

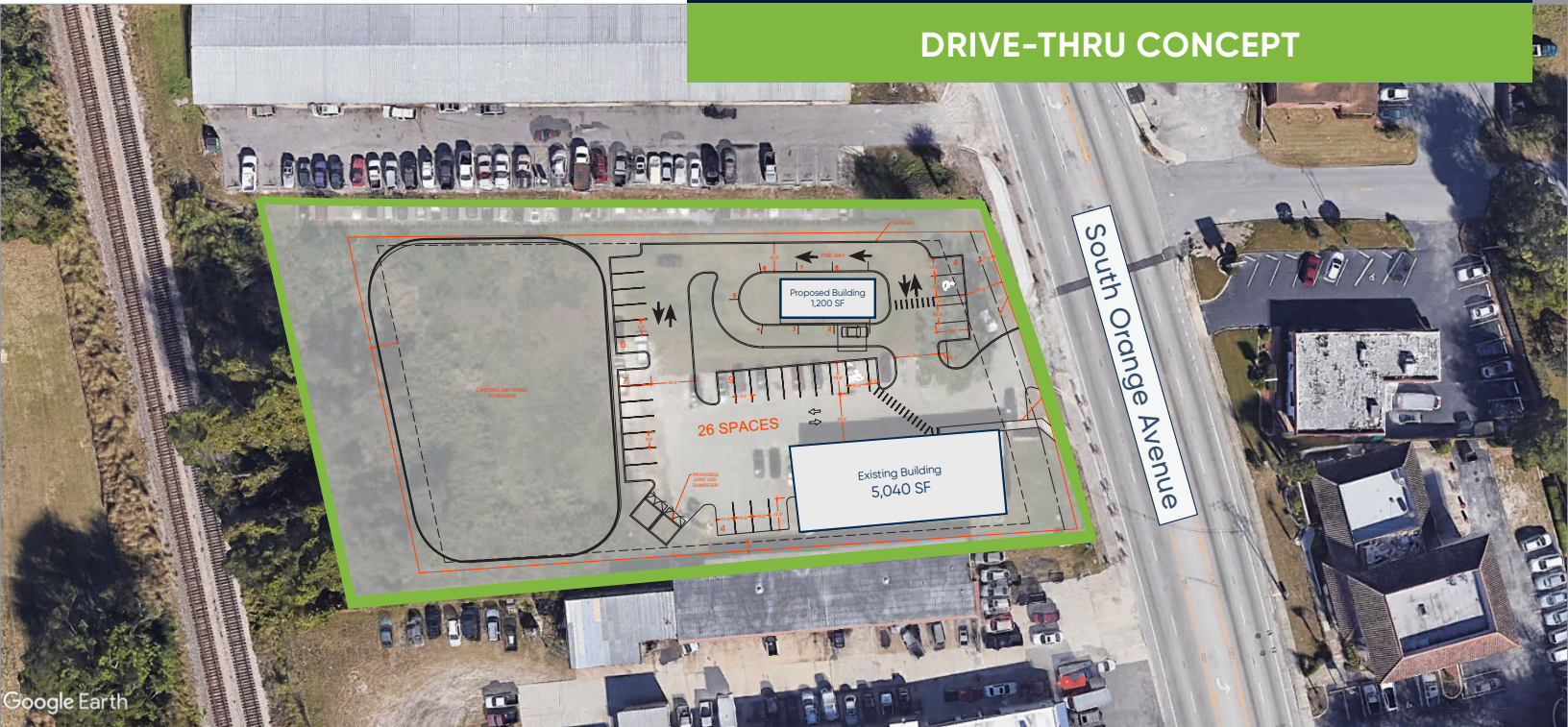


Bishop Beale Duncan
COMMERCIAL REAL ESTATE

4834 South Orange Avenue
Orlando, Florida 32806

GROUND LEASE OPPORTUNITY ON S ORANGE AVE

DRIVE-THRU CONCEPT

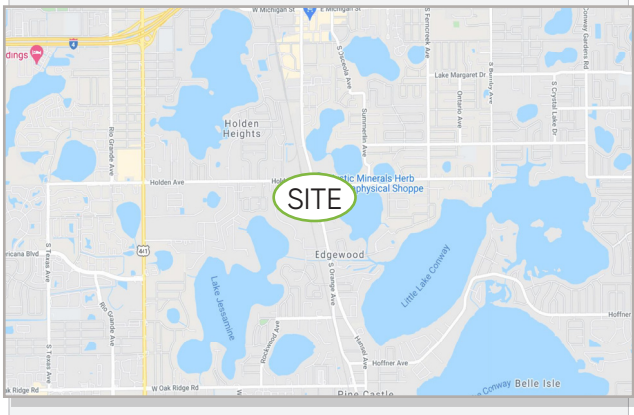


FOR LEASE

- + **Lease Rate:** Call For Pricing
- + **Land Size:** ±1 Acre
- + **Signage:** Monument & Building

