

LIFESTYLE
INTERNATIONAL REALTY

4604 OLD GOLDENROD RD
ORLANDO, FL 32822



COMMERCIAL SALE

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FLORIDA BROKER

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EAST ORLANDO OFFICE

7444 Narcoossee Rd, Suite 414
Orlando, FL 32822

4604 OLD GOLDENROD RD

 ORLANDO, FL 32822

PRICE:
\$2,275,000



ZONING
ORG-C-2



GOVERNED
Orange County



INVESTMENT HIGHLIGHTS

- Ideal site for car dealership, auto repair facility, outdoor storage, RV Parking, or car rental operation
- Dual road access on both Goldenrod Rd and Old Goldenrod Rd. National Franchise site opportunity.
- Anchored by Walmart Supercenter plaza and other national tenants.
- Multiple Parcel Sale

THE OFFERING

PRICE	\$2,275,000
LEASE TYPE	Vacant
SQUARE FOOTAGE AVAILABLE	2.19 ac
CURRENT STATUS	Active
EXPECTED DELIVERY	Available
NOTES	

PROPERTY DESCRIPTION



LOCATION

4604 Old Goldenrod Rd
Orlando, FL 32822



SITE

Move-In Ready



BUILDING AREA

2,880 sf



ZONING

ORG-C-2



5-MILE DEMOGRAPHICS

Businesses: 6,068
Households: 80,647
Population: 212,076
Average Household Income: \$105,676



