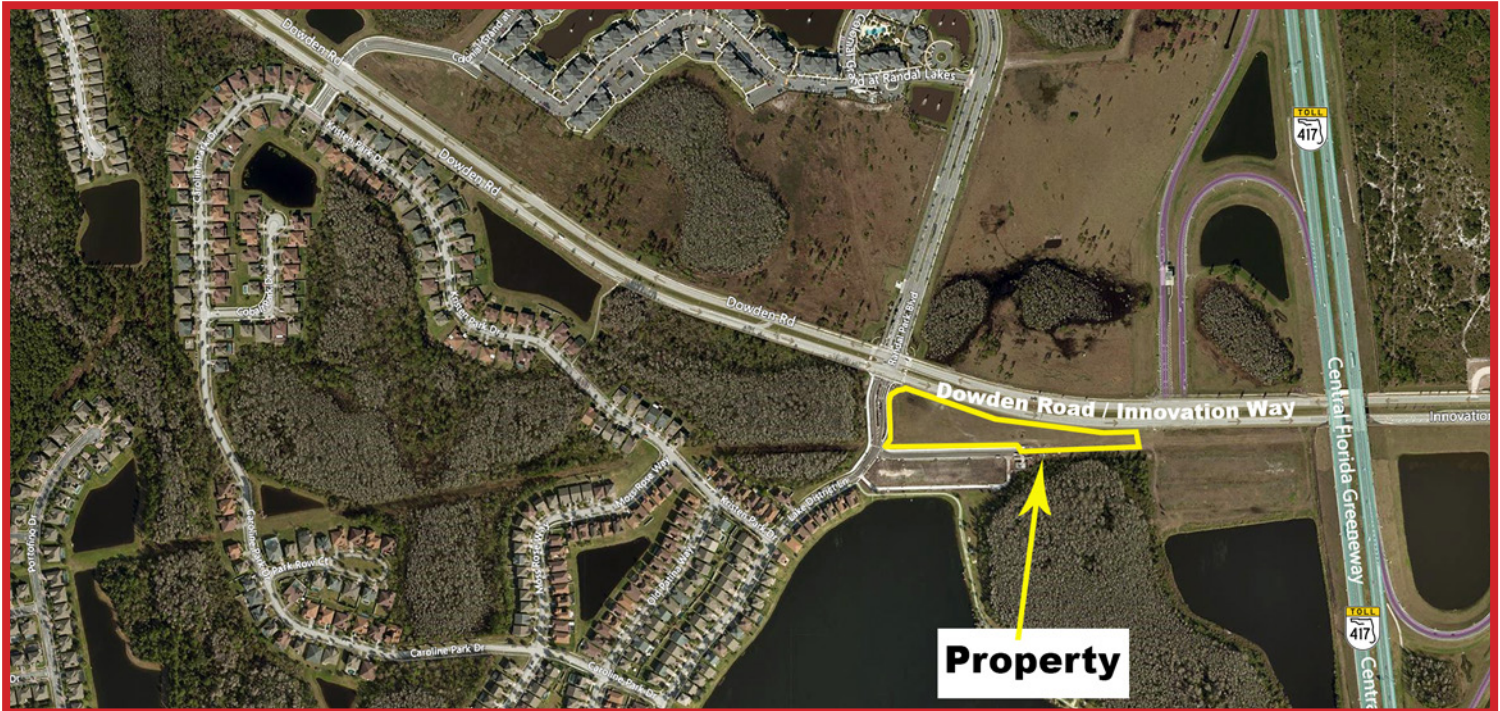




Dowden Rd / 417 Interchange

ORLANDO, FL

3.56 Acres Commercial Land



Key Property Highlights

- Located on Dowden Road, a connector between Narcoossee Road and Innovation Way
- High Growth Area: Over 12,000 units underway within 1 mile radius
- Access:
 - Signalized Intersection
 - 1,100 ft on Dowden Road
 - 250 ft on Lake District Lane
 - 500 ft on Green Ivy Lane
- Utilities: Off Site Retention. All utilities to site (water, sewer, re-use)
- Approved East Park PD: Retail, Office, Restaurant and Service Uses



Demographics	3 Mile	5 Mile
2015 Population	30,535	61,219
2015 Median HH Income	\$63,555	\$58,572
2015 Avg. HH Income	\$80,924	\$75,737
2015 Housing Units	958	7,157

Traffic Count: 5,100 AADT





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