

# ORLANDO INT'L AIRPORT/MEDICAL CITY AREA

PAD-READY OUTPARCEL

2.56± acres • Orlando, FL

**UNDER  
CONTRACT**

LAND FOR SALE



## LOCATION

South Orlando, North of Lake Nona/Medical City and Orlando International Airport. Intersection of Goldenrod Road and Hoffner Avenue.

## SIZE

Total area is 2.56± acres, including retention and cross-access easements; site envelope is .98± acre. Accommodates up to 9,000sf building.

## PRICE

\$675,000

## FUTURE LAND USE

Orlando Corporate Center DRI. Medical/Office/Retail  
See page 3 of flyer for Additional Parcel A Restrictions

## ZONING

Commercial

## ROAD FRONTAGE

300± ft on Hoffner Avenue  
100± ft depth (across roads)

## UTILITIES

City of Orlando

## DESCRIPTION

Pad-ready outparcel; build-to-suit/ground lease/sale. Adjacent to new Wawa. Existing improvements include grade-level site, off-site retention ponds, access roads, stub-outs for water and sanitary.

Offering subject to errors, omission, prior sale or withdrawal without notice.

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

Maury L. Carter & Associates, Inc.  
407-422-3144 | [www.maurycarter.com](http://www.maurycarter.com)





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LOCATION MAP

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## ADDITIONAL PARCEL A RESTRICTIONS

Throughout the term of this Agreement, it is expressly agreed that neither all nor any portion of Parcel A shall be used, directly or indirectly, for any one or more of the following purpose: a convenience food store, coffee store, doughnut store, sandwich store, fuel dispensing facility or any combination of such uses. The term "convenience food store" mean any store generally recognized by the retail food industry as being a convenience food store, including but not limited to the type of store operated by Tenant, Sheetz, 7-Eleven, Turkey Hill, Hess, QuikCheck, Royal Farms, Circle K, Exxon-Mobil (On the Run), Race Trac, or Hess Express. The term "coffee store" means a store primarily engaged in the sale of coffee and related coffee drinks, including without limitation, Starbucks, Seattle's Best, Einstein's, Caribou Café or Bucks County Coffee. The term "doughnut store" means a store primarily engaged in the sale of doughnuts or pastries, including, without limitation, Dunkin' Donuts or Krispy Kreme. The term "sandwich store" means a store that is primarily engaged in the sale of hot or cold sandwiches for on-site or off-site consumption, including, without limitation, Subway, Blimpie's, Quizno's, Panera, Cusi or Firehouse Subs. The term "fuel dispensing facility" means a fuel service station, including a self-service station. None of the restrictions set forth above shall restrict against the development of or leasing to a drug store or pharmacy, including without limitation, Walgreens or CVS.

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