LAND AREA

2.19 Acres



TRAFFIC COUNT

38,756 (2025) daily on Goldenrod



YEAR BUILT

1980



ACCESS

Old Goldenrod and Goldenrod Road

EXTERIOR PHOTOS



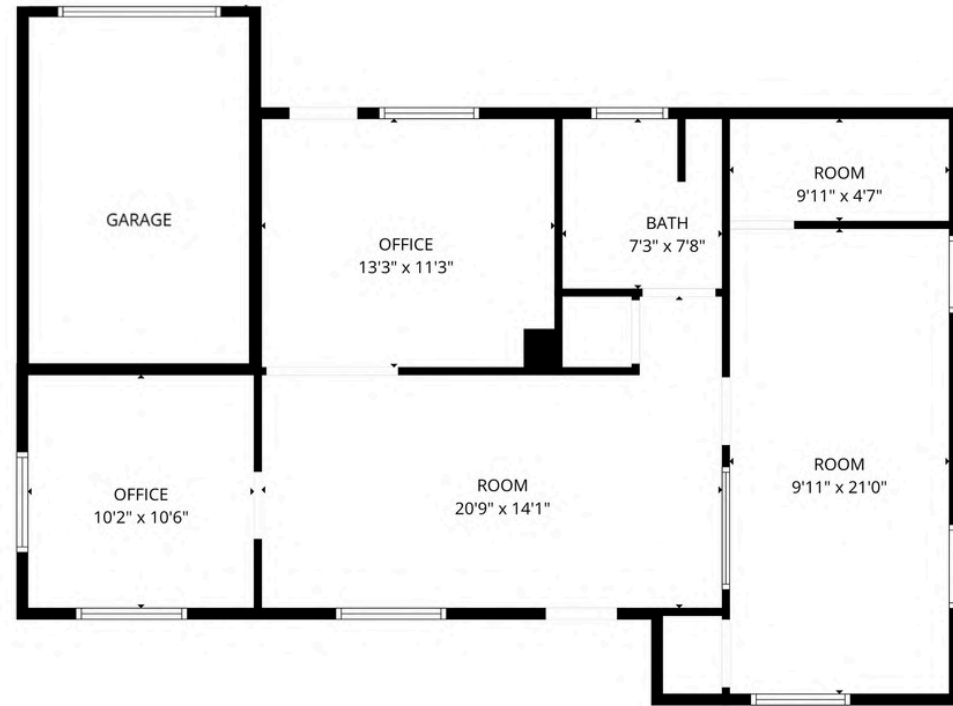
INTERIOR PHOTOS



