

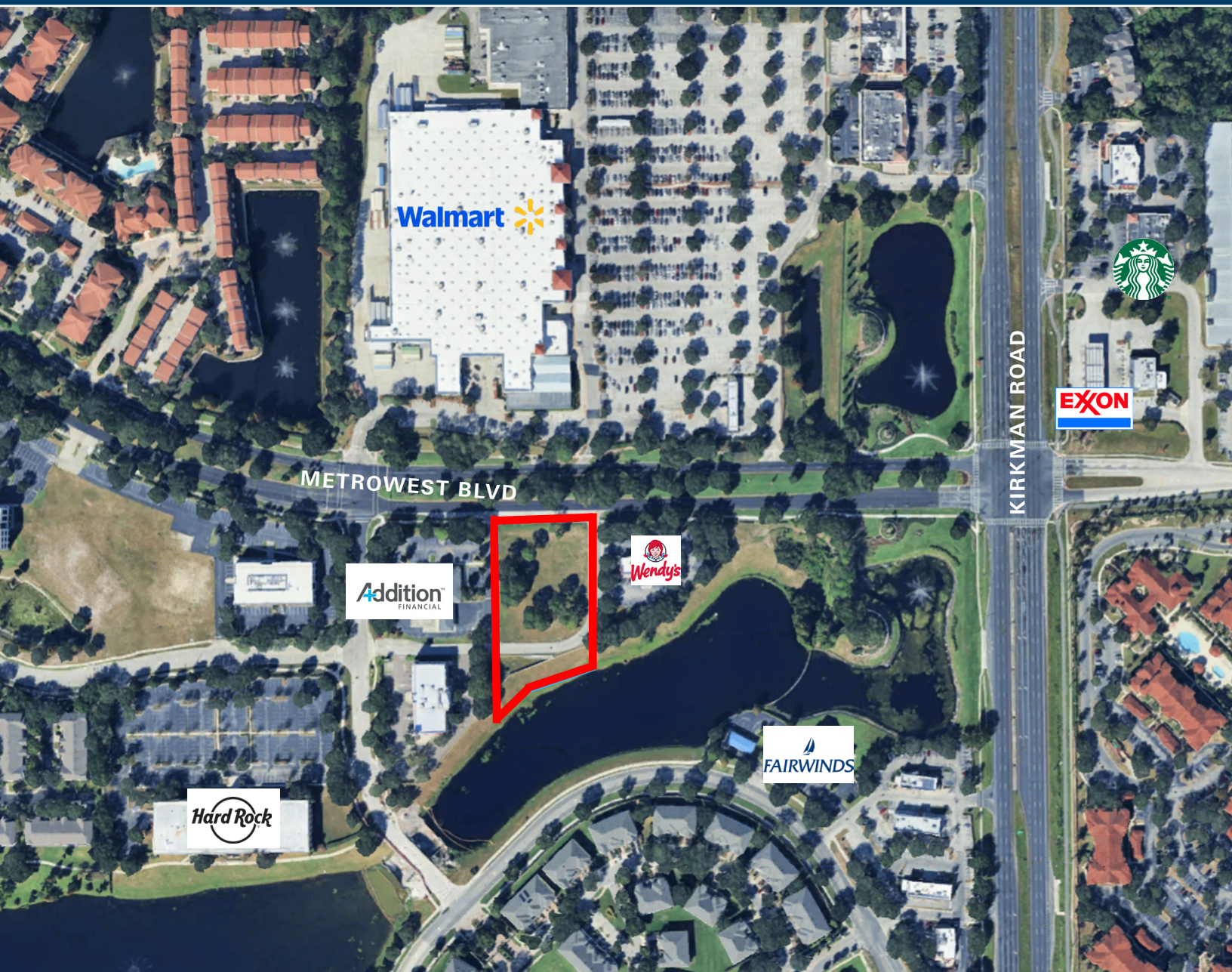
5954

METROWEST

5954 Metrowest Blvd., Orlando, FL 32835

1.98± Acres

FOR SALE
\$2,000,000
VACANT LAND
ORL-AC-2



NEWMARK

400 S. Park Ave., Suite 220
Winter Park, FL 32789

JASON SCHRAGO

Exec. Mng. Dir.

