



Bishop Beale Duncan
COMMERCIAL REAL ESTATE

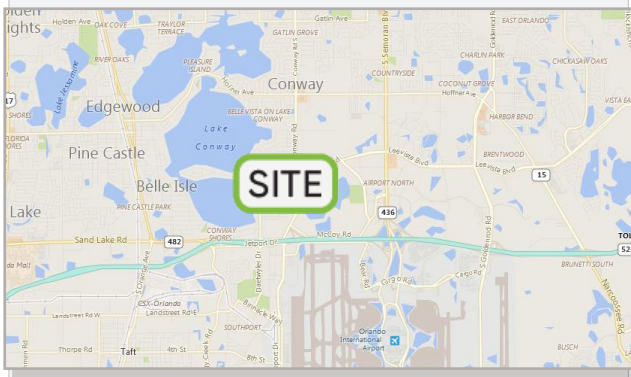
Lake Warren Drive
Orlando, Florida 32812

OFFICE/MEDICAL/DAYCARE NEAR MCO



FOR SALE

- + Land Size: 2.88 Acres
- + FLU: Office
- + Zoning: PD/AN
(Crescent Park)



Highlights

- Site is located 1.5 Miles from the Orlando International Airport (MCO) and 6 Miles from Downtown Orlando
- Orlando International Airport Currently has Over 21,000 Employees
- Future Land Use is Office - Low with an FAR of 0.4
- Building Footprint: Max of 13,800 SF
- ±253 Linear Feet of Frontage on Conway Road
- Traffic Counts on Conway Road are 27,200 AADT
- Located in the City of Orlando
- Allowable Uses: Office/Medical/Daycare
- Parcel ID: 29-23-30-0000-00-040

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Parcel Aerial & Information



Parcel ID:

29-23-30-0000-00-040

Size:

2.88 Acres

Frontage:

253.2' - Linear on Conway Road

Regional Connectivity:

Conway Road
528 Expressway
Semoran Boulevard

Surrounding Properties:

Orlando International Airport (MCO)
Belle Isle
Lee Vista Promenade
Lake Nona

Future Land Use:

Office - Low Intensity

Zoning:

PD/AN Crescent Park

Future Land Use Table

Maximum Intensity	21 Units/AC and/or 0.40 FAR
Minimum Intensity	None
Allowable Uses	Residential, Office, Public Rec & Inst.