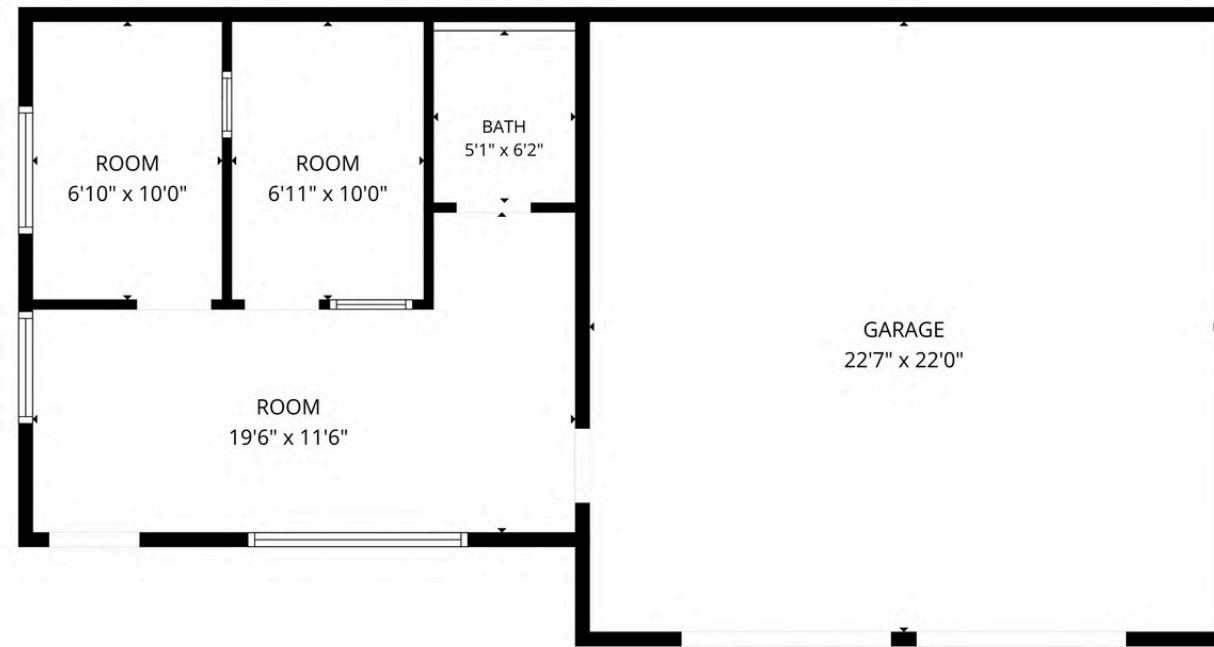
AERIAL MAP



FLOOR PLANS



BUILDING 1 - 4604 Old Goldenrod - 1,180 SF



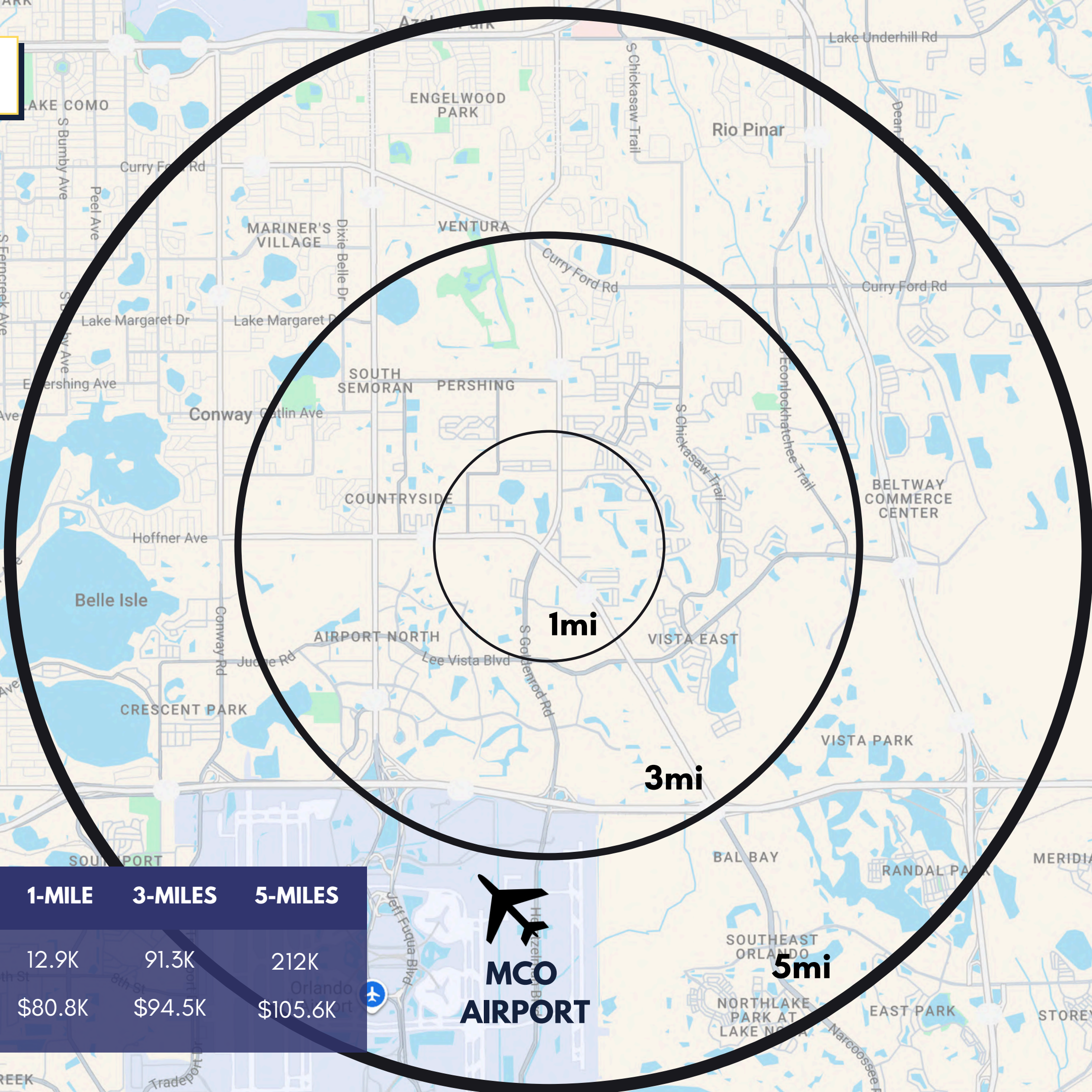
BUILDING 3 - 4616 Old Goldenrod - 1000 SF



