

±1.50 AC Prime Location on Sand Lake Road

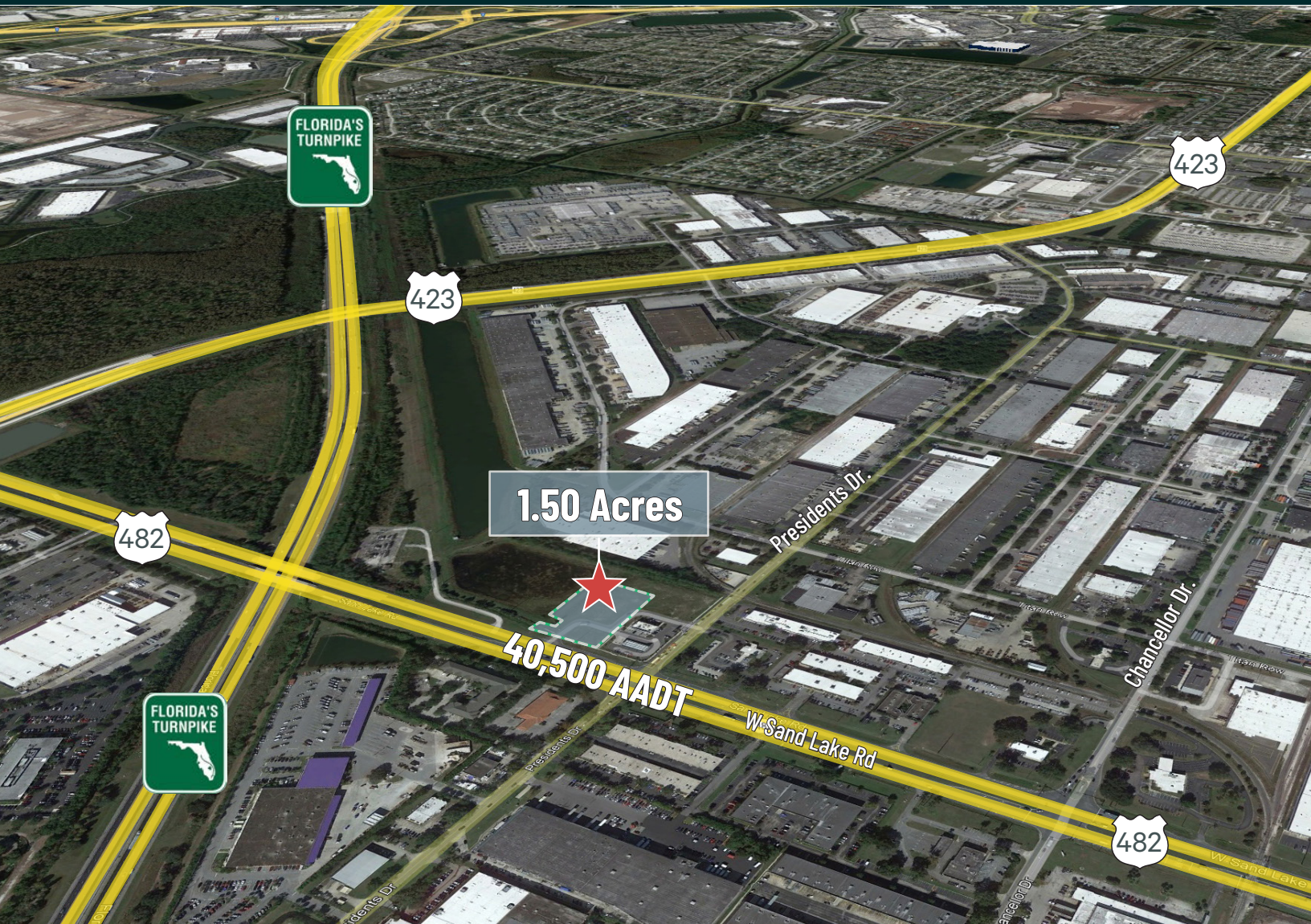
Ideal Site for Industrial Development

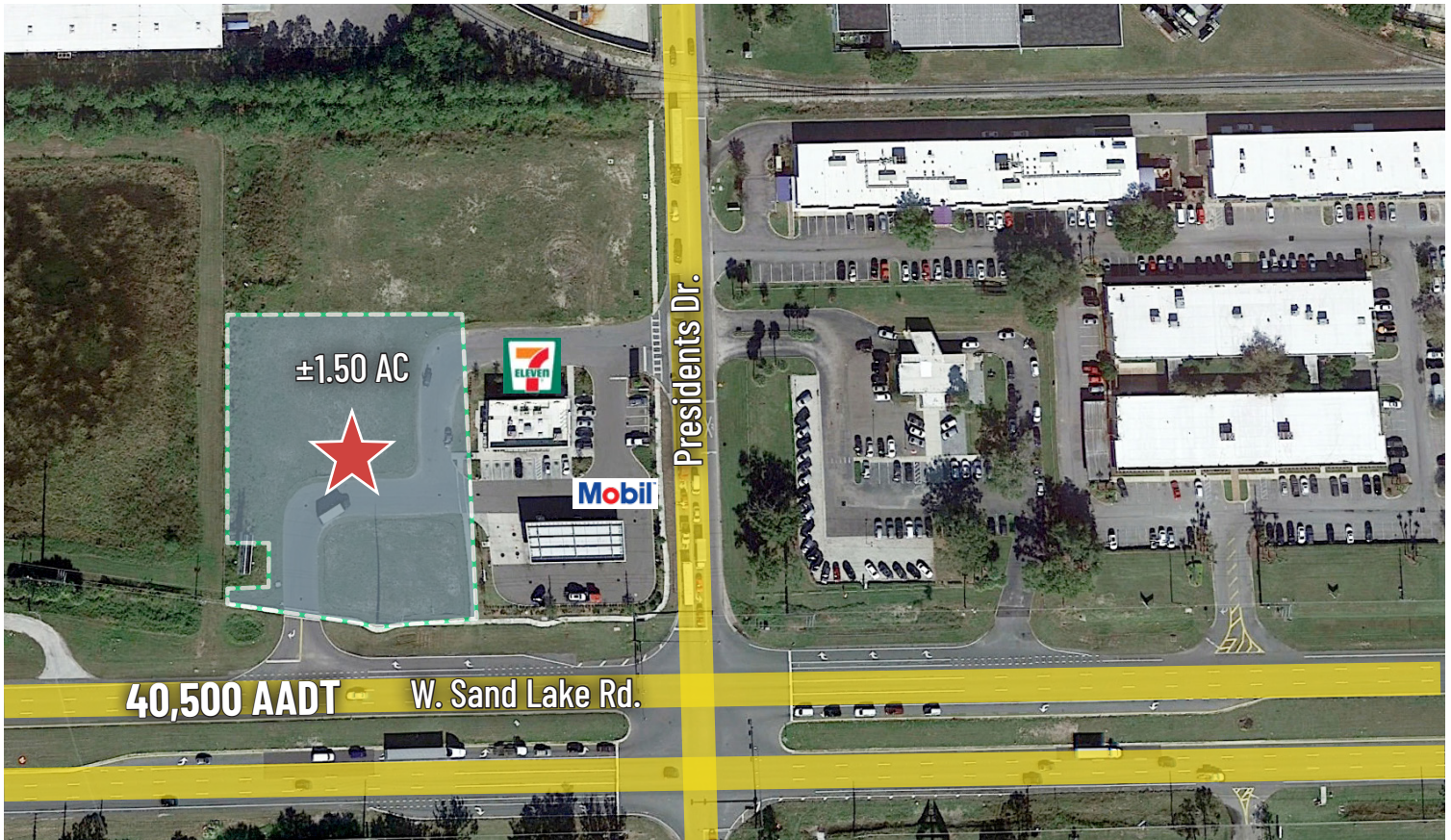
2515 W Sand Lake Rd
Orlando, FL 32809
[Google Maps](#)

±1.50 AC
Total Acres

\$3M
Asking Price

IND 2 / IND 3
Industrial Zoning





Prime Location

Orlando is the heart of Central Florida's diverse emerging economy. Known for its thriving theme parks and tourism industry, the region's central location in the third most populous state in the nation has made Orlando ground zero for companies wanting to reach consumers within the state. With over 20.0 million people located within a 200 mile radius, few markets in the country have benefited more than Orlando from the supply chain shift caused by e-commerce and same day/next day delivery. It is no wonder that Orlando sits at the top of the charts for population and job growth. The Orlando Metropolitan Statistical Area (MSA) extends over 4,012 square miles and consists of four counties: Orange County, Seminole County, Lake County and Osceola County.

