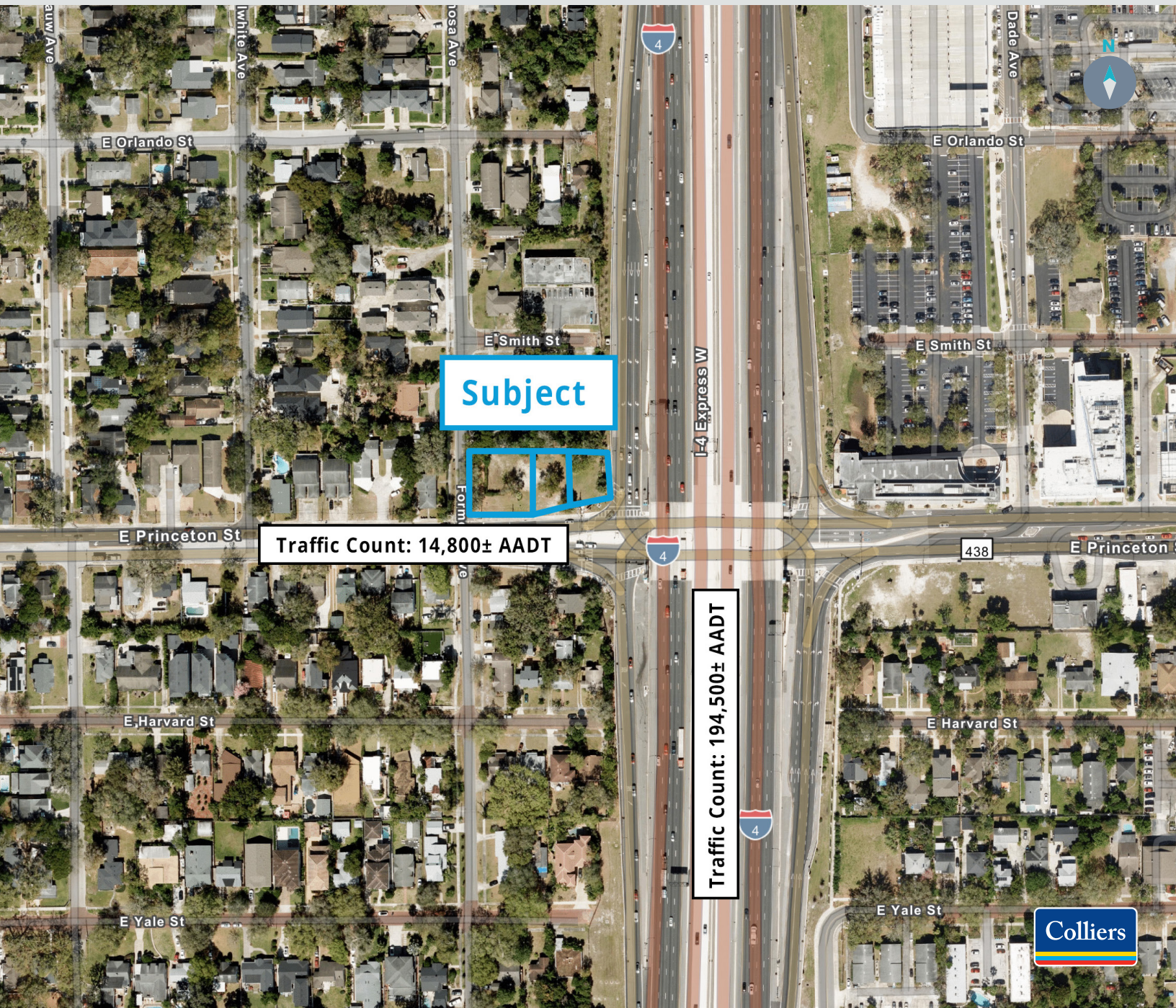


# 101, 109, and 115 EAST PRINCETON STREET COLLEGE PARK

A VACANT 0.56± AC LOT WITH DIRECT ACCESS TO I-4

OFFERING MEMORANDUM • ORLANDO, FLORIDA



EAST PRINCETON STREET • ORLANDO, FL  
**EXECUTIVE SUMMARY**

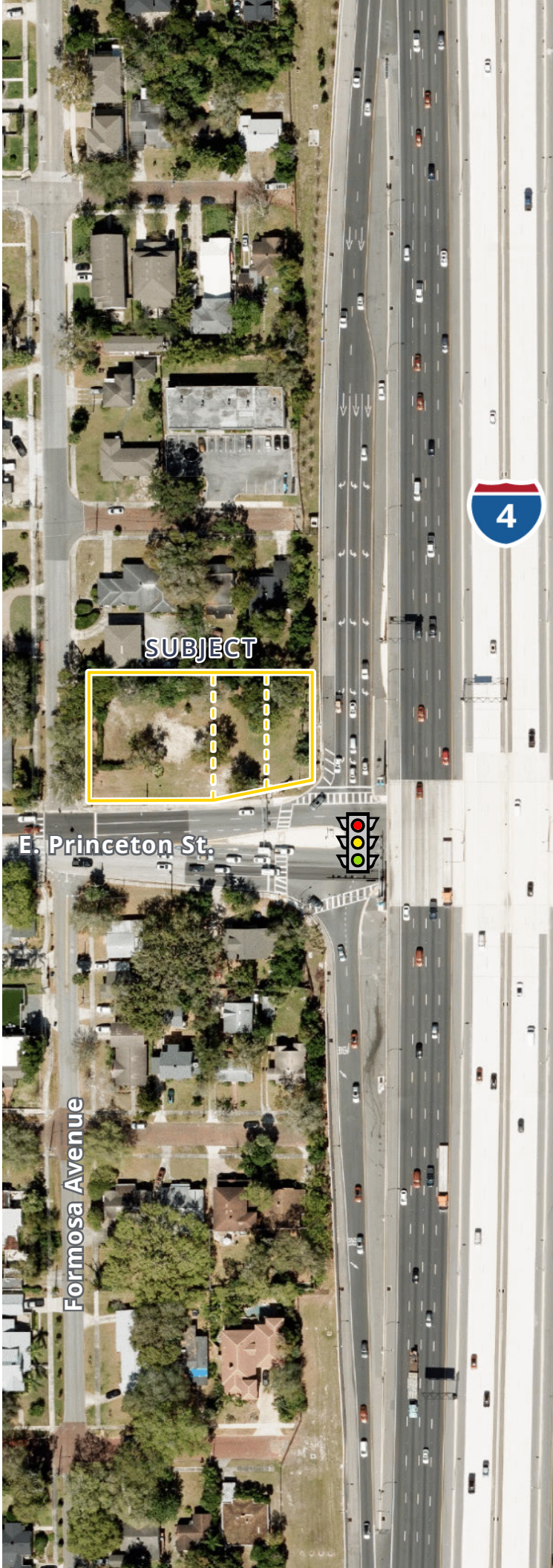
The Princeton Street Assemblage presents a rare infill development opportunity in the heart of Orlando, positioned at 101, 109, and 115 East Princeton Street. Totalling approximately 0.56 acres, the site sits prominently at the signalized intersection of East Princeton Street and the I-4 on/off ramp, offering exceptional visibility, direct access, and unmatched regional connectivity.