BUILDING 2 - 4604 Old Goldenrod - 400 SF

ORLANDO, FL

10mi to DOWNTOWN



DEMOGRAPHIC SUMMARY	1-MILE	3-MILES	5-MILES
POPULATION	12.9K	91.3K	212K
MEDIAN HH INCOME	\$80.8K	\$94.5K	\$105.6K



3mi

1mi

5mi

ORLANDO, FLORIDA

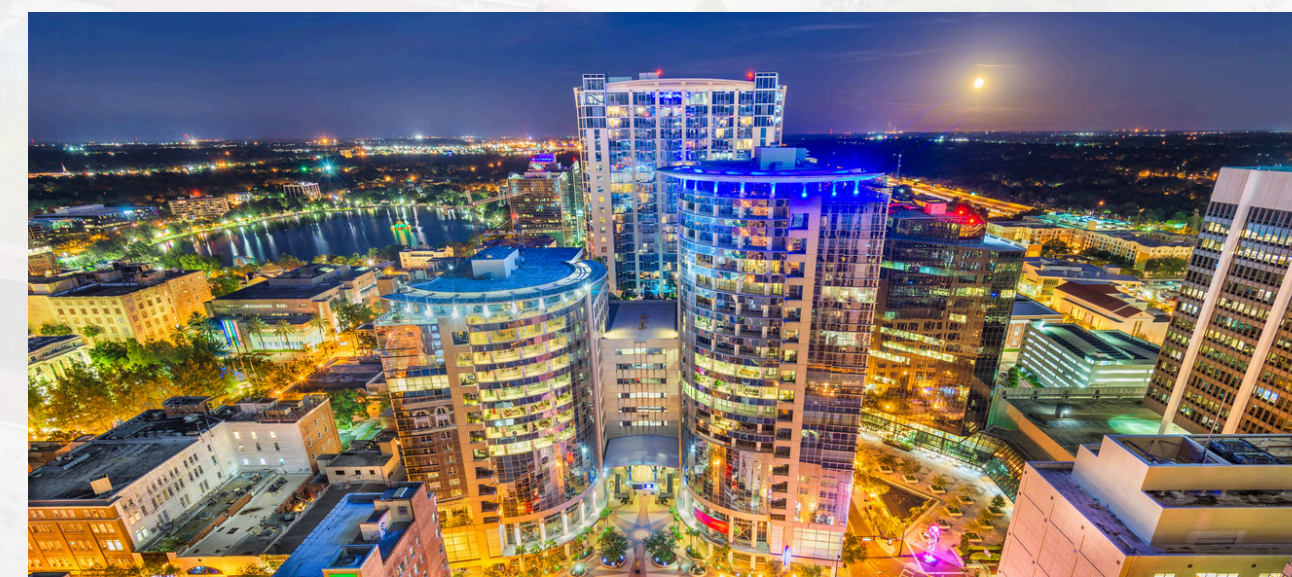
Orlando is the 21st-largest metro in the U.S., with a population of over 2.94 million in the greater metropolitan area. The city continues to grow at a rapid pace—2.7% annually—making it one of the fastest-growing large metros in the country. This sustained growth is fueled by a diverse and resilient economy, with healthcare, tourism, aerospace, advanced manufacturing, logistics, and education among the region's largest employment sectors.

Over the past decade, Orlando has consistently ranked among the top U.S. cities for both population and job growth. In the five years leading up to the pandemic, job growth outpaced the national average by more than double. That momentum has returned stronger than ever, with new residents drawn to the area's affordability, space, and expanding infrastructure.

Orlando remains the most visited travel destination in the U.S. Orlando International Airport (MCO) has become the busiest airport in Florida, processing over 57 million passengers in 2025. It is undergoing a multi-billion-dollar expansion, including the recently opened Terminal C and ongoing enhancements to improve both passenger and cargo capacity. Additionally, the Central Florida Expressway Authority is executing a historic \$1.6 billion improvement plan, projected to create over 11,000 jobs by the end of 2025, with upgrades including resurfacing, widening, lighting enhancements, and continued progress on the I-4 Ultimate corridor.

Retail activity in Orlando has outperformed national benchmarks in recent quarters, driven by strong population inflows and consumer demand. While the sector faces broader macroeconomic headwinds, Orlando's retail fundamentals remain stable, and occupancy rates in core trade areas continue to outperform expectations.

The southeastern Orlando submarket is home to Orlando International Airport, the second-busiest cargo hub in the state, and a major CSX Intermodal Terminal in the Taft area. It is also served by critical arteries including SR-417 and SR-528, which link to I-4 and I-95, enhancing logistics reach across the state and beyond. The region's central location and multimodal infrastructure have made it Orlando's most dynamic and in-demand industrial submarket. Southeast Orange County contains more than 30% of the metro's industrial square footage, making it the largest and most strategically positioned industrial zone in Central Florida.



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