

FOR SALE
LAKEFRONT RESIDENTIAL PROFESSIONAL
HOME OR OFFICE BUILDING *
ON 1 +/- ACRE
2375 ALAFAYA TRAIL OVIEDO, FL 32765
\$449,000



**Governing
Jurisdiction:**
***Seminole County**
**PRE APP Staff Report would
support RP Zoning**

Property Facts

Water & Sewer:
Seminole County
Electric: Duke Energy

**~275+/- Frontage
on Alafaya Trail
SR 434
~1.0 Acres +/-
39,800 AADT**

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POTENTIAL OF 2,462 SF



* The owners submitted a PRE-APP request to the Seminole County Planning Department to determine if the property zoning could be converted to the RP (Residential Professional) Office designation.

County Staff has determined that it would be supportive of this change if a buyer wanted to convert this house into an office building. Such conversion would be subject to the applicable upgrades to the site and structure to be in compliance with current codes.

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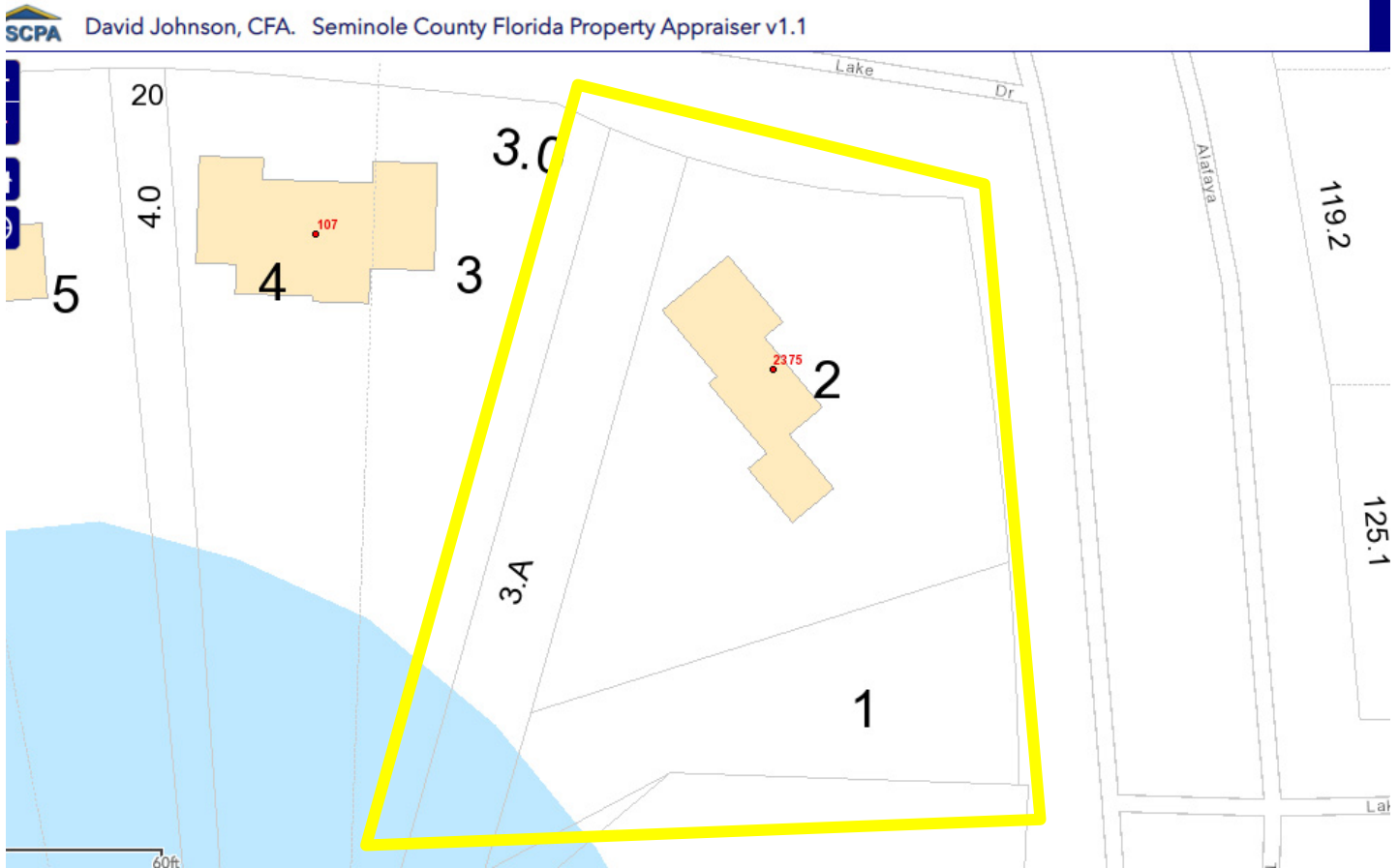
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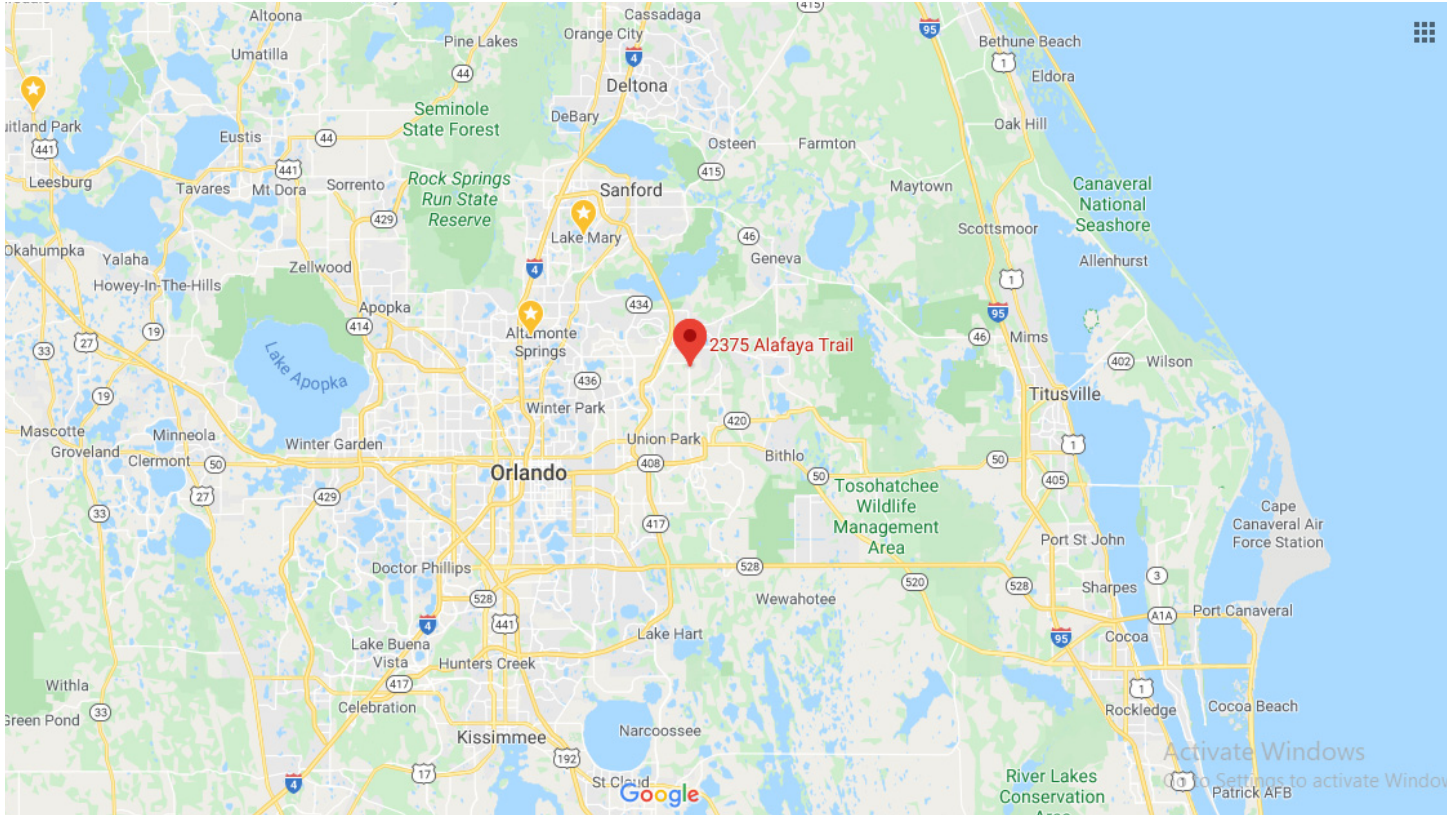
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REGIONAL LOCATION



