

For Sale

High Visibility Redevelopment Site

2.3 Acres | \$2,173,913 / Acre



Gardenia Ave

3301 Gardenia Avenue

Orlando, Florida 32805

Property Highlights

- 2.31± acre site with frontage on I-4 and LB McLeod Road
- Ideal opportunity for office, retail or industrial/flex development
- Property currently has Discount Music Center building (24,857± SF) and parking
- 2 parcels – one in Orlando (building and parking) and one in Orange County (parking only)
- Large pole sign highly visible from both I-4 and LB McLeod Rd; potential to retain signage for future development
- Great traffic counts and visibility: 30,000 (LB McLeod), 38,500 (John Young) and 154,000 (I-4)
- Zoning: I-G (Light Industrial - Orlando) and C-3 (Commercial/Retail – Orange County)
- Light Industrial zoning would allow outdoor storage/truck parking



**Do Not Disturb
Do Not Approach Business Directly**

Sale Price: \$5,000,000

For more information

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Aerials



Location Maps



