

PRICED AT \$1,800,000

5.6± Acre Development Site 45,000 SF of Commercial Entitlements

Location

NEQ of Dean Road and Eastmar Commons Boulevard
Orlando, Florida 32825

Size

5.63± acres gross

Land Use

Commercial

Zoning

PD

Entitlements

Up to 45,000 SF of Commercial

Traffic Counts

25,500 AADT on Dean Road

Potential Uses

- Gas/Convenience
- Grocery
- Retail Outparcels
- Fast Food
- Quick Service Restaurant
- Office
- Strip Retail
- Single Tenant Retail

Location Highlights

- Infill hard corner with potential for future signal
- 840 multifamily units abutting the site
- Site is entitled and well-positioned for retail development

For more information, please contact:

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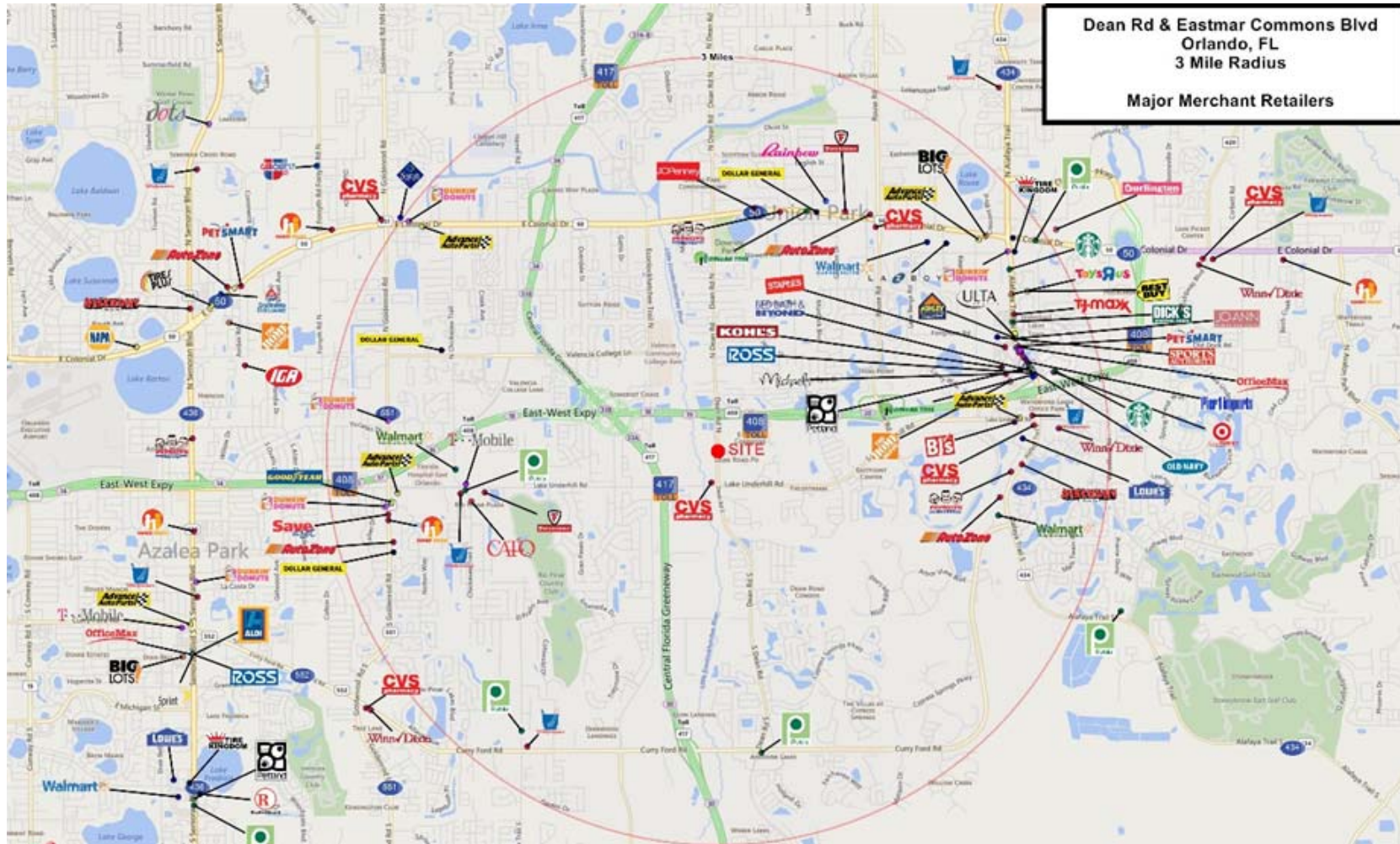
Exclusively Listed by:

Cushman & Wakefield of Florida Inc.

