



For Sale

4100 & 4252 S ORANGE BLOSSOM TRAIL
ORLANDO, FL 32839

Property Overview

This portfolio includes two **gas station and convenience store properties** located along the high-traffic **South Orange Blossom Trail** in Orlando, Florida. One at 4100 S OBT (0.50± acre) and the other at 4252 S OBT (0.46± acre). Together, they total approximately one acre of prime frontage in a central, high-visibility corridor.

Both sites feature modern fuel dispensers, large pump canopies, and freestanding single-story convenience stores with generous customer parking and easy access. The 4100 S OBT location operates under the Marathon brand on a corner lot with dual-street entry, while the 4252 S OBT property underwent a **comprehensive renovation in 2022**, upgrading all facilities and offering flexibility for rebranding or supplier choice with no long-term fuel contract.

Just minutes from **I-4 and Downtown Orlando**, these well-positioned assets serve both local residents and daily commuters, combining strong visibility, established operations, and solid potential for continued growth.

Demographics

4100 S OBT SPACE

 ±4,786 SF

4252 S OBT SPACE

 ±4,286 SF

TRAFFIC AADT



±51,168

S ORANGE
BLOSSOM TRL



±18,830

HOLDEN AVE

3 MILE

5 MILE



POPULATION

122,270

286,342



HOUSEHOLDS

47,281

116,699

~3% grow projection (next 5 years) ↗



HOUSEHOLDS INCOME

±\$52,831

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Investment Highlights



STRONG ORLANDO MARKET

The Orlando metro area's robust economy and steady population growth continue to drive long-term demand for retail and service properties. Central Florida attracts new residents and businesses each year, supporting rising sales volumes for gas stations and convenience stores. The region has seen consistent population gains and maintains a growth trajectory well above national averages.

Florida's **business-friendly climate** with no state income tax and pro-development economic policies, further strengthens investment performance. Combined with Orlando's global reputation for tourism, logistics, and employment, these factors support ongoing appreciation for well-located commercial assets.



HIGH-TRAFFIC, STRATEGIC LOCATION

Both properties offer **prime frontage along South Orange Blossom Trail**, one of Orlando's busiest arterial corridors, with approximately 50,000 vehicles passing daily. Positioned less than five minutes from Interstate 4 and about seven minutes from Downtown Orlando, the locations provide exceptional visibility and regional connectivity. Their accessibility and central setting attract a steady flow of customers from nearby residential neighborhoods and commuter traffic.



BUSINESS OPPORTUNITY

With **no long-term fuel contract at 4252 S OBT** and a strong **Marathon-branded operation at 4100 S OBT**, this portfolio presents a **unique opportunity to optimize performance and expand revenue**. A new owner can maintain independent fuel sales, rebrand with a preferred distributor, or negotiate enhanced supplier terms to improve margins. The portfolio also offers leasing potential for investors seeking stable income backed by proven demand and high-traffic locations.

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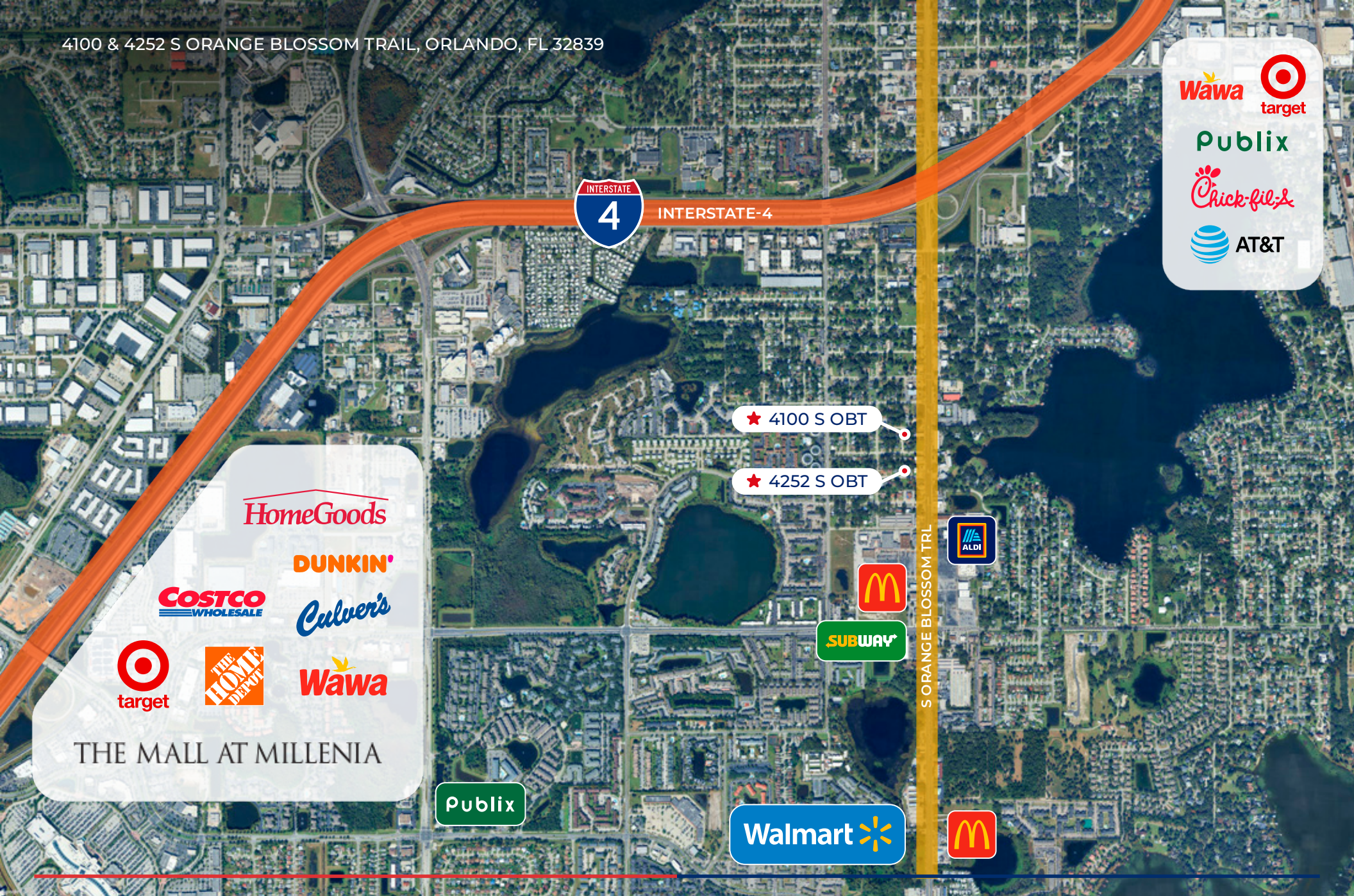
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