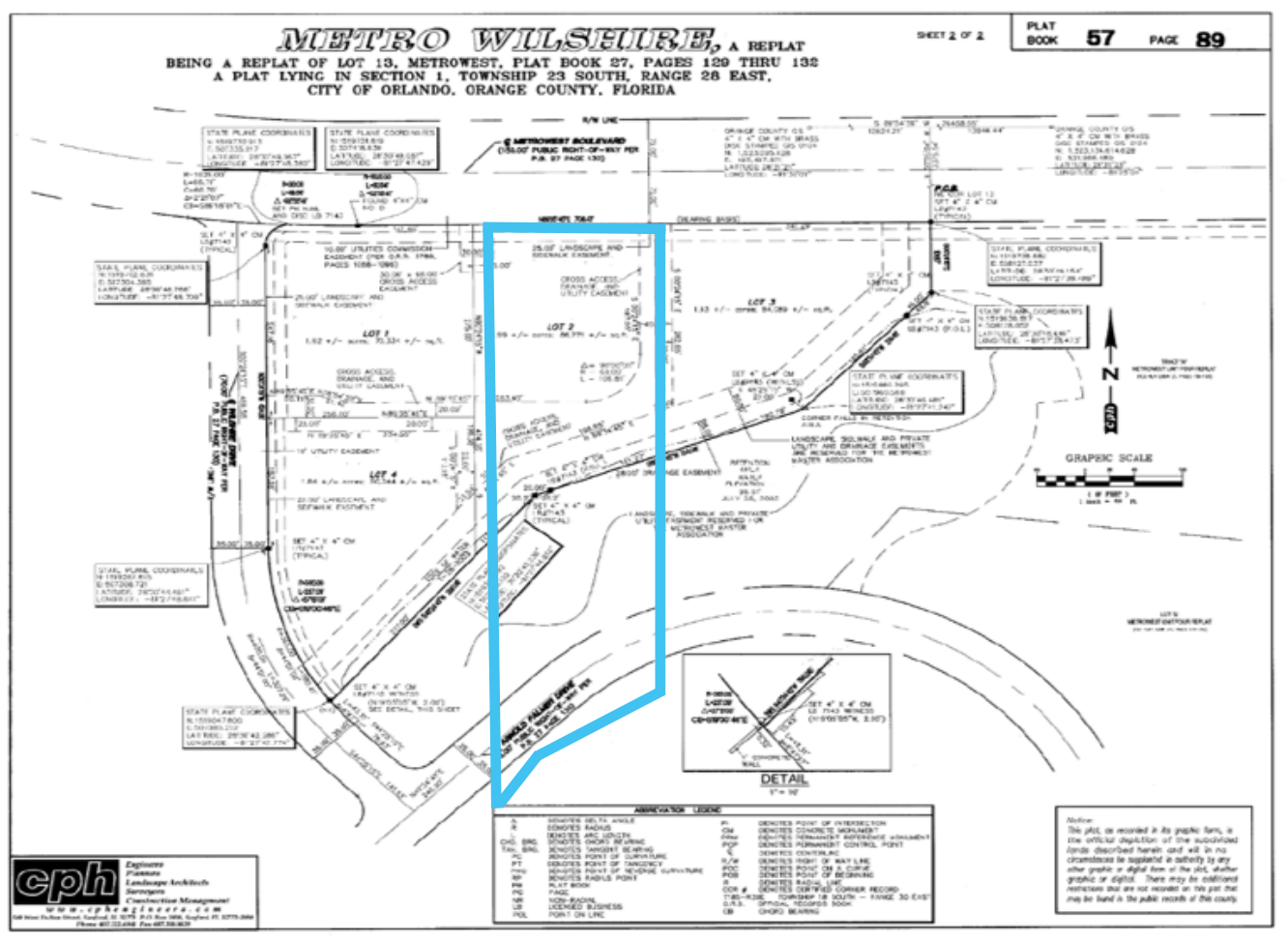
jason.schrage@nrmk.com
321-316-3017

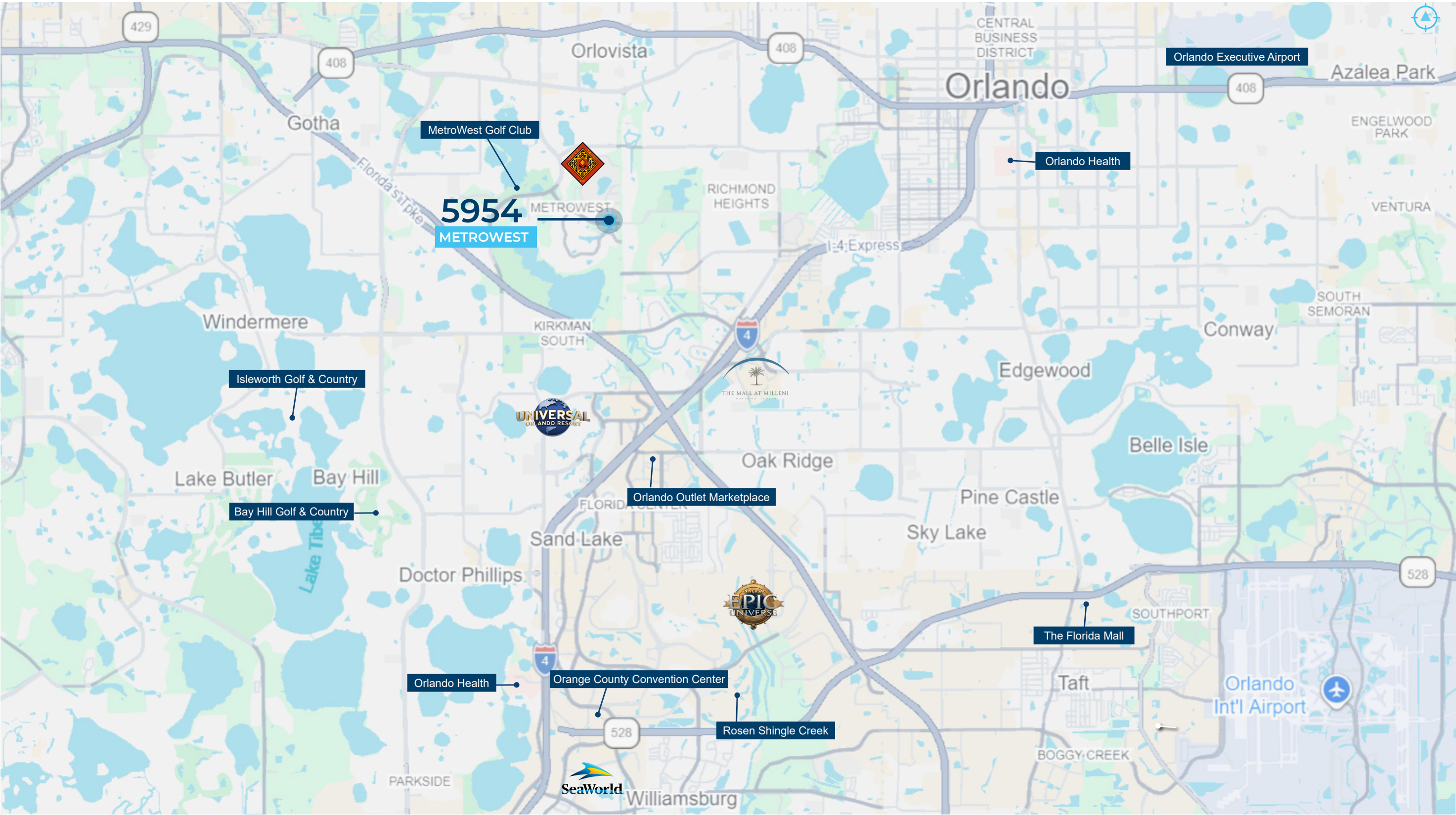
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PROPERTY DESCRIPTION

PROPERTY ADDRESS:	5954 Metrowest Blvd., Orlando, FL
TYPE:	Vacant Land
LAND ACRES:	1.98+/- acres
ZONING:	ORL-AC-2
PARCEL:	01-23-28-5596-00-020
FRONTAGE	Metrowest Blvd.
AIRPORT:	Orlando International Airport (17 miles)

- Off-site master water retention
- Bust stop at property
- Utilities at site





TRAFFIC COUNTS - VPD

Kirkman Road (SR-435)	52,308
Metrowest Boulevard	19,100

DEMOGRAPHICS

	3 MILES
Population:	120,122
Households:	41,113
Avg. Household Income:	\$71,500±
	5 MILES
Population:	297,846
Households:	108,985
Avg. Household Income:	\$82,200±
	10 MILES
Population:	904,769
Households:	346,127
Avg. Household Income:	\$102,200±





Located Within The 1.8K Acre Metrowest MASTER PLANNED COMMUNITY

VERANDA PARK / METROWEST VILLAGE

Directly adjacent to the Property is Veranda Park, a mixed-use 282K SF office and retail space that has a variety of accommodations. Some of the tenants include CVS, Rios Bistro Sushi Bar, Izziban Sushi & BBQ, Holy Grain Coffee Shop, Achilles Art Café, Easy Work Space (Co-Working Offices), FedEx Dropbox, Luxx Brand, Alora Health Spa, The Ultimate Cave Barbershop, and more.

The MetroWest Village is a 124K SF vibrant shopping center anchored by Publix Supermarket and home to Anytime Fitness, KeKe’s Breakfast Café, Truist Bank, Pet Supermarket, MetroWest Veterinary, and NYPD Pizza.



VALENCIA COLLEGE

Valencia College main campus is located in MetroWest. Valencia is a large public college based in Orlando, Florida with multiple campuses around the Orlando area. They are regionally accredited by the Southern Association of Colleges and schools. The college offers associate degrees, several bachelor’s degrees and vocation certificates. The school has a high acceptance rate and is marketed as providing the same education as a state university at about half the cost.



METROWEST GOLF CLUB

The MetroWest Golf Club is an 18-hole public golf course offering a scenic and accessible golfing experience, complemented by on-site dining options and a clubhouse setting for residents and guests.