

Ideal for Medical Office .75 ac | 1 mile from Mall of Millenia

4740 Timarron Dr, Orlando, FL 32839



Southeast Commercial—FL
 1341 Bedford Dr, Suite A
 Baytree Corporate Park
 Melbourne, FL 32940
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OVERVIEW

SITE HIGHLIGHTS

- +/- .75 ac
- Pad ready with utilities to site
- Off site retention
- Across from Millenia Plaza with convenient shopping and restaurants
- Timarron Dr has access from Millenia Dr and John Young Parkway giving this site multiple access points
- I-4 less than 1 mile from site
- Over 1,500 multifamily units within 1 mile of site
- Price: \$750,000

LOCATION HIGHLIGHTS

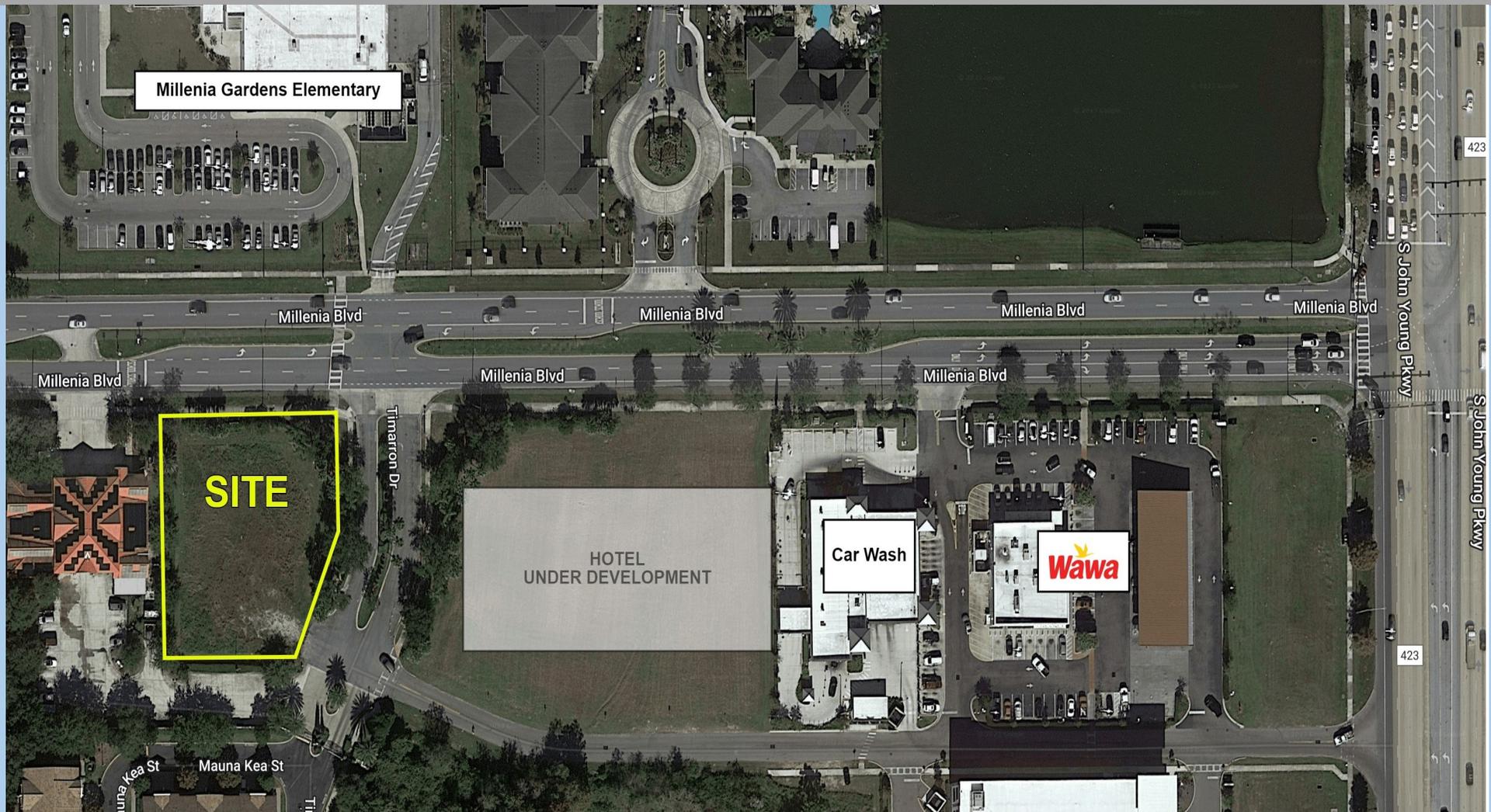
- High density of multifamily, retail and office space
- Convenient to major arterial roads with high traffic counts
- 4 1/2 miles from Orlando Health Hospital, Winnie Palmer for Women and Babies and Arnold Palmer Childrens Hospital



