

JOHN YOUNG PARKWAY & COMMERCE PARK DRIVE

DEVELOPMENT SITE FOR SALE
±21 ACRES OF LAND



SITE DESCRIPTION

PRICE:

Call For Details

LOCATION:

NE Quadrant of John Young Parkway and SR 528 Beachline. Good access to all major roadways.

SIZE:

±21 Acres (Gross)

ZONING:

Ind-4

TRAFFIC COUNT:

50,116 AADT

SITE REDEVELOPMENT:

Per agreement with adjacent property, ponds may be consolidated and moved partially offsite.

HIGHLIGHTS:

- Entitled and vested for commercial development
- Adjacent to Flagler's world class SouthPark Center
- Centrally located - close to the airport, convention center, retail and business parks
- "Infill location" entitled for 441,000 square feet of office
- 1,600 ± feet of frontage on John Young Parkway

Located adjacent to Flagler's prestigious office park, SouthPark Center with 2.9 million square feet of Class A office space, the site has extensive frontage on John Young Parkway and is partially visible from the Beachline (SR 528). The site offers good access not only to the Beachline, but also to Florida's Turnpike, Interstate 4, SR 417, and Sand Lake Road.

Regarding the ponds onsite, the seller, Flagler Development, has an agreement with the adjacent owner to consolidate the ponds and relocate more than half on the adjacent property.

Numerous amenities are close by: hotels (Homestead Suites, Extended Stay Deluxe, Hampton Inn), power center with Walmart, Lowe's dining (including Logan's). Tavistock is developing approximately 200 Acres north of the 21 acres. Darden Headquarters is diagonally across the SR 528/John Young Parkway interchange.

DEMOGRAPHICS

| | 2 MILES | 3 MILES | 5 MILES |
|--------------------|----------|----------|----------|
| POPULATION | 10,216 | 45,544 | 170,777 |
| DAYTIME POPULATION | 19,736 | 60,165 | 155,224 |
| MEDIAN INCOME | \$39,555 | \$41,792 | \$44,214 |

CONCEPTUAL SITE PLAN

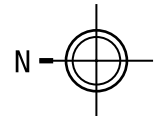
POTENTIAL RETAIL USES:

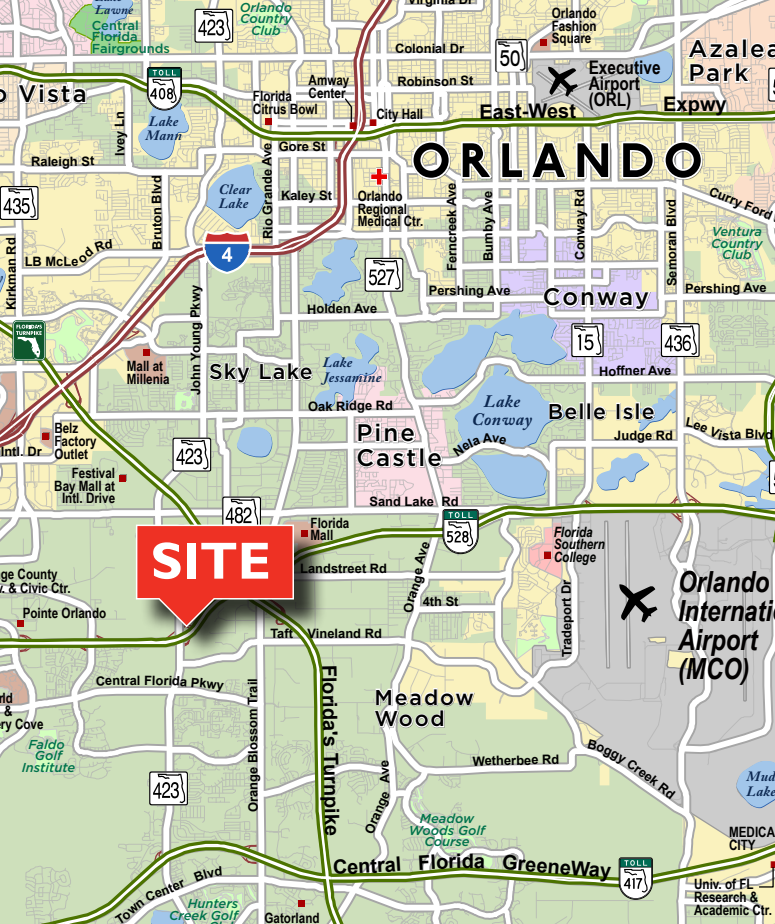
- Gas Station / Convenience Store
- Accessory Retail
- Car/RV Dealership
- Restaurant
- Sports Club
- Hotel/Timeshare
- Hospital
- Office Development
- Day Care Facility
- Appliance Store
- Amusement Park

* Per Orange County zoning requirements, retail should support the surrounding industrial and office parks.



* Site after consolidation of retention ponds





Margery Johnson

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

Andy Slowik

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

Cushman & Wakefield of Florida, Inc

800 North Magnolia Avenue
 Suite 450
 Orlando, FL 32803
 cushmanwakefield.com

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