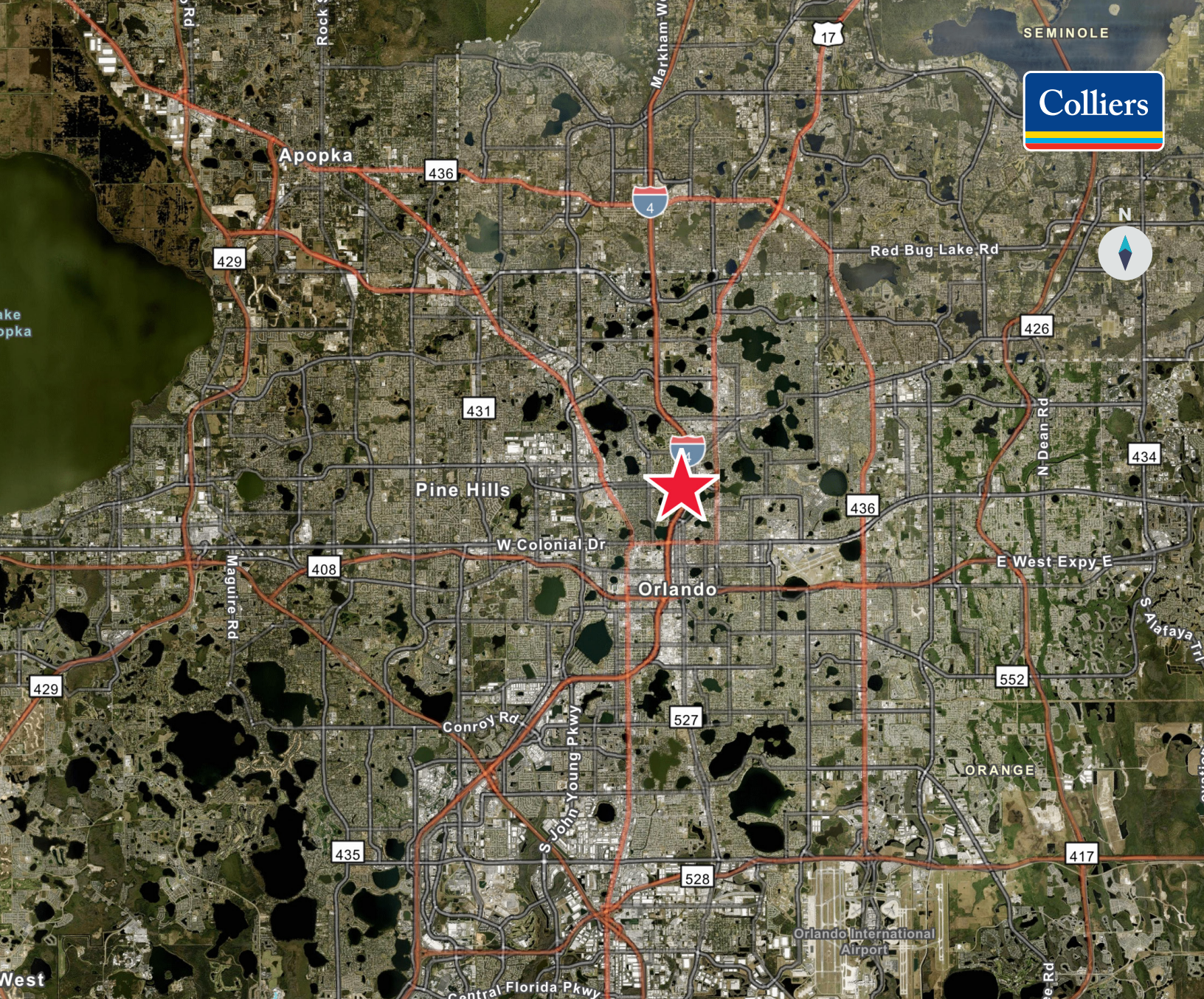
With 109 feet of frontage along Princeton Street and site depths ranging from 90 to 130 feet, the property provides a flexible development envelope suitable for a variety of low-intensity office or residential uses permitted under the O-1/T/W zoning designation.

The location benefits from powerful traffic exposure, with 194,500 vehicles per day along I-4 and 14,800 vehicles per day on Princeton Street. Strong surrounding demographics further enhance the site's appeal: the 5-mile population exceeds 278,000 residents, and the 1-mile average household income reaches \$146,234, reflecting a highly desirable and affluent consumer base.

Situated minutes from major employment centers, medical institutions, and established residential neighborhoods, this offering is ideally positioned for developers seeking a compact, high-visibility site in one of Orlando's most dynamic corridors.

<b>Address:</b>	101, 109, and 115 E. Princeton St. Orlando, FL 32804
<b>Parcel ID:</b>	13-22-29-3620-03-090, 13-22-29-3620-03-110, 13-22-29-3620-03-120
<b>Lot Size:</b>	24,394 SF (±0.56 AC)
<b>Frontage:</b>	±109 Feet
<b>Depth:</b>	±90 - 130 Feet
<b>Zoning:</b>	O-1/T/W, Low intensity Office Residential
<b>Permitted Use:</b>	<a href="#">Click Here to View</a>





	1 MILE	3 MILES	5 MILES
Total Residential Population	12,689	98,069	278,293
Total Daytime Population	39,816	244,487	482,214
Total Households	6,486	47,941	121,233
2025 Avg. Annual Household Income	\$146,234	\$140,095	\$118,900
2025 Median Home Value	\$618,401	\$607,097	\$484,015
2025 Median Age	37.5	39.0	38.3

## INVESTMENT CONTACT

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