



Bishop Beale Duncan
COMMERCIAL REAL ESTATE

7022 Conway Road
Orlando, Florida 32812

DEVELOPMENT SITE ON CONWAY ROAD

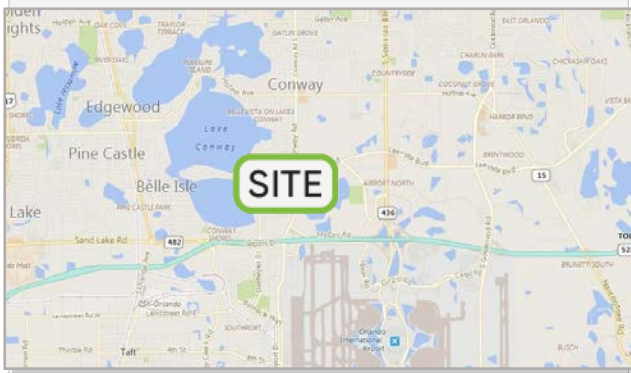


FOR SALE

- + Land Size: 20 Acres (Gross)
- + Usable Land: 10 Acres (Net)
- + Ideal Use: Multi-Family + Retail

Highlights

- Site is Bifurcated by a Road, Creating two Distinct Parcels of 7.4 Acres Net & 2.4 Acres Net
- Future Land Use of Office-Low is liberal in its density with the Max of 21 DU's/ac and a FAR of 0.4
- 1,300 Feet of Frontage on Conway Road with Multiple Points of Access
- Traffic Counts on Conway Road are 27,200 AADT
- Site is located 1.5 Miles from the Orlando International Airport and 6 Miles from Downtown Orlando
- Located in Orange County in the City of Orlando
- Allowable Uses: Office, Medical or Residential



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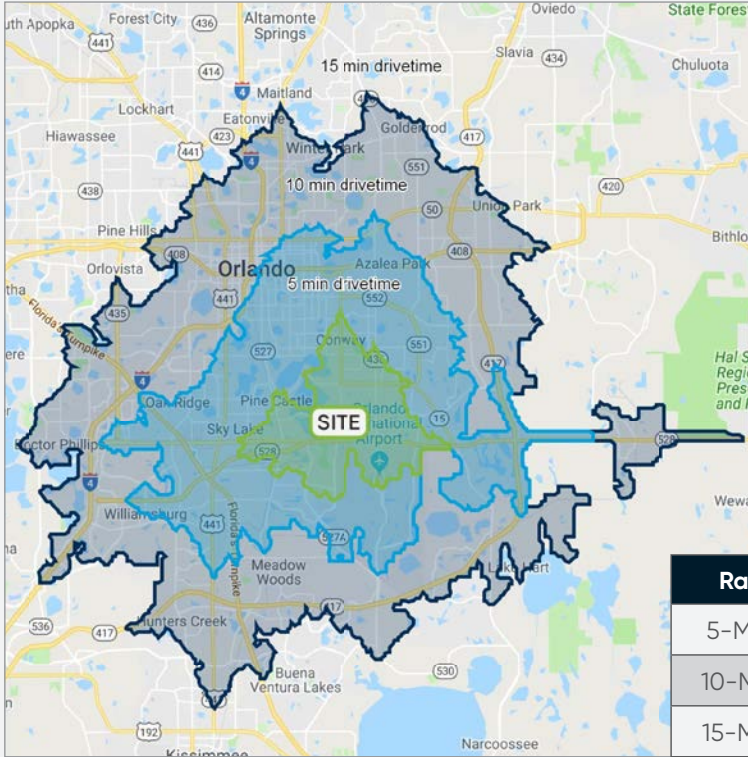
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This offer is subject to errors, omissions, prior sale or withdrawal without notice.

Demographics & Location Highlights



LOCATION:

The site is well located in an established area of the region, with a mixture of surrounding uses including residential and industrial. It is easily accessible from several major thoroughfares serving the region including the Beeline Expressway, Semoran Boulevard and Conway Road. From these roads, additional major regional roads can be accessed including Interstate 4, the 417 Expressway and the Florida Turnpike. There is a Beeline Expressway interchange located only .5 miles away.

| Radius | Population | HH Income | Businesses | Employees |
|-----------|------------|-----------|------------|-----------|
| 5-Minute | 39,938 | \$78,651 | 1,995 | 25,895 |
| 10-Minute | 247,833 | \$68,783 | 13,189 | 173,007 |
| 15-Minute | 675,125 | \$73,067 | 37,284 | 485,490 |

