, 106.398 meters (349.07 feet); thence South 00*12*12* East continuing along said North right of way line, 1.524 meters (5.00 feet), to a point lying 7.620 meters (25.00 feet) North of, when measured perpendicular to, said South line of the SE 1/4 of the SW 1/4 of Section 16; thence North 89°31'27" East continuing along said north right of way line and parallel with said South line, 2,975 meters (9.76 feet) to a point on the West line of those lands described in Official Records Book 1427. Page 1812 of the Public Records of Seminole County, Florida, for the POINT OF BEGINNING: thence North 01"23'58" West along the west boundary line of those lands described in said Official Records Book 1427, page 1812, a distance of 121.152 meters (397.48 feet); thence North 89*31*27* East, 78.411 meters (257.25 feet); thence South 01*23'58* East, 124.201 meters (407.48 feet) to a point on the North right of way line of said Mitchell Hammock Road, being 4,572 meters (15.00 feet) North of, when measured perpendicular to, said South line of the SE 1/4 of the SW 1/4 of Section 16; thence South 89"31'27" West along said North right of way line and parallel with said South line, 60.697 meters (199.14 feet); thence North 00*14*19* East continuing along said North right of way line, 3.048 meters (10.00 feet) to a point lying 7.620 meters (25.00 feet) North of, when measured perpendicular to, said South line of the SE 1/4 of the SW 1/4 fo Section 16; thence South 89*31*27* West continuing along said North right of way line and parallel with said South line, 17.800 meters (58.40 feet) to the Point of Beginning.

> INTERSECTION OF SOUTH LINE OF SECTION 16 WITH THE CENTERLINE OF SURVEY OF STATE

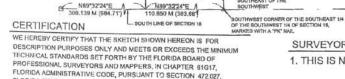
ROAD 425 AS SHOOWN ON ED O T. BIGHT O

WEST HINE OF THE

N01*11'47"W

9.148 M



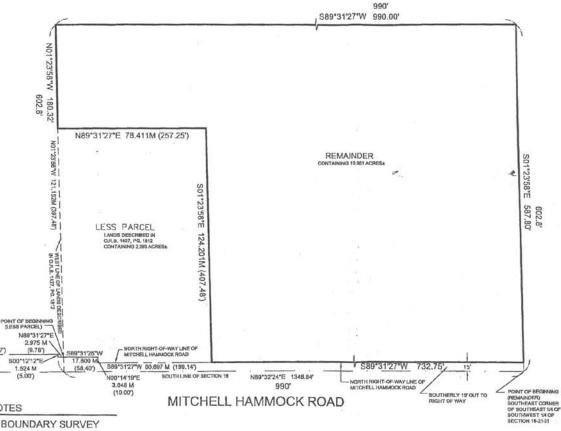


SURVEYOR'S NOTES

ORTH BIGHT-OF-WAY LINE OF

N89*31*27*E 106.398 M (349.0

1. THIS IS NOT A BOUNDARY SURVEY



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FLORIDA STATUTES.

SOUTHWEST CORNER OF

SECTION 16, TOWNSHIP 21 SOUTH, RANGE 31 EAST.

MARKED WITH 5785

CONCRETE HOMEWEN

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