Property Highlights

- + Prime Location, Heavy Traffic, Main East West corridor.
- + Easy access to Orlando International Airport and Theme Parks
- + Level and mostly cleared with frontage on West Sand Lake Road
- + Market: Orange County
- + IND-3 Industrial Vacant Land
- + West Sand Lake Road Exposure / 40,500 AADT
- + Direct Frontage on West Sand Lake Road
- + Subdivision: Presidents Dr. Commerce Center

Utilities

Electric	Duke Energy
Water	Orlando Utilities Comm.
Recycling, Yard Waste, Trash	Orange County
2023 Taxes	\$9,185.38

±1.5 AC

LAND AREA

±65,469

TOTAL SQUARE FEET

IND 2-3

ZONING

40,500

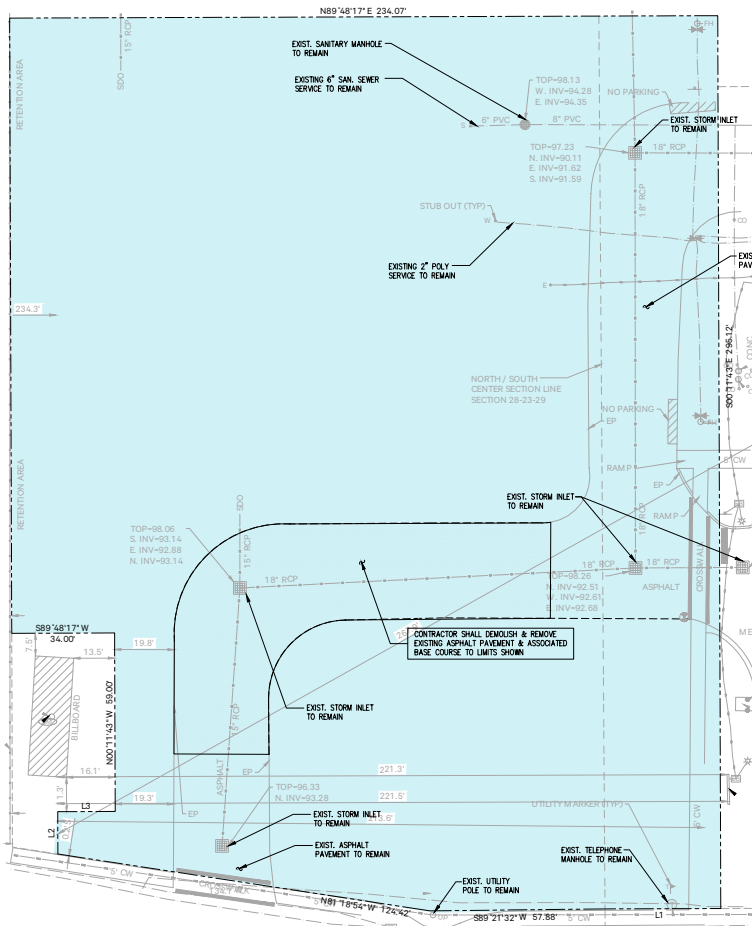
AADT



Central Florida - Orlando MSA

The Orlando MSA is home to a population of nearly 2.6 million people and is the second fastest growing region in the state. Orlando is at the eastern end of the Interstate 4 Corridor, Florida's primary east/west artery connecting the population centers of Tampa and Orlando. In addition to its central location between two of the nation's fastest growing MSAs (Orlando and Tampa), Central Florida offers direct access to Florida's primary transportation arteries including I-75, I-95 and the Florida Turnpike making Central Florida a critical transport and logistics hub for Florida and the South. Trade and transportation account for one quarter of jobs in the area, second only to Miami among Florida metro areas. It is not surprising, the I-4 Corridor is home to several Fortune 500 companies including Amazon, Rooms-to-Go, Publix, Walmart, and CVS. Orlando is a top visitor destination in the U.S. and in 2018, the area welcomed 75 million visitors, three million more than the previous record set in 2017. The strength of the economy is firmly tied to the tourism industry, which is expected to continue to expand with continued long term growth. The latest unemployment rates dropped to 3.2 percent in Orlando, the lowest in more than 10 years. Adding 1,000 new jobs per week, Orlando boasted the top annual job growth of any large region in 2017, climbing 3.5 percent.

Survey



DEMOGRAPHICS (10 MILES)



