



Bishop Beale Duncan
COMMERCIAL REAL ESTATE

VISTA PINES LOT 2

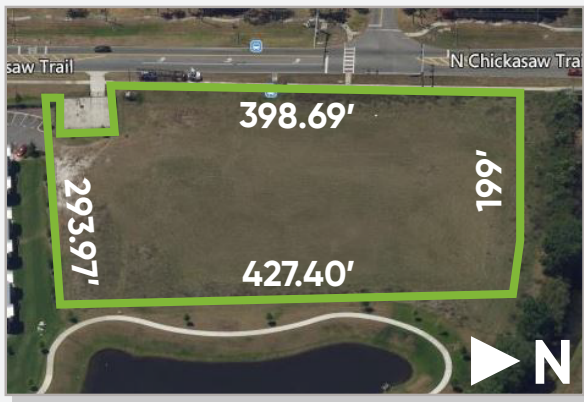
North Chickasaw Trail
Orlando, Florida 32825

±3 ACRE MEDICAL/OFFICE SITE



FOR SALE

- + **Sale Price:** Call for Pricing
- + **Land Size:** ±2.98 Acres
- + **Zoning:** PD
- + **Use:** Medical/Office



Highlights

- 0.5 Miles from Advent Health East Campus
- Located Minutes from Downtown Orlando, Valencia Community College, UCF and AdventHealth East Orlando
- Quick Access to the 408 Expressway and Minutes from the Florida 417
- 129,000 AADT on the 408 Expressway
- 17,000 AADT on North Chickasaw Trail
- Commercial PD Uses Include:
 - Office
 - Medical
 - Drive-Thru
 - Car Lot
 - Restaurant
 - Retail
 - Day Care
 - Ice Cream Shop
 - Car Wash

JONATHAN CLAYTON

Director
(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

www.BBDRE.com

Property Survey

VISTA PINES

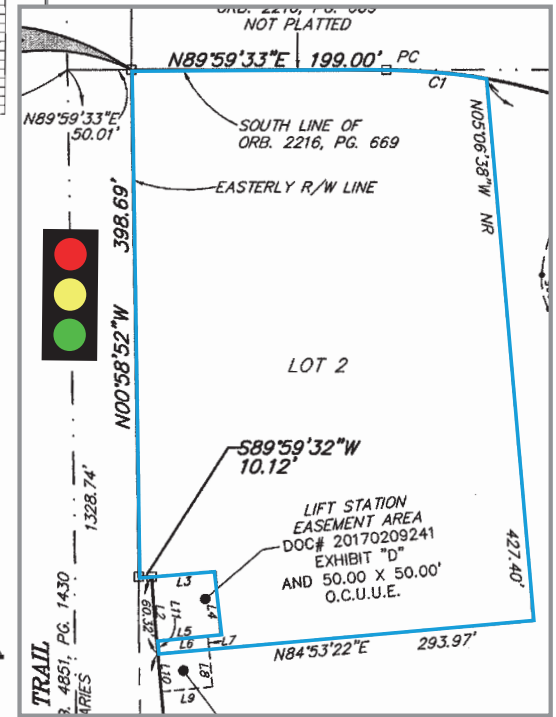
LOCATED IN SECTION 25, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA