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SITE CLOSE UP



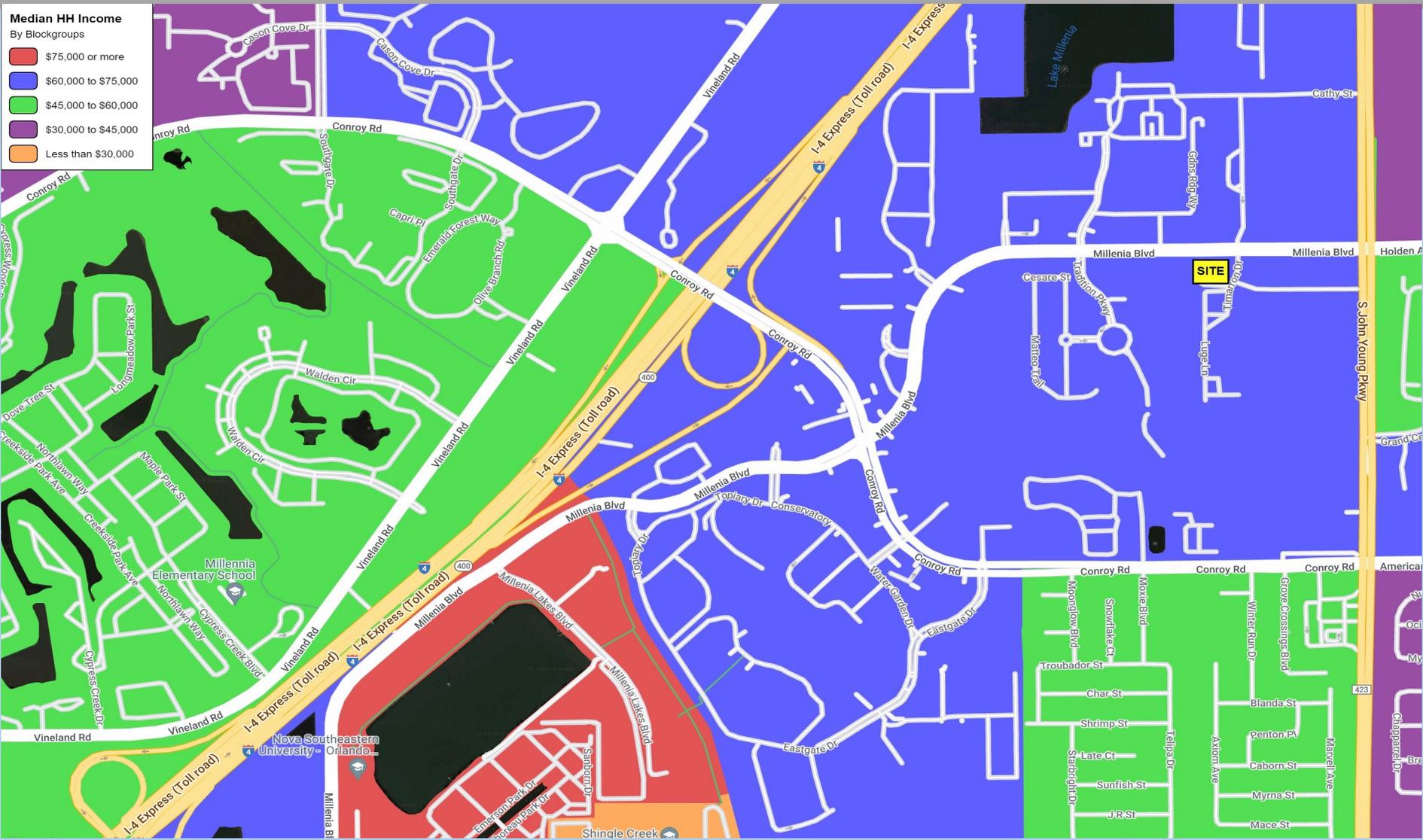
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MEDIAN HOUSE HOLD INCOME

