

ORLANDO, FLORIDA
14343 State Road 535

TOURIST CORRIDOR .73 AC OUTPARCEL

FOR SALE

RETAIL OR RESTAURANT

\$1,650,000 ASKING PRICE



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CrossMarc Services
Licensed Real Estate Broker

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HIGHLIGHTS

- **± 0.73 AC Outparcel for Sale**
- **\$1,650,000 Asking Price**
- Located within Orlando's resort and visitor corridor
- Positioned near major hospitality, recreation and retail demand generators
- **PD / ACMU:** Zoning / Future Land Use
- Retail or Restaurant Opportunity
- Ground Lease Opportunity
- Ideal for coffee/QSR users and single-tenant retail
- FDOT SR 535 widening is in design; construction is currently planned for 2031-2035
- Planned 14445 SR 535 hotel and retail project



± 0.73 AC OUTPARCEL EXECUTIVE SUMMARY

CrossMarc is offering ±0.73 acres suited to a single-user retail or restaurant concept, a compact commercial project, or a long-term ground lease. The site benefits from proximity to the SR 535 / World Center Drive corridor and a growing 15-minute trade area. Access, existing PD rights, stormwater, utilities and restaurant or drive-thru approvals remain subject to buyer verification.

KEY DEMAND DRIVERS



GROWING RESIDENTIAL BASE

The 15-minute trade area encompasses 185,345 residents and 67,790 households, with population projected to reach 202,489 by 2031.



ESTABLISHED EMPLOYMENT RATE

The surrounding 15-minute market includes 10,814 businesses and 151,637 employees, representing a potential daytime customer base.



CONSUMER PURCHASING POWER

Median household income within a 15-minute drive is \$84,712, with continued income growth projected through 2031.