Sheet 2 of 2 PLAT BOOK 94 PAGE 43



LINE	LENGTH	BEARING
1	10.00	N00°14'32"E
2	50.00	N00°14'32"E
3	50.00	S00°14'32"E
4	50.00	S00°14'32"E
5	50.00	S00°14'32"E
6	50.00	S00°14'32"E
7	50.00	S00°14'32"E
8	50.00	S00°14'32"E
9	50.00	S00°14'32"E
10	50.00	S00°14'32"E
11	50.00	S00°14'32"E
12	50.00	S00°14'32"E
13	50.00	S00°14'32"E
14	50.00	S00°14'32"E
15	50.00	S00°14'32"E
16	50.00	S00°14'32"E
17	50.00	S00°14'32"E
18	50.00	S00°14'32"E
19	50.00	S00°14'32"E
20	50.00	S00°14'32"E
21	50.00	S00°14'32"E
22	50.00	S00°14'32"E
23	50.00	S00°14'32"E
24	50.00	S00°14'32"E
25	50.00	S00°14'32"E
26	50.00	S00°14'32"E
27	50.00	S00°14'32"E
28	50.00	S00°14'32"E
29	50.00	S00°14'32"E
30	50.00	S00°14'32"E
31	50.00	S00°14'32"E
32	50.00	S00°14'32"E
33	50.00	S00°14'32"E
34	50.00	S00°14'32"E
35	50.00	S00°14'32"E
36	50.00	S00°14'32"E
37	50.00	S00°14'32"E
38	50.00	S00°14'32"E
39	50.00	S00°14'32"E
40	50.00	S00°14'32"E
41	50.00	S00°14'32"E
42	50.00	S00°14'32"E
43	50.00	S00°14'32"E
44	50.00	S00°14'32"E
45	50.00	S00°14'32"E
46	50.00	S00°14'32"E
47	50.00	S00°14'32"E
48	50.00	S00°14'32"E
49	50.00	S00°14'32"E
50	50.00	S00°14'32"E

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD	CHORD BEARING
C1	450.00	107°00'00"	78.62	78.62	S87°00'00"W
C2	450.00	88°11'14"	68.88	68.88	S88°29'10"W
C3	450.00	41°12'00"	37.07	37.07	N88°00'00"W
C4	651.82	87°58'00"	62.51	62.50	S42°38'41"W
C5	651.82	100°00'00"	69.07	68.54	S48°20'30"W
C6	650.00	108°26'11"	72.00	71.95	N45°13'10"W
C7	65.00	41°30'11"	18.61	18.42	N60°00'00"W
C8	24.00	74°00'00"	31.88	28.11	S42°00'00"W
C9	45.00	41°42'00"	18.27	18.56	S52°54'00"W
C10	480.00	87°00'00"	68.00	68.19	S87°15'00"W
C11	560.88	107°32'00"	70.44	68.87	S42°00'00"W
C12	547.71	24°04'15"	38.80	38.81	N82°47'30"W
C13	26.00	328°00'00"	14.54	14.54	N71°34'30"W
C14	26.00	62°45'00"	28.00	21.01	N63°29'42"E
C15	46.00	133°03'30"	24.08	23.13	N61°29'30"E
C16	511.61	101°00'00"	58.81	58.81	S59°24'30"E
C17	71.00	36°27'30"	25.63	24.87	N68°22'10"W
C18	88.87	130°32'27"	50.83	68.71	S42°00'00"E
C19	182.88	47°33'00"	131.57	131.57	N69°00'00"E
C20	48.88	41°30'00"	27.09	27.41	S51°30'00"E
C21	118.88	35°08'33"	72.01	71.79	S21°00'00"E
C22	44.00	94°02'04"	75.67	68.68	S88°48'41"W



16 E. PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 854-5355
LBP 6723

SHEET INDEX

SHEET 1 OF 2DEDICATION, NOTES, LEGAL DESCRIPTION
SHEET 2 OF 2BOUNDARY AND DETAILS



Site Special Features

SHARED RETENTION

- + Existing retention pond may be re-sized to accommodate new Lot 2 Development

TRAFFIC SIGNAL

- + Existing three-way traffic signal located at Winter Song Drive may be expanded to fully-directional

UTILITIES

- + Orange County lift station has been sized to accomodate all development on Lot 2
- + Duke Energy transformer located at south boundary of the property

SHARED ACCESS

- + Shared access may be granted through Vista Pines Apartment complex to additional driveway at Vista Haven Circle within Vista Pines Apartments