Highlights

- Located on South Orange Avenue, with Over 43,000 Cars Per Day
- Zoning: C-3
- Excellent visibility with over 175 ft of frontage
- Drive Thru concept with 1,200 SF building
- Free Standing concept with 4,000 SF building



PATRICK GOETZ
Vice President
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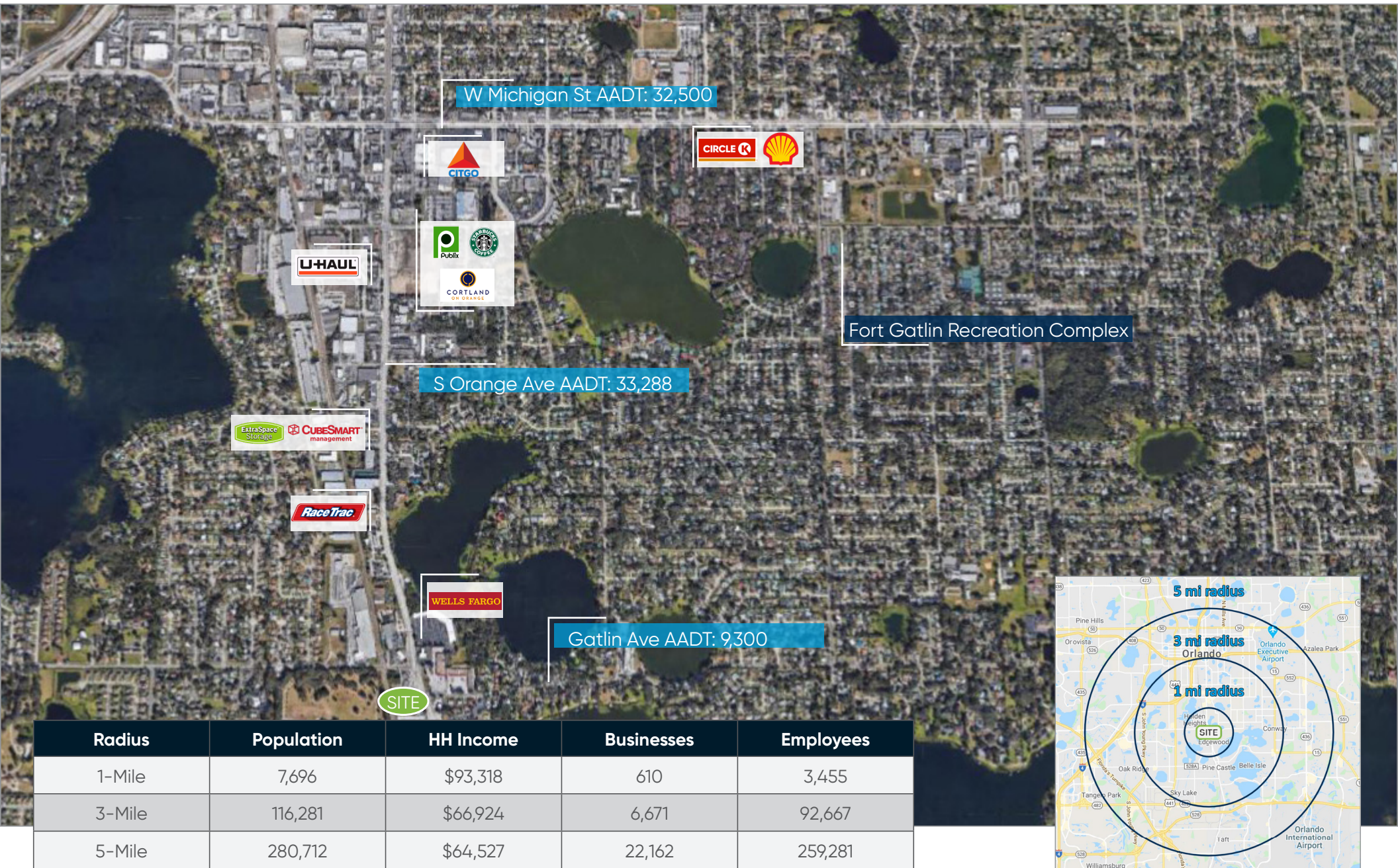
