

FOR LEASE PAD SITE | .89± ACRES

7123 RED BUG ROAD | OVIEDO, FL 32765 | SEMINOLE COUNTY

GREAT LOCATION NE OF ORLANDO
EXCELLENT DEMOGRAPHICS AND TRAFFIC COUNTS



7500 San Jacinto Place | Plano, TX 75024 ■ 4455 E. Camelback Rd, Suite E-180 | Phoenix, AZ 85018 8909 ■ Regents Park Dr, Suite 420-2 | Tampa, FL 33647 ■ www.anzcollc.com

The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.

ANZCO
REAL ESTATE SERVICES LLC

Jonathan Sussman
jonathan@anzcollc.com | 480.225.1922

Brett Anz
brett.anz@tradecorllc.com | 214.415.2378





FOR LEASE PAD SITE | .89± ACRES

7123 RED BUG ROAD | OVIEDO, FL 32765 | SEMINOLE COUNTY

PROPERTY FEATURES:

- FOR LEASE: .89± ACRES GROUND LEASE
- Excellent location along the Red Bug Lake Road trade corridor bridging the retail at the Oviedo Mall area to the retail/ services at the intersection of Tuskawilla Rd & Red Bug Rd.
- Site has great visibility and access from both Goldeneye Pt and traffic light access at Mikler Rd with strong traffic counts of 41,000 AADT.
- Oviedo is a steadily growing suburb of Orlando located to the northeast with strong demographics.
- Perfect site for restaurants, medical, services, etc.
- Current tenants include Macaroni Grill, Rock & Brews, and Davita Dialysis coming soon.

DEMOGRAPHICS:

	1 MILE	3 MILES	5 MILES
 TOTAL POPULATION	6,733	63,647	227,556
 POPULATION GROWTH (5 YR. FORECAST)	2.48%	2.51%	2.8%
 AVERAGE HOUSEHOLD INCOME	\$175,542	\$122,859	\$95,865
 TOTAL EMPLOYEES	1,034	15,600	63,755



7500 San Jacinto Place | Plano, TX 75024 ■ 4455 E. Camelback Rd, Suite E-180 | Phoenix, AZ 85018 8909 ■ Regents Park Dr, Suite 420-2 | Tampa, FL 33647 ■ www.anzcollc.com

314.23

The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.

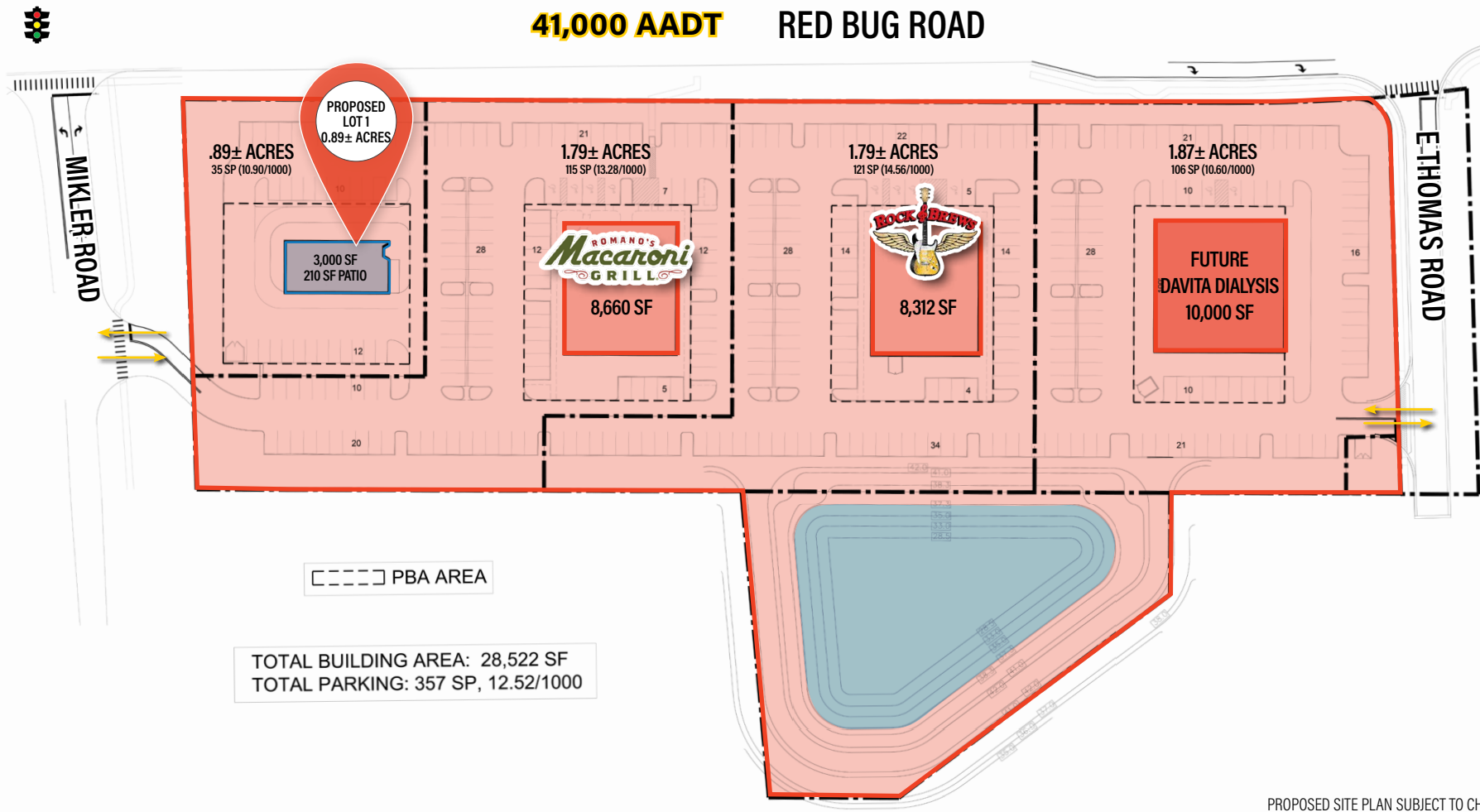
ANZCO
REAL ESTATE SERVICES LLC

Jonathan Sussman
jonathan@anzcollc.com | 480.225.1922

Brett Anz
brett.anz@tradecorllc.com | 214.415.2378

FOR LEASE PAD SITE | .89± ACRES

7123 RED BUG ROAD | OVIEDO, FL 32765 | SEMINOLE COUNTY



7500 San Jacinto Place | Plano, TX 75024 ■ 4455 E. Camelback Rd, Suite E-180 | Phoenix, AZ 85018 8909 ■ Regents Park Dr, Suite 420-2 | Tampa, FL 33647 ■ www.anzcollc.com

The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.

ANZCO
REAL ESTATE SERVICES LLC

Jonathan Sussman
jonathan@anzcollc.com | 480.225.1922

Brett Anz
brett.anz@tradecorllc.com | 214.415.2378