# Ground Lease

# AVALON ROAD RETAIL LAND

## 14300 AVALON ROAD, WINTER GARDEN, FL 34787

# FOR LEASE

**$80,000/YR**
PER ACRE

**3.95 AC**
LOT SIZE

**P-D**
ZONING

## DEMOGRAPHICS

| RADIUS | 3 MILE | 5 MILE |
|---|---|---|
| EMPLOYEES | 53,500 | 71,400 |
| AVERAGE HH INCOME | $78,218 | $90,028 |
| POPULATION | 67,500 | 89,900 |

## PROPERTY HIGHLIGHTS

- +/- 3.95 ACRES DEVELOPABLE LAND
- GROUND LEASE $80K/YR/ACRE OR BUILD-TO-SUIT
- FUTURE LAND USE: COMMERCIAL
- JUST SOUTH OF HORIZON WEST COMMUNITY
- LOCATED IN 4 CORNERS CORRIDOR
- JUST 2.5 MILES WEST OF FLAMINGO CROSSINGS
- 3 MILES WEST OF ANIMAL CROSSINGS RESORT

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