

AUDOBON PARK
APARTMENT

KROGER EXECUTIVE
CENTER OFFICE PARK

SITE

AVAILABLE
2.43 +/- AC

LA FITNESS



SIERRA
TRADER
JOE'S



FLOOR
DECOR

FASHION SQUARE
MALL
★ macy's
Dillard's
Panera
BREAD
PREMIERE CINEMAS
planet fitness

DICK'S
SPORTING GOODS

TD Bank



WING STOP

GameStop



JEFF'S
Bagel Run

SHAKE SHACK

T Mobile

LONGHORN
STEAKHOUSE

just salad

CAVA
AspenDental

Olive
Garden
ITALIAN KITCHEN

Bank of America



34,000 ADT



Pollo tropical
CITRUS MARINATED CHICKEN

62,000 ADT

E Colonial

718 MAGUIRE, BLVD. | ORLANDO, FL 32803

TARGET EXCESS LAND

2.43 +/- ACRE FOR SALE

PROJECT DETAILS

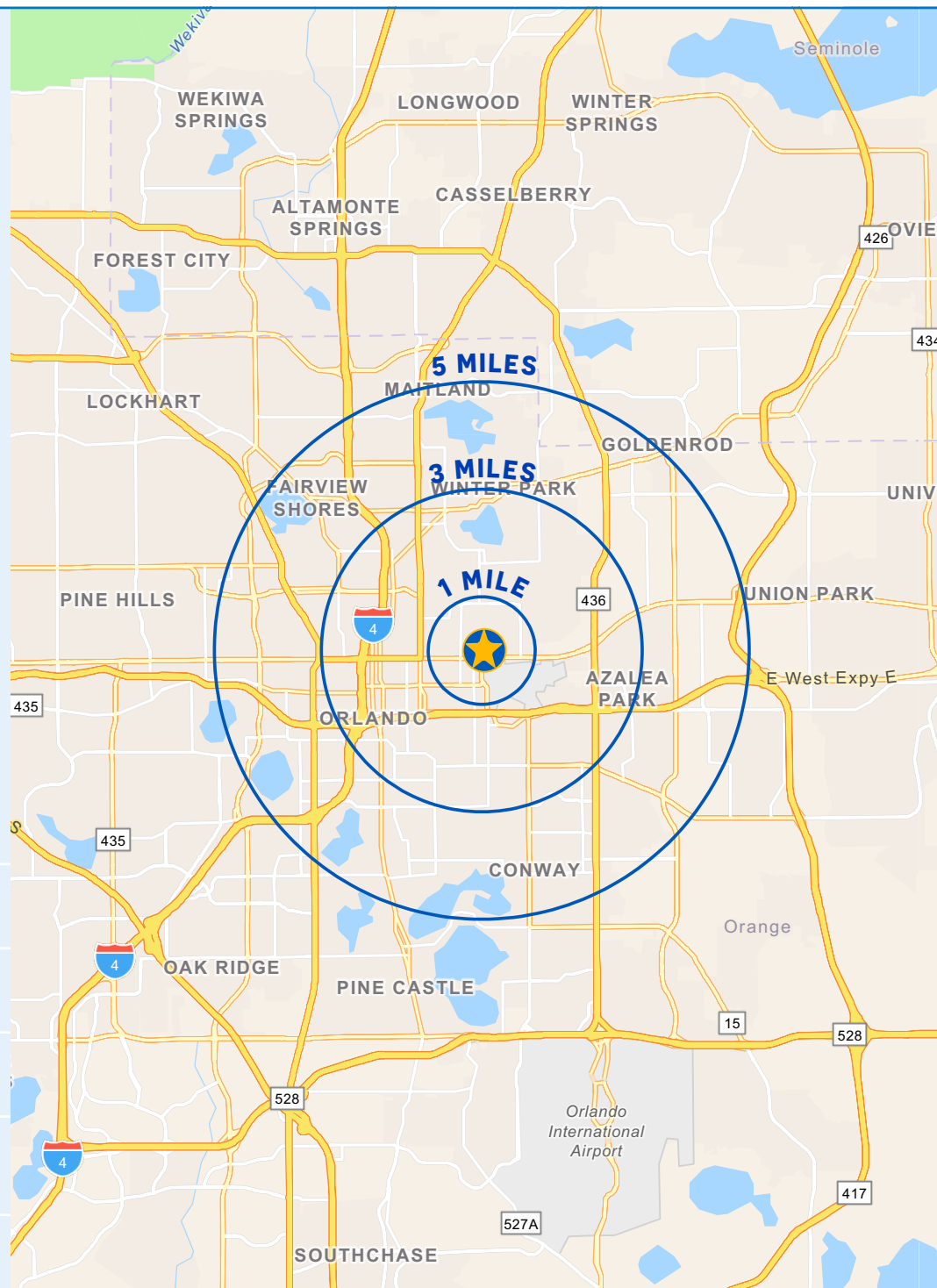
TARGET EXCESS LAND • 2.43 +/- ACRE AVAILABLE • FOR SALE

PROPERTY HIGHLIGHTS

- Located in the Colonial Marketplace shopping center adjacent to Fashion Square Mall and Colonial Town Center
- This site is conveniently located midway between Winter Park and downtown Orlando, just west of Baldwin Park and northwest of the Orlando Executive Airport
- Perfectly located for infill residential development or a variety of service, medical, or office uses
- Good access from Maguire Boulevard
- Close proximity to Orlando Executive Airport
- Zoned I-P, Industrial, by the City of Orlando. Allows many industrial, residential and commercial uses.
- Future Land Use: Industrial, with a minimum DU/acre of 12 and a maximum DU/acre of 40.
- Target will Maintain pond ownership. Buyer will be responsible for subdividing parcel and pond.

