

# DEVELOPMENT OPPORTUNE & I-P ZONED VACANT LOT NEAR COLLEGE PARK

**FOR SALE**



**PRICE REDUCTION**

**\$595,000.00**  
~~—\$650,000.00—~~

This industrial-zoned undeveloped lot is the perfect development opportunity for enterprises such as: **recreation, automotive, showroom, wholesale warehouse** and more!

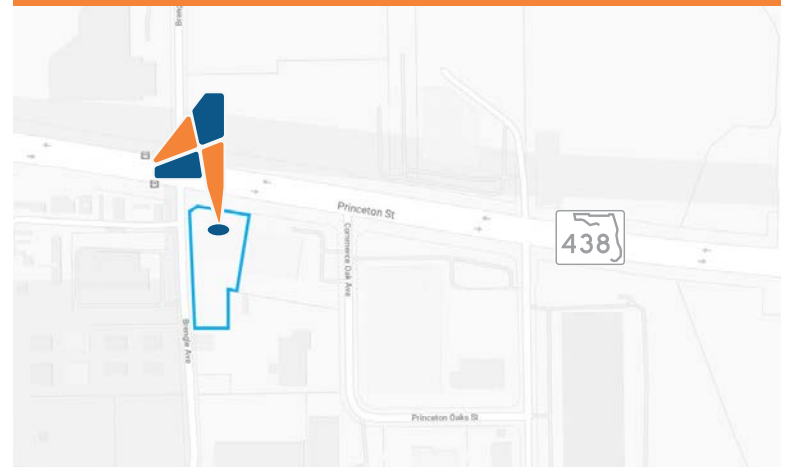
The property sits on the tree-lined Brengle Ave. and is at the hard SE corner of high-trafficked Princeton St. and Brengle Ave, neighboring the prominent College Park neighborhood. The property's close proximity to downtown brings in a high daytime population of young professionals and pulls 27,000 AADT (daily traffic) from SR-438.

**2001 BRENGLE AVENUE  
ORLANDO, FL 32808**

**ZONING ..... I-P VACANT INDUSTRIAL  
LOT SIZE ..... 2.09 ACRES**

## HIGHLIGHTS

- Approved .7 FAR
- Build up to 29,200 SF of industrial space
- Zoned for industrial use
- 257 feet of Princeton Street frontage
- 292 feet of Brengle Avenue frontage
- Owner has FULL PLANS for a two-building project
- 132,000 households in a 5-mile radius



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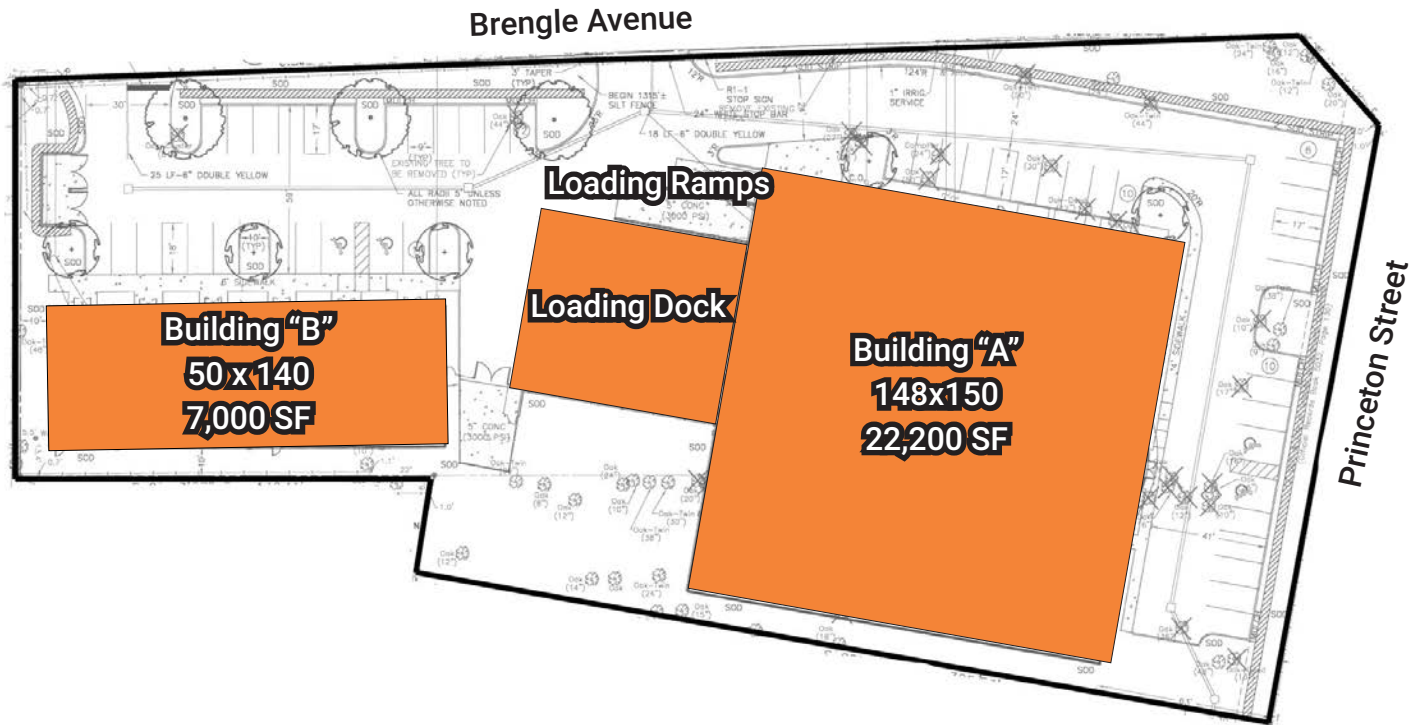
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# 2001 Brengle Avenue | Site Plan & Aerial



## Site Plan



## Aerial

