



Bishop Beale Duncan  
COMMERCIAL REAL ESTATE

2404 North Rio Grande Avenue  
Orlando, Florida 32804

## COMMERCIAL REDEVELOPMENT LOT



## FOR SALE

- + Sale Price: \$250,000
- + Building Size: 2,047 SF
- + Land Size: 16,280 SF (0.37 Acres)
- + Zoning: O-2/W/RP



## Highlights

- Located in Desirable College Park Directly Across from the New Packing District Development
- Great Central Location, Minutes from Interstate 4, Highway 50 and other Main Thoroughfares
- Minutes from Downtown Orlando
- Large Double Lot
- One of a Limited Number of Office Buildings in the Area

### JONATHAN CLAYTON

Associate  
(407) 734.7212  
Jonathan@BBDRE.com

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



### BISHOP BEALE DUNCAN

250 N. Orange Ave., Ste. 1500  
Orlando, FL 32801 + (407) 426.7702

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# The Packing District Development

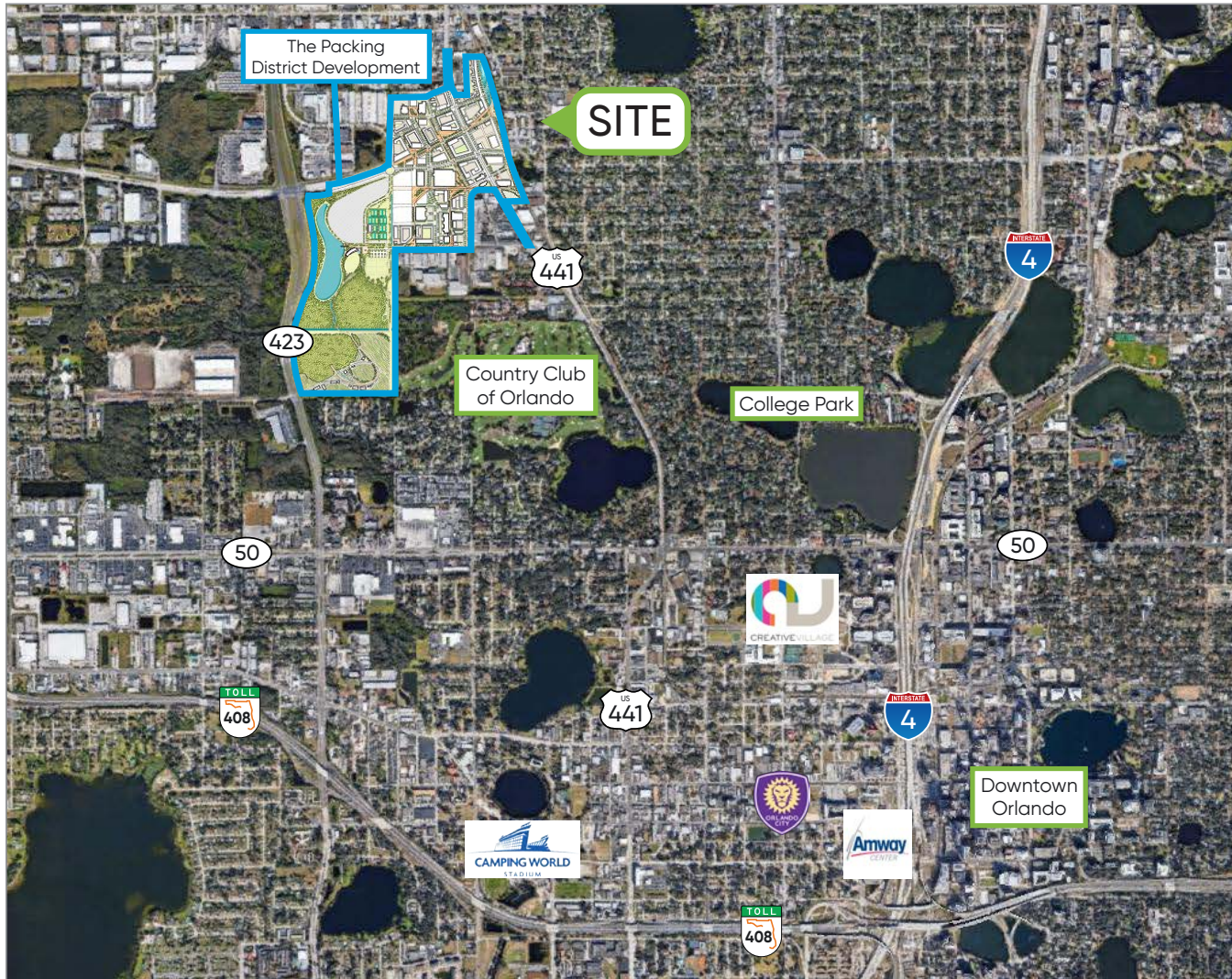


## Development Overview

- + 202 Acres of Land in the City of Orlando
- + 97 Acres of Land Currently Industrial/ Commercial to be Converted to Mixed-Use and Residential
- + 105 Acres of Dedicated Regional Park, Including a 40-Acre Urban Farm
- + 3,500 Units of Projected Residential, ±1 Million Square Feet of Projected Retail and Office Space
- + Annexed into the City of Orlando in 1996 with PD



# Location Aerial & Demographics

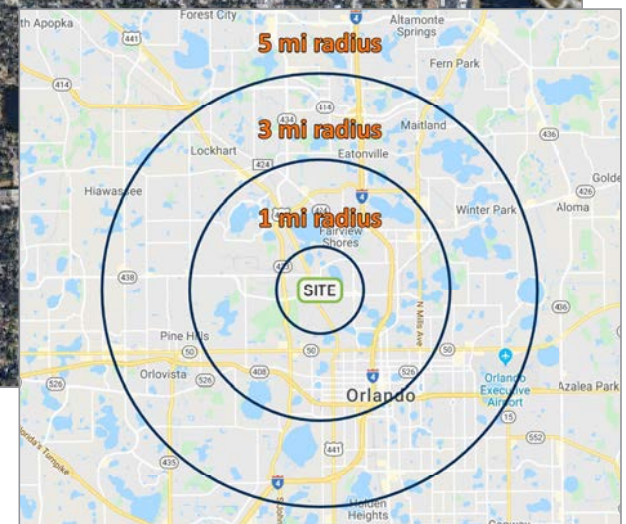


**1.7 MILES**  
to Interstate 4

**2.1 MILES**  
to Highway 50

**2.8 MILES**  
to Downtown Orlando

**2.8 MILES**  
to the 408 Expressway



Radius	Population	HH Income	Businesses	Employees
1-Mile	6,843	\$120,679	920	7,497
3-Mile	91,630	\$76,902	13,032	137,333
5-Mile	287,733	\$77,766	26,648	295,196