SOURCE:  **esri**





LOCATED NEARBY



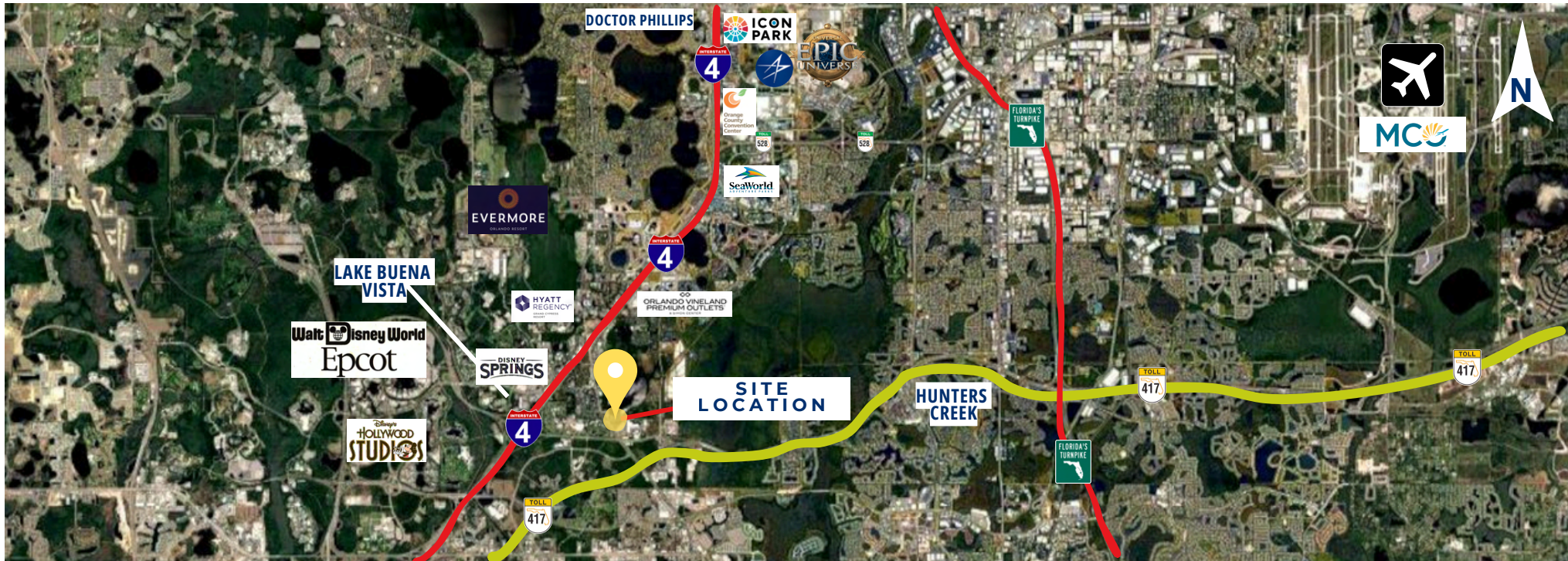
140 + HOTELS & RESORTS

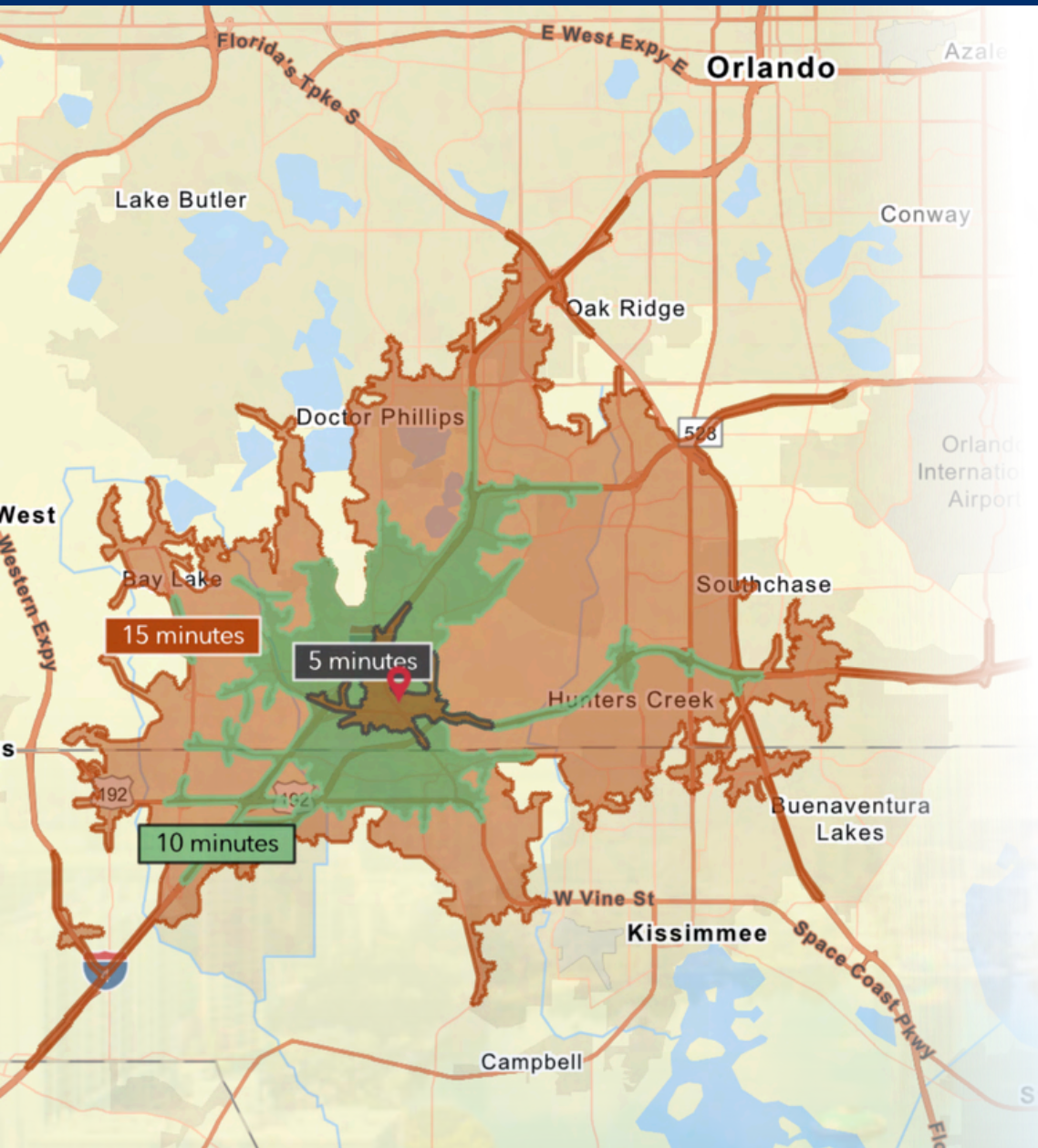


300 + RESTAURANTS



600 + RETAIL STORES



**5 MIN**

Avg. Household Income	\$90,707
Population	3,197
Households	1,323
Total Employees	3,394

10 MIN

Avg. Household Income	\$110,026
Population	37,183
Households	14,919
Total Employees	43,174

15 MIN

Avg. Household Income	\$118,451
Population	185,345
Households	67,790
Total Employees	151,637

SOURCE:  **esri**