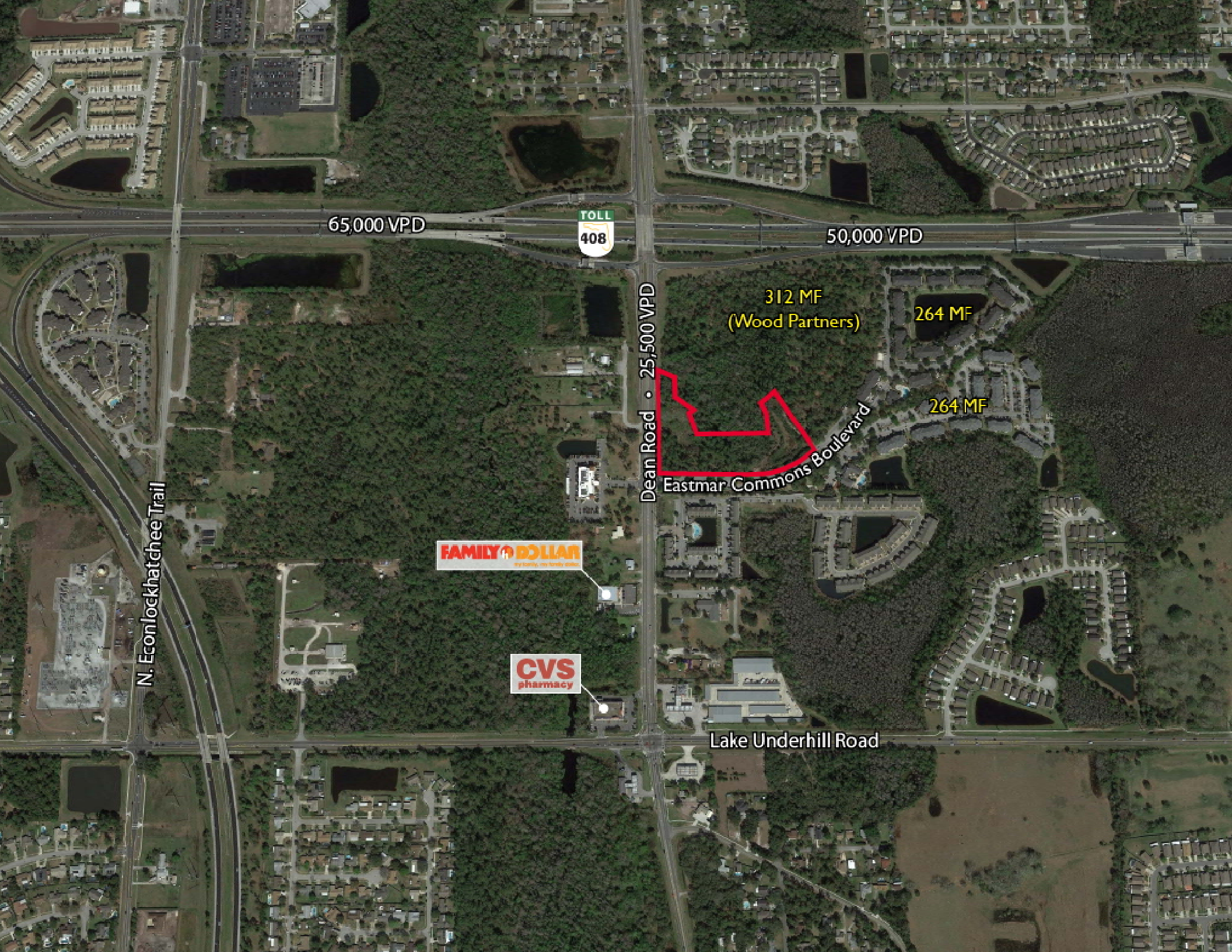
20 N. Orange Avenue, Suite 300

Orlando, Florida 32801

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Demographic	1 Mile	3 Miles	5 Miles
Population	9,119	90,666	256,587
Median Age of Householder	33.59	32.91	32.17
Average Household Income	\$51,517	\$56,329	\$53,351
Median Household Income	\$41,748	\$43,557	\$39,608



65,000 VPD

TOLL
408

50,000 VPD

Dean Road • 25,500 VPD

312 MF
(Wood Partners)

264 MF

264 MF

Eastmar Commons Boulevard

N. Econlockhatchee Trail

FAMILY DOLLAR
my family, my family dollar

CVS
pharmacy

Lake Underhill Road