



Prime Commercial Value-Add Redevelopment Opportunity

5220 OLD WINTER GARDEN RD ORLANDO, FL 32811

FOR SALE
\$795,000

PROPERTY FEATURES

- Prime Commercial Value-Add / Redevelopment Opportunity
- (2) Existing Commercial Buildings Totaling +- 4,431 SF
- Site: +- .69 Acre Site w/ (2) Curb Cuts
- +- 170' Frontage on Old Winter Garden Rd (~24,500 AADT)
- Zoning: C-2 / R-1- Orange County
- Located within Opportunity Zone

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5220 Old Winter Garden Road presents a prime commercial value-add and redevelopment opportunity in an established west Orlando corridor. The property consists of two existing commercial buildings totaling approximately 4,431 square feet situated on a ±0.69-acre site with two curb cuts and approximately 170 feet of frontage along Old Winter Garden Road, which benefits from strong traffic counts of approximately 24,500 AADT. The property is zoned C-2 / R-1 in Orange County and is located within an Opportunity Zone, providing potential advantages for investors and developers seeking long-term value creation.

The site offers excellent flexibility for an owner-user, investor, or value-add operator, with potential for continued restaurant use, retail, service-based business, repositioning, expansion, or redevelopment, subject to zoning and applicable approvals. Direct frontage along Old Winter Garden Road provides strong visibility, convenient access, and prominent exposure within a densely populated trade area that supports neighborhood commercial demand.

Strategically located near W Colonial Drive / SR 50, S Kirkman Road, Pine Hills Road, SR 408, Florida's Turnpike, and I-4 connections, the property offers convenient access to major Orlando demand drivers including Downtown Orlando, Universal Orlando, Millenia, College Park, Ocoee, and surrounding employment centers. With opportunities to modernize the existing improvements, enhance the exterior appearance, improve signage, refresh the parking and site layout, or introduce a new commercial concept, 5220 Old Winter Garden Road is well-positioned to benefit from Orlando's continued population growth, tourism demand, and long-term economic expansion.



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DEMOGRAPHICS

5220 Old Winter Garden Rd
Orlando, FL 32811

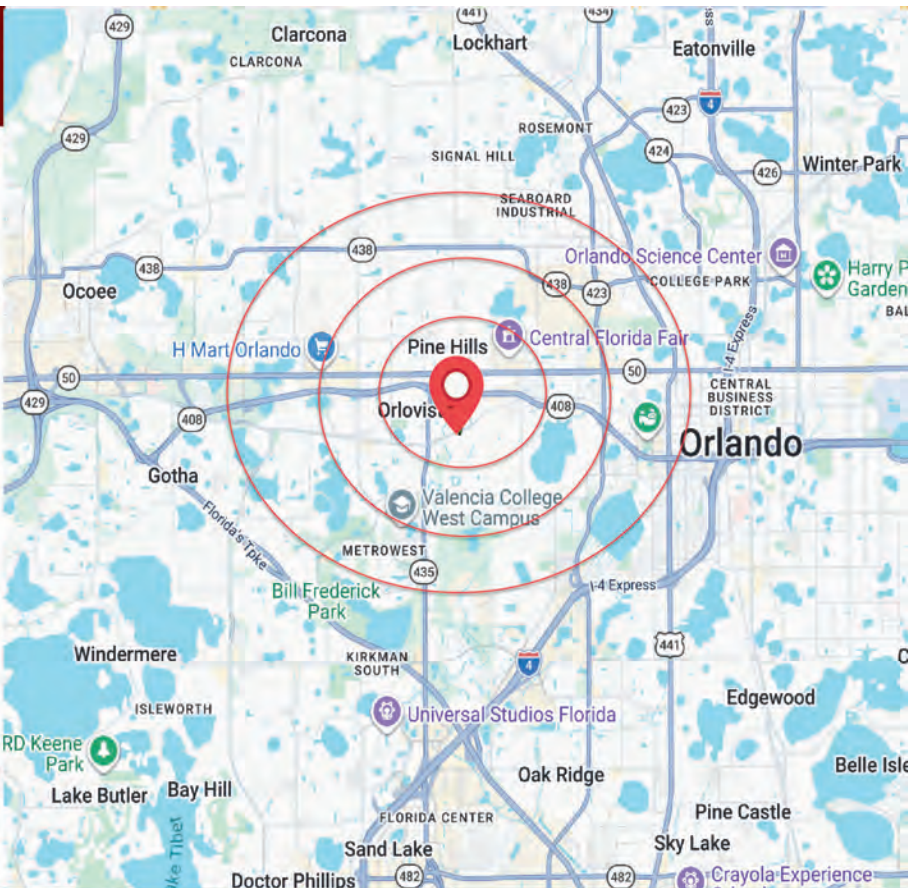
POPULATION	1 MILE 3 MILE 5 MILE		
	2024 Total Population	14,649	108,045
2029 Projected Population	15,715	113,772	266,048
Population Growth 2024-2029	7.3%	5.3%	5.4%

HOUSEHOLDS	1 MILE 3 MILE 5 MILE		
	2024 Total Households	5,911	43,064
2029 Projected Households	6,374	45,884	104,542
Household Growth 2024-2029	7.8%	6.5%	5.3%
Average Household Size	2.43	2.49	2.54

INCOME	1 MILE 3 MILE 5 MILE		
	Average Household Income	\$68,451	\$78,911
Median Household Income	\$49,134	\$55,991	\$64,693
Per Capita Income	\$26,810	\$32,084	\$36,184

EMPLOYMENT	1 MILE 3 MILE 5 MILE		
	Total Businesses	1,092	4,925
Total Employees	10,766	57,062	115,793
Daytime Population	14,372	93,165	201,120

POPULATION GROWTH	5 YEAR 10 YEAR 15 YEAR		
		5.3%	10.8%



5220 Old Winter Garden Rd, Orlando, FL 32811 Source: Esri 2024

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