

Prime Corner Site

Alafaya Trail & Chapman Road Oviedo, Florida



- Asking Price:** \$1,450,000. (*reduced from \$1.6M*)
- Address:** 520 Alafaya Trail, Oviedo, FL 32765
- Lot Size:** 1.53 acres (66,646.8 sq. ft.)
- Frontage** 244' on Alafaya & 231' on Chapman
- Zoning:** General Commercial C-2 (drive-thru facilities allowed)
- Comments:** Excellent exposure/frontage on Alafaya Trail, major north-south arterial in east Metro Orlando area
Established and growing quality residential subdivisions in area

Exclusively Offered By:

Southern Management & Development, L.P.

925 South Federal Highway, Suite 425

Boca Raton, FL 33432

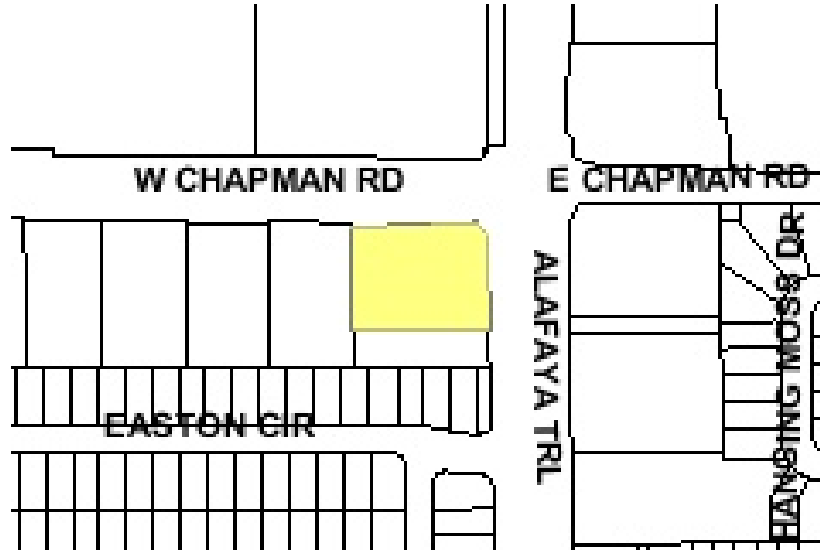
(561) 948-7110

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DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2010 Est. Population	6,320	60,474	143,362
2010 Est. Households	2,111	20,193	49,783
2010 Avg. HH Income	\$84,626	\$91,102	\$80,700
2010 Median Age	33.54	32.22	30.92

TRAFFIC COUNTS
40,563 AADT on Alafaya Trail (SR 434)
18,511 AADT on Chapman Road