49,791
BUSINESSES



880,922
POPULATION



478,095
16+ IN LABOR FORCE



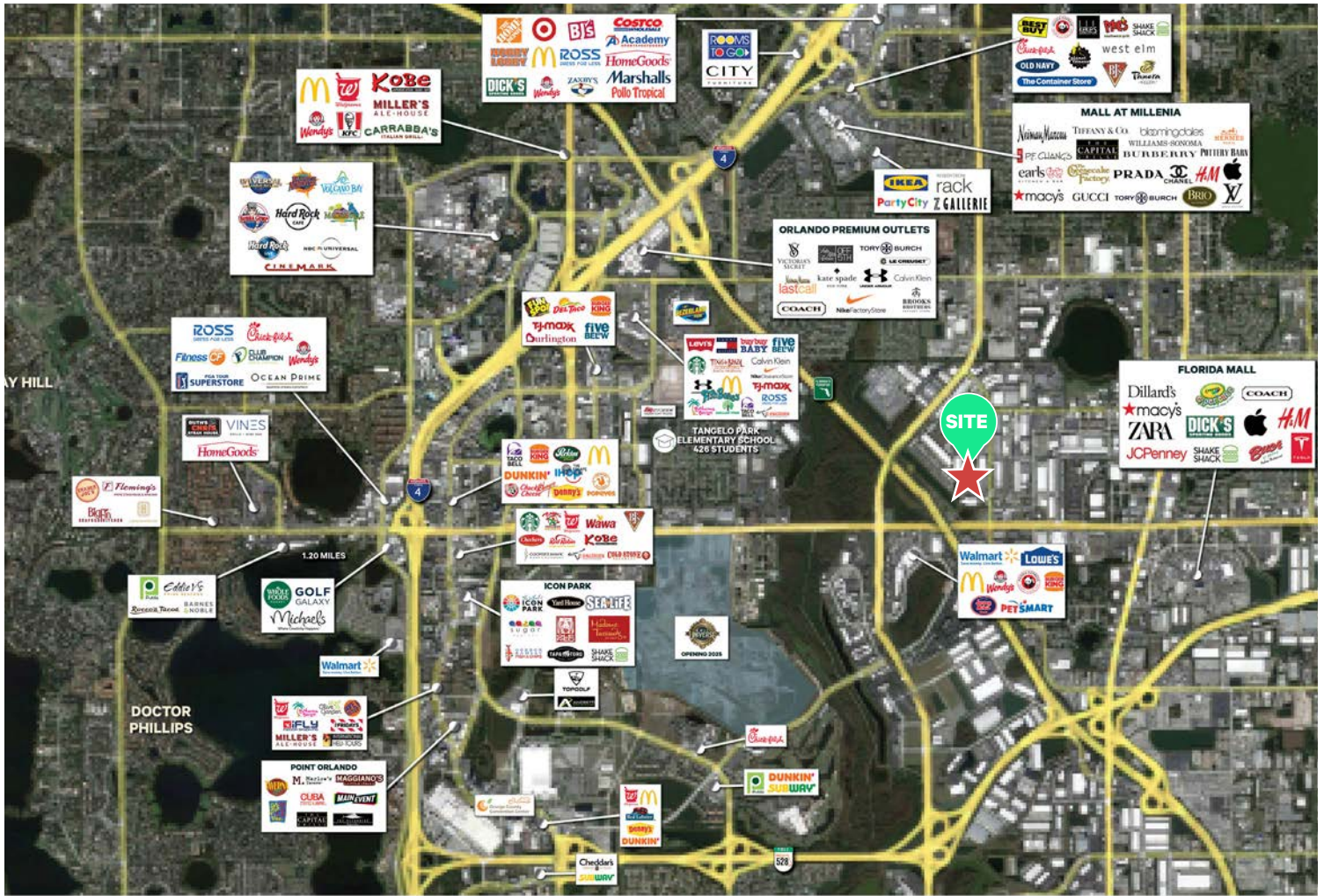
605,285
EMPLOYEES



\$92,631
AVERAGE HH INCOME

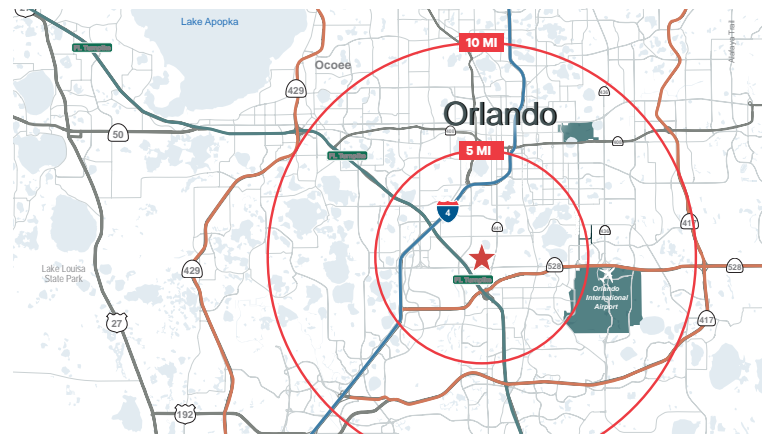


36%
HIGHER EDUCATION



Key Distances

- + John Young Pkwy: 1 Mi
- + FL Turnpike: 3.1 Mi
- + Interstate I-4: 3.9 Mi
- + Orlando Int'l Airport: 9.71 Mi
- + SR 417: 12.6 Mi
- + Interstate 95: 39.7 Mi
- + Port Canaveral: 51.8 Mi
- + Melb. Int'l Airport: 68.3 Mi
- + Tampa: 78 Mi



Florida Industrial & Logistics

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