

Property Highlights

- Orlando MSA
- Located at the corner of signalized intersection minutes from downtown and major highways: 408, 528, and 436
- Gross Building Area: 11,098 SF
- Zoning: C-2
- Year Built: 1964 - 1967
- **Purchase Price: \$695,000**
- Traffic Counts (2009): 23,500 CPD



Leasing Contact:
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Site Plan



- Land Size: +/- 0.84 Acres
- Tax Expenses (08): \$10,887
- Billboard Revenue: \$3,000 Annually
- Tax Parcels:
 - A: 3400 S Conway Road:
08-23-30-0000-00-055
 - B: 3410 S Conway Road:
08-23-30-0000-00-054
 - C: 3414 S Conway Road
08-23-30-0000-00-083

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Demographics	1-Mile Radius	3-Mile Radius	5-Mile Radius
2010 Population	14,973	110,036	263,286
2015 Population	14,789	108,756	267,828
2010 Average HH Income	\$64,788	\$58,138	\$56,418
2010 Median HH Income	\$55,256	\$47,234	\$45,593