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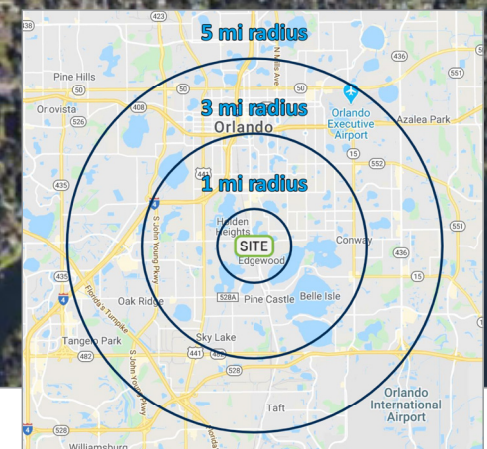
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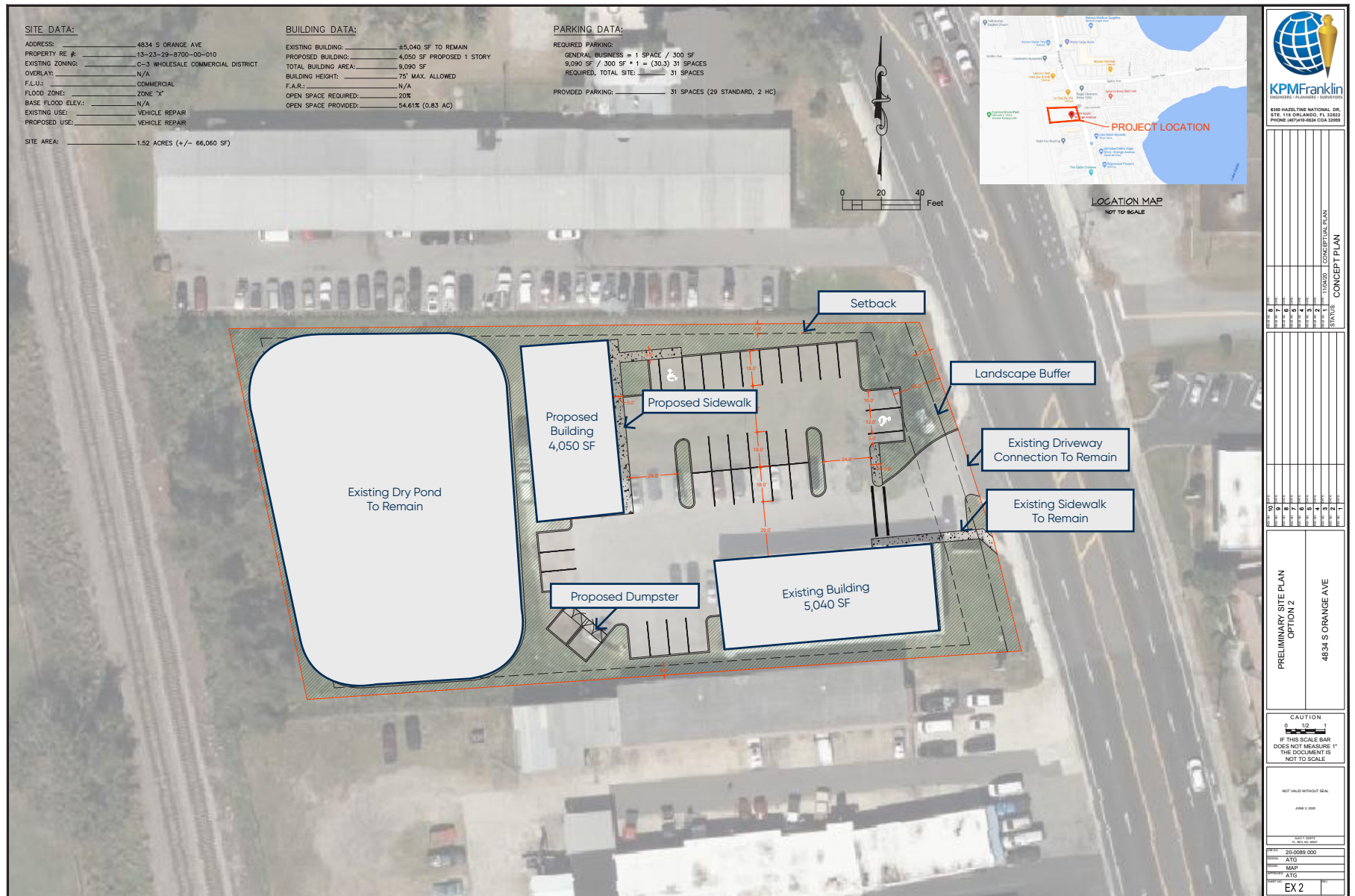
Merchant Map & Demographics



Radius	Population	HH Income	Businesses	Employees
1-Mile	7,696	\$93,318	610	3,455
3-Mile	116,281	\$66,924	6,671	92,667
5-Mile	280,712	\$64,527	22,162	259,281



Concept Plan 1



Concept Plan 2