DEMOGRAPHICS

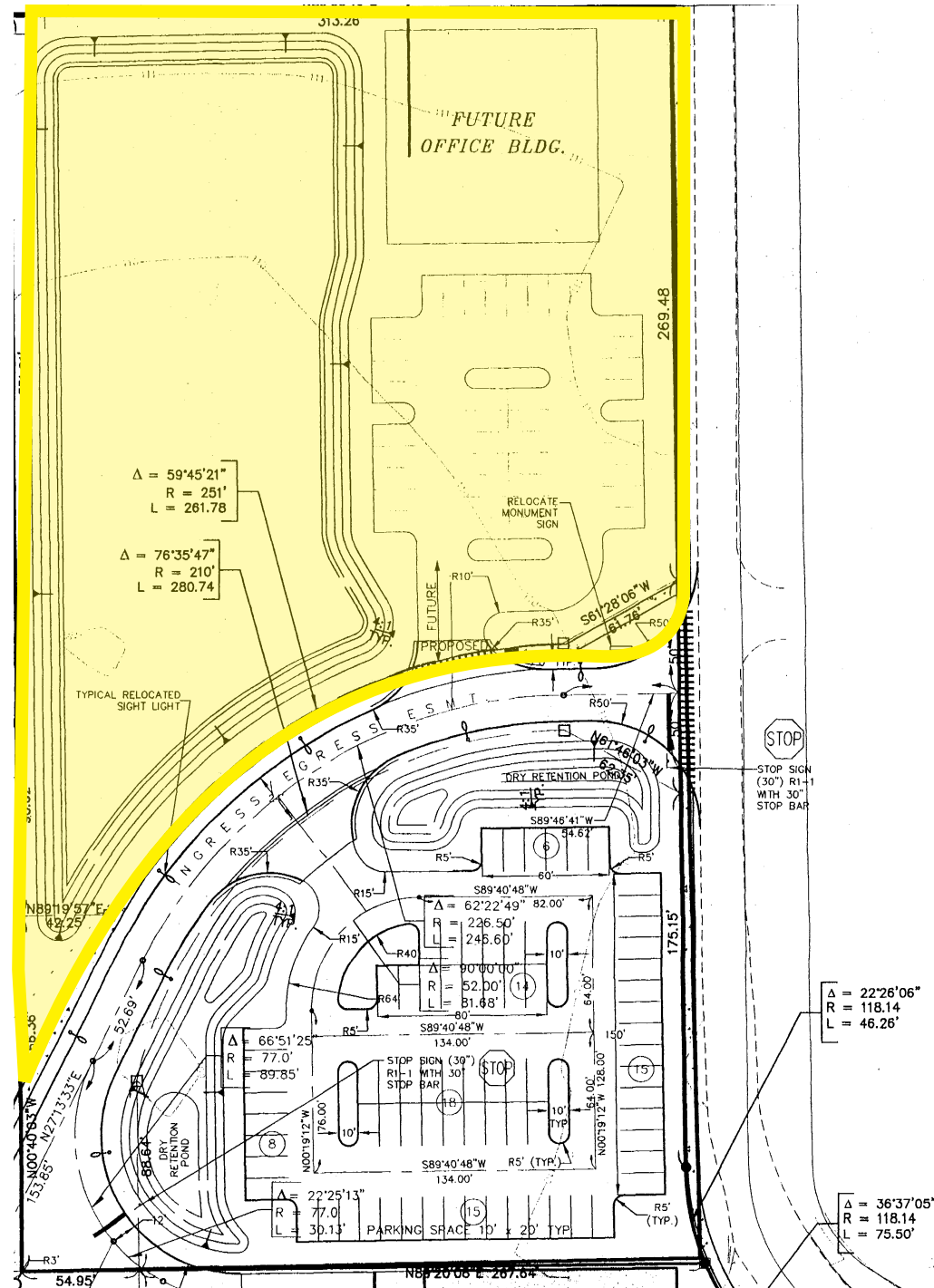
	1 MILE	3 MILE	5 MILE
 POPULATION	10,177	122,303	308,874
 DAYTIME POPULATION	16,847	255,132	468,038
 AVERAGE HH INCOME	5,242	57,570	134,344
 TOTAL HOUSEHOLDS	\$107,886	\$93,865	\$79,037





SITE PLAN

TARGET EXCESS LAND • 2.43 +/- ACRE AVAILABLE • FOR SALE



718 MAGUIRE BLVD. | ORLANDO, FL 32803

TARGET EXCESS LAND

2.43 +/- ACRE AVAILABLE FOR SALE

SUZANNE WASHBURN

407.919.6144

SWASHBURN@ATLANTICRETAIL.COM



ORLANDO

1180 SOLANA AVENUE

WINTER PARK FL, 32789

407.919.6575

ALBANY

ATLANTA

BOSTON

CHARLESTON

CHARLOTTE

LOS ANGELES

NEW YORK CITY

PITTSBURGH

WEST PALM BEACH

WWW.ATLANTICRETAIL.COM

[LINKEDIN.COM/COMPANY/ATLANTIC-RETAIL-PROPERTIES](https://www.linkedin.com/company/atlantic-retail-properties)

[INSTAGRAM.COM/ATLANTIC_RETAIL/](https://www.instagram.com/atlantic_retail/)

REALESTATE RESOURCES

CHAINLINKS
RETAIL ADVISORS