SOILS

- + There is a presence of organic soils (muck) primarily on the north side of the property, ranging from ± 1 feet to ± 10 feet in depth
- + Additional organic soils are stored onsite at a height of approximately 5 feet above original grade with approximately 18" of topsoil cap

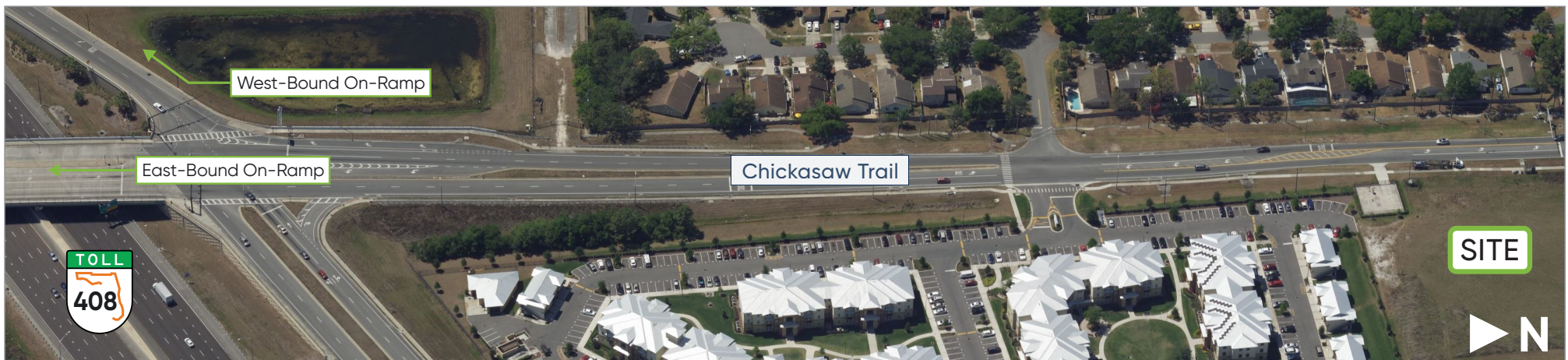
Site Distance from the 408 Expressway:



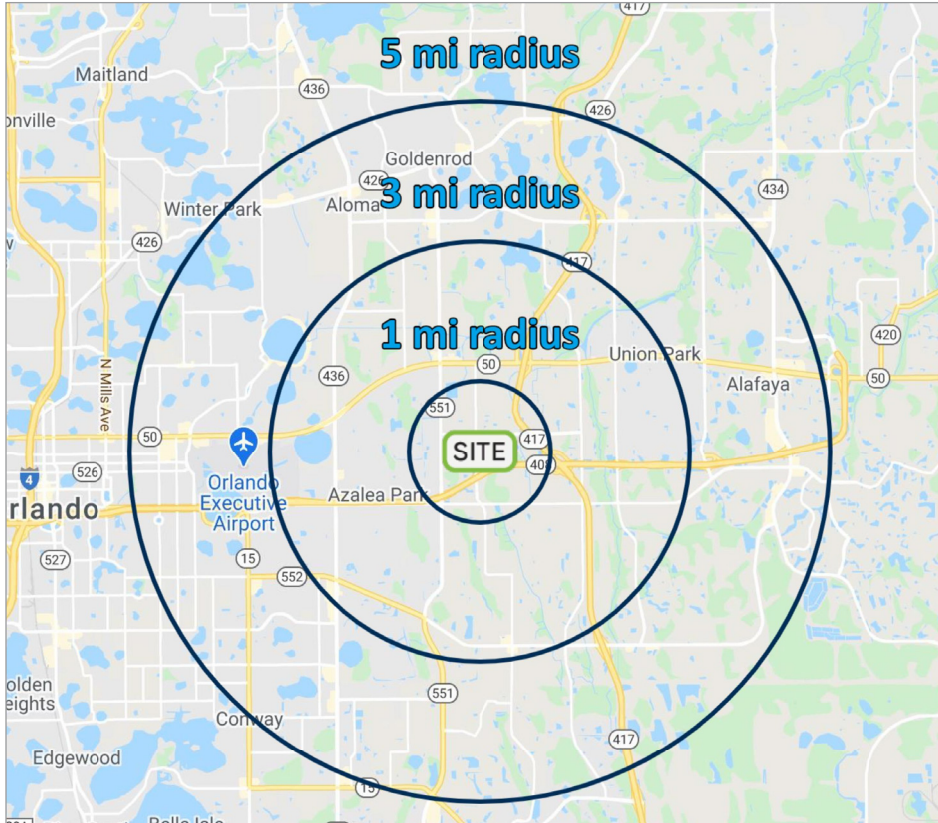
1 Minute



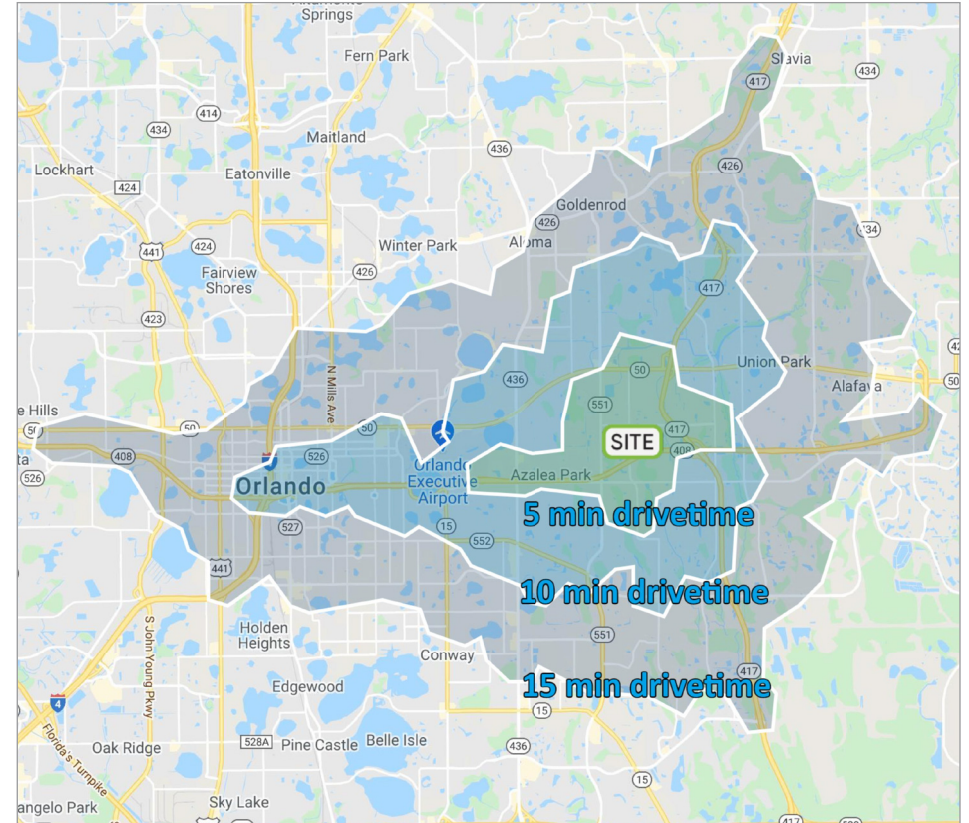
0.3 Miles



Demographics



Radius	Population	HH Income	Businesses	Employees
1-Mile	15,557	\$53,827	587	4,796
3-Mile	110,906	\$61,269	3,700	27,510
5-Mile	310,680	\$71,886	12,134	93,793



Drive Times	Population	HH Income	Businesses	Employees
5-Minutes	32,004	\$56,100	1,241	9,170
10-Minutes	135,707	\$68,471	8,905	77,031
15-Minutes	342,000	\$72,854	22,964	249,060

Merchant Map

