



Bishop Beale Duncan  
COMMERCIAL REAL ESTATE

538 North Parramore Avenue  
Orlando, Florida 32801

## DOWNTOWN REDEVELOPMENT OPPORTUNITY

REDUCED PRICE



## FOR SALE

- + Sale Price: \$245,000
- + Land Size: 10,204 SF
- + Ideal Use: Redevelopment

Redevelopment Opportunity

**0.3 Miles** from  
**Creative Village**  
a 68-Acre Urban Innovation District

### Highlights

- Directly Across from Creative Village, a development focused on a true "live, work, learn & play" district that supports a dynamic mix of uses
- Superior Location: 2 Blocks from Colonial Dr. / Hwy 50 & 0.5 Blocks from Amelia St.
- Excellent Access to all of Central Florida's Major Roadways including I-4, the 408, US 441 & Colonial Drive (Hwy 50)
- Existing Building: 1,408 SF
- Current Zoning: I-G/T/PH

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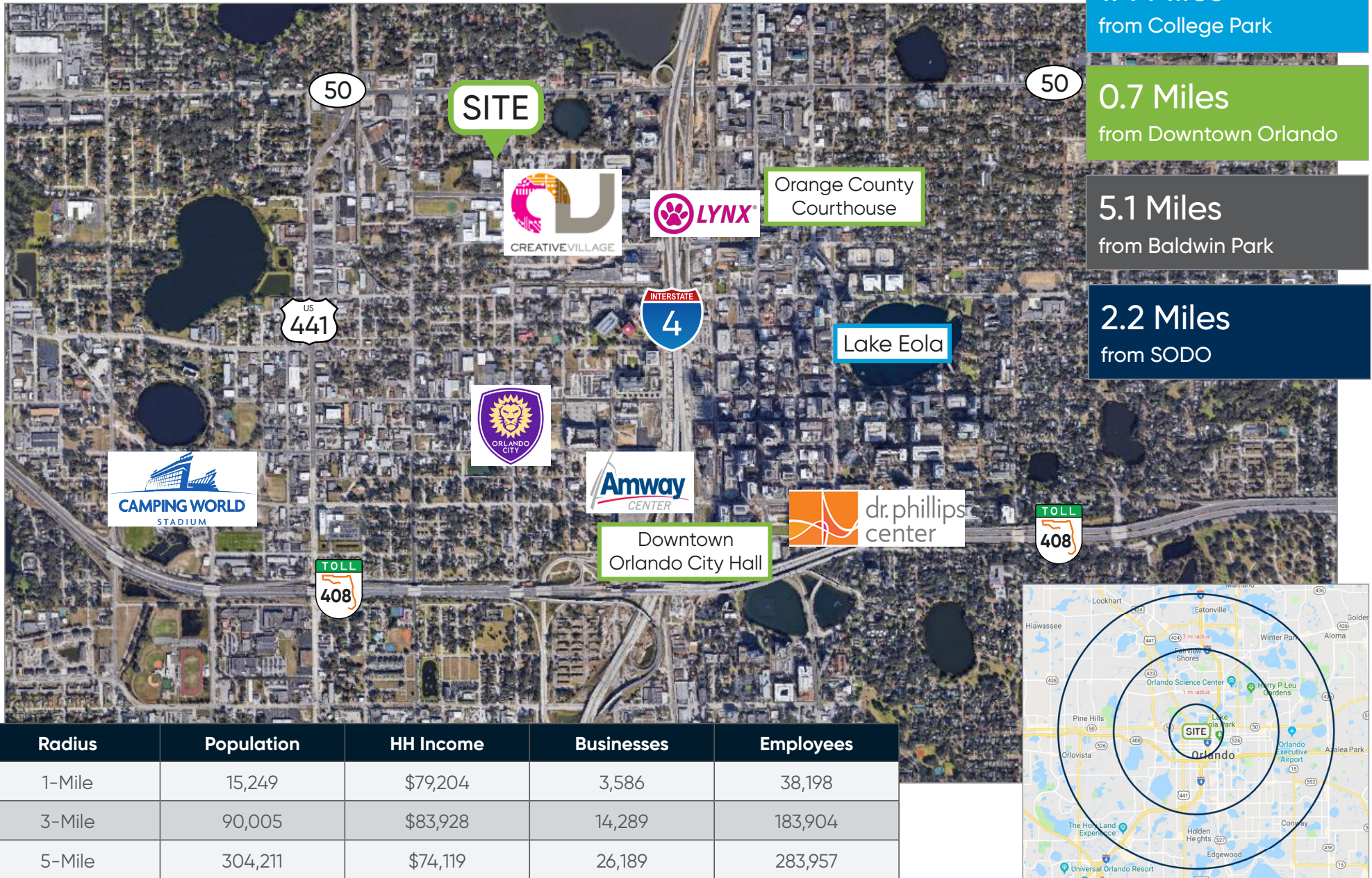


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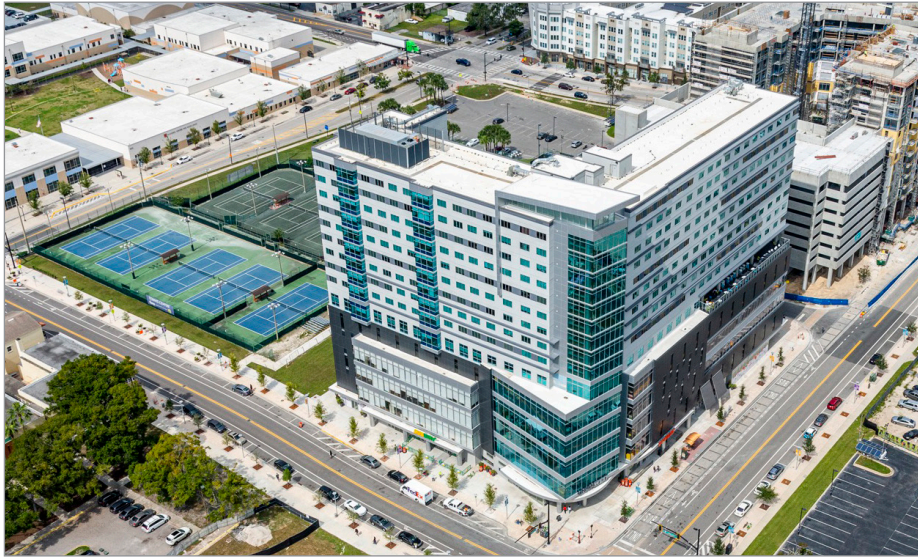


# Location Aerial & Demographics





# UCF Downtown-Creative Village



Conceptual Master Land Use Plan

- Phase I Development Completed
- Existing Community Assets
- Phase 1 Development In-Progress

- Phase 1 Development Proposed
- Future Development

## Project Overview



**1.2 Million SF**

Office / Creative Space



**750,000 SF**

Higher Education  
Space



**1,500**

Residential Units &  
Student Housing Beds



**150,000 SF**

Retail/Commercial  
Space



**225**

Hotel Rooms