Median HH Income
By Blockgroups

- \$75,000 or more
- \$60,000 to \$75,000
- \$45,000 to \$60,000
- \$30,000 to \$45,000
- Less than \$30,000



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COMMUNITY OVERVIEW

- Orlando Metro Area has now exceeded over 2 million residents.
- 2022 Orlando's \$75.2 billion tourism industry welcomed a record over a 100 million visitors.
- Central Florida has also seen an influx of businesses relocating to the area. Bringing jobs and new residents.

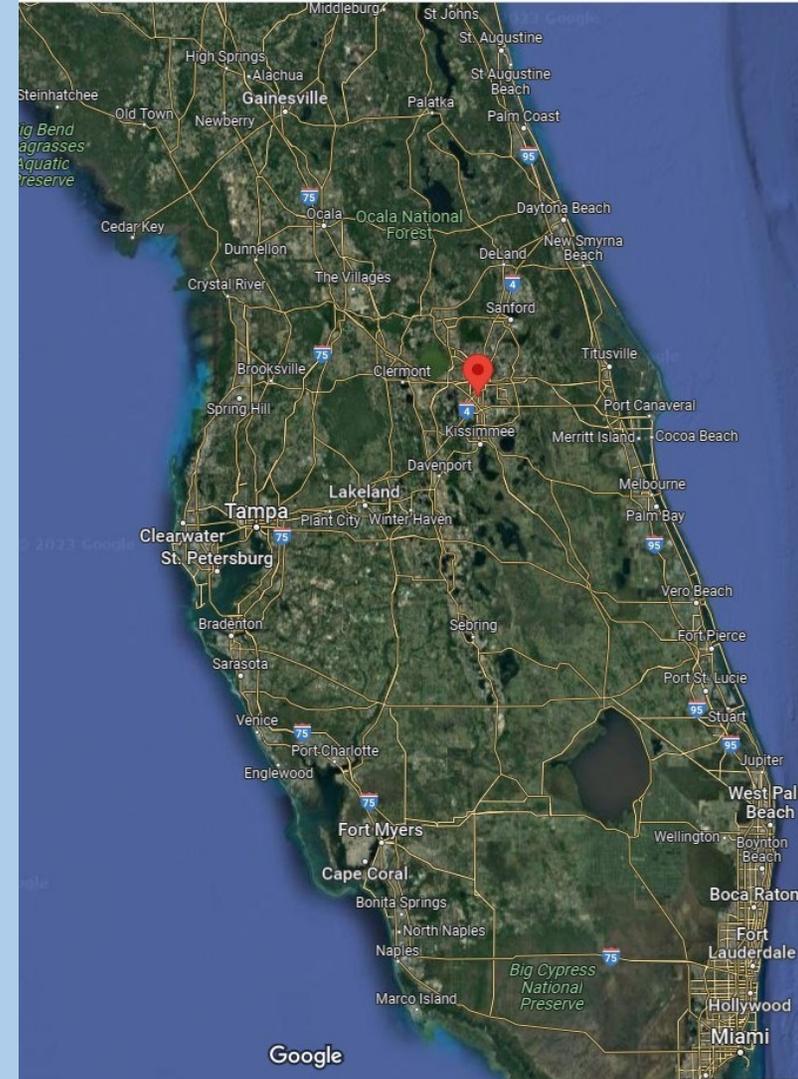
This desirable location is in the “Millenia” trade area. The 450 ac Millenia DRI is a master planned development with 2,000,000 SF of office space, 3,000,000 SF of retail and restaurant space and 1,100 hotel rooms. This site has desirable access from 2 heavily traveled roads.

TRAFFIC COUNTS

Millenia Dr -18,550 ADT

John Young Pkwy- 53,804 ADT

I-4 – 173,976 ADT



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