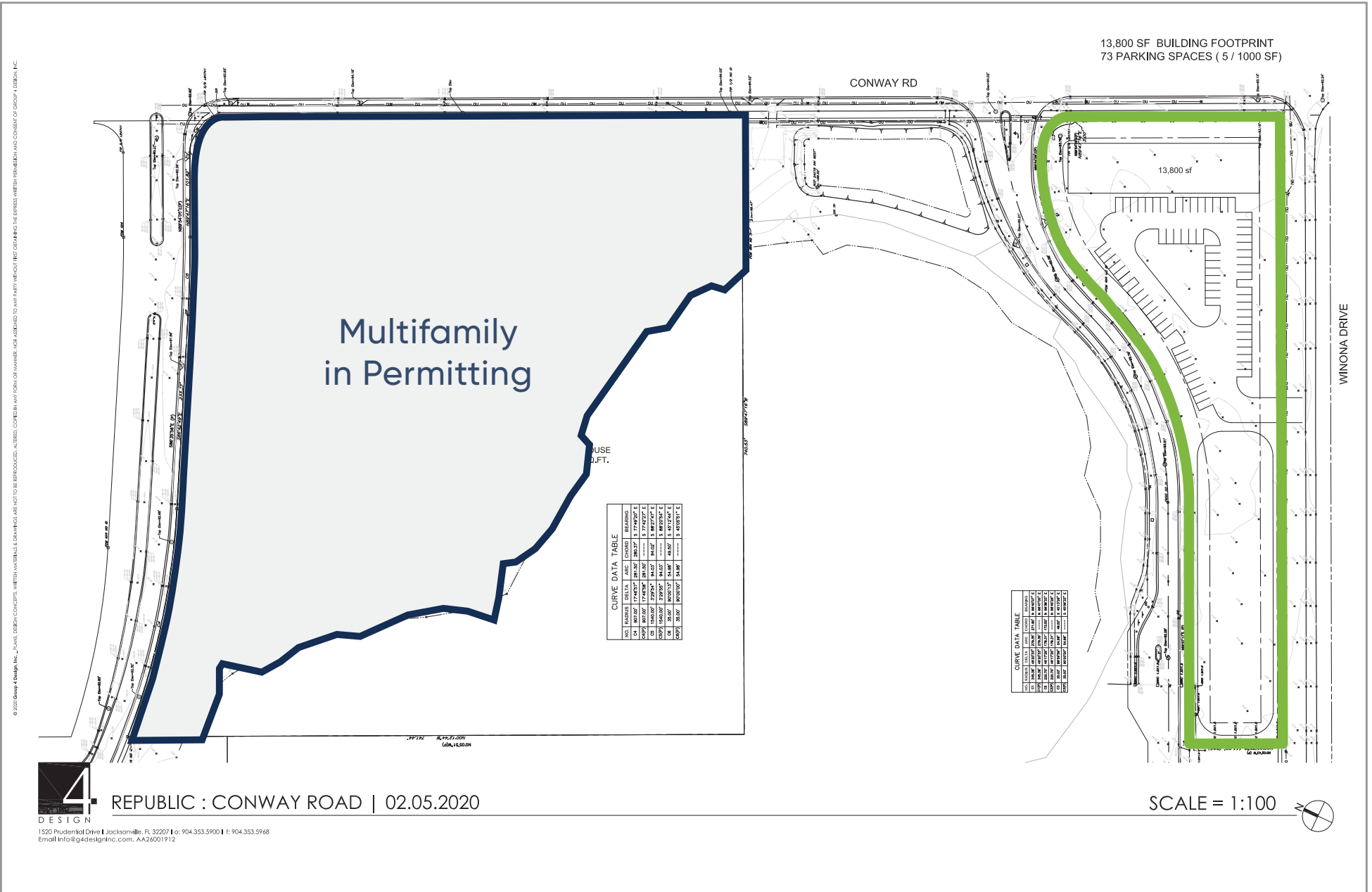
Property Rendering



CONWAY
ORLANDO, FL
CONCEPTUAL DESIGN • 03-23-2020
URB2020-01



Site Plan



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CURVE DATA TABLE

NO.	START STA.	END STA.	ANGLE	CURVE	BEARING
01	807.00	1748.00	288.27°	S 77°48'20" E	
02	807.00	1748.00	288.27°	S 77°48'20" E	
03	1000.00	2398.00	90.00°	S 89°57'50" E	
04	35.00	8000.00	24.86°	S 42°12'44" E	
05	35.00	8000.00	24.86°	S 42°12'44" E	

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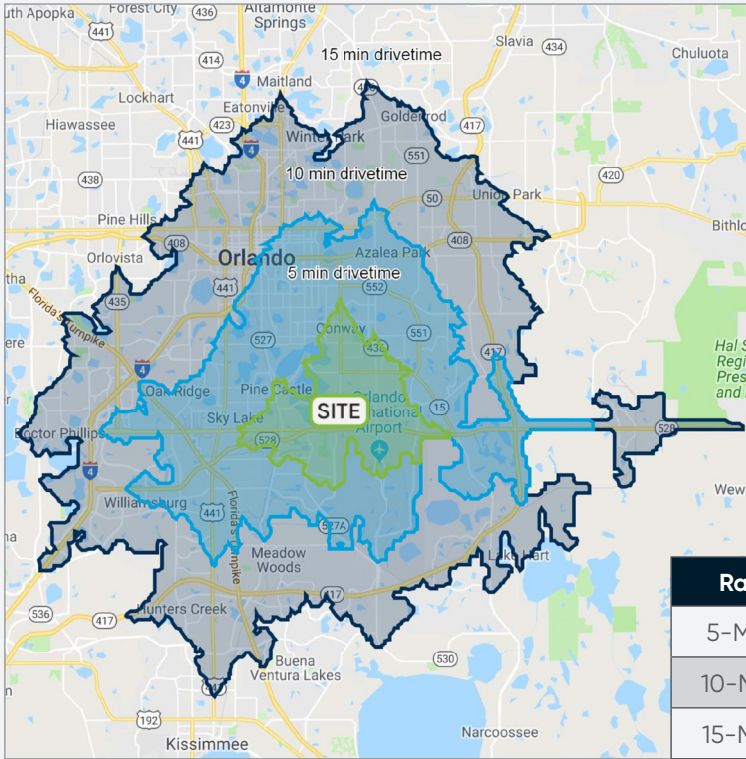


REPUBLIC : CONWAY ROAD | 02.05.2020

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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