DISTANCE TO MAJOR POINTS OF INTEREST

- University Of Central Florida - 2.8 Miles
- Lake Nona Medical City - 24 miles
- Kennedy Space Center - 39 Miles
- Orlando Int'l Airport - 31 Miles
- Downtown Orlando CBD - 15 Miles
- Universal Studios - 27 Miles
- Walt Disney World - 34 Miles

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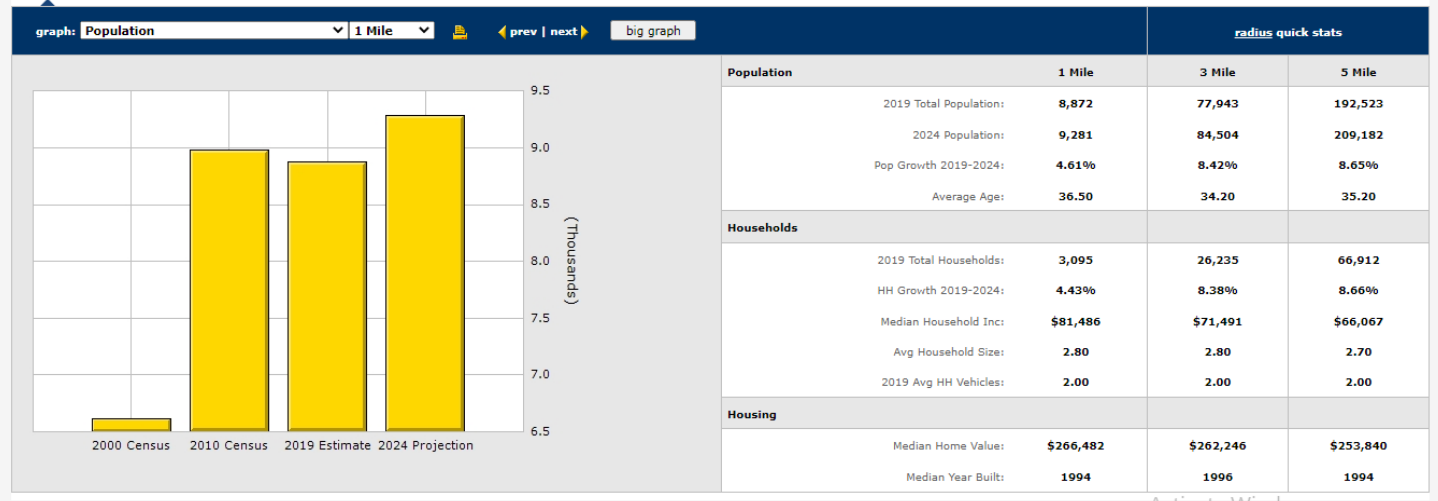


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KEY DEMOGRAPHICS



Summary Demographics Daytime Employment Consumer Spending Traffic

Business Employment By Type	# Businesses			# Employees			# Emp/Bus		
	1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile
Total Businesses	204	2,518	4,851	1,566	47,442	71,036	8	19	15
Retail	15	256	501	168	3,437	6,614	11	13	13
Wholesale	6	48	92	82	2,440	2,943	14	51	32
Hospitality & Food Service	10	208	373	87	4,434	8,037	9	21	22
Real Estate, Renting, Leasing	10	132	290	130	1,041	1,910	13	8	7
Finance & Insurance	12	177	369	41	898	3,780	3	5	10
Information	4	53	109	48	529	1,173	12	10	11
Scientific & Technology Services	29	232	515	188	1,611	4,157	6	7	8
Management of Companies	1	5	11	3	52	69	3	10	6
Health Care & Social Assistance	58	650	1,061	260	3,740	6,191	4	6	6
Education Services	4	68	138	112	18,877	21,467	28	278	156
Public Administration & Sales	0	42	54	0	1,076	1,524	0	26	28
Arts, Entertainment, Recreation	4	60	95	18	613	874	5	10	9
Utilities	0	4	5	0	31	35	0	8	7
Admin Support & Waste Management	7	109	231	20	1,586	2,111	3	15	9
Construction	12	192	392	37	5,250	6,175	3	27	16
Manufacturing	8	37	94	206	378	1,348	26	10	14
Agriculture, Mining, Fishing	1	6	10	1	13	23	1	2	2
Other Services	23	239	511	165	1,436	2,605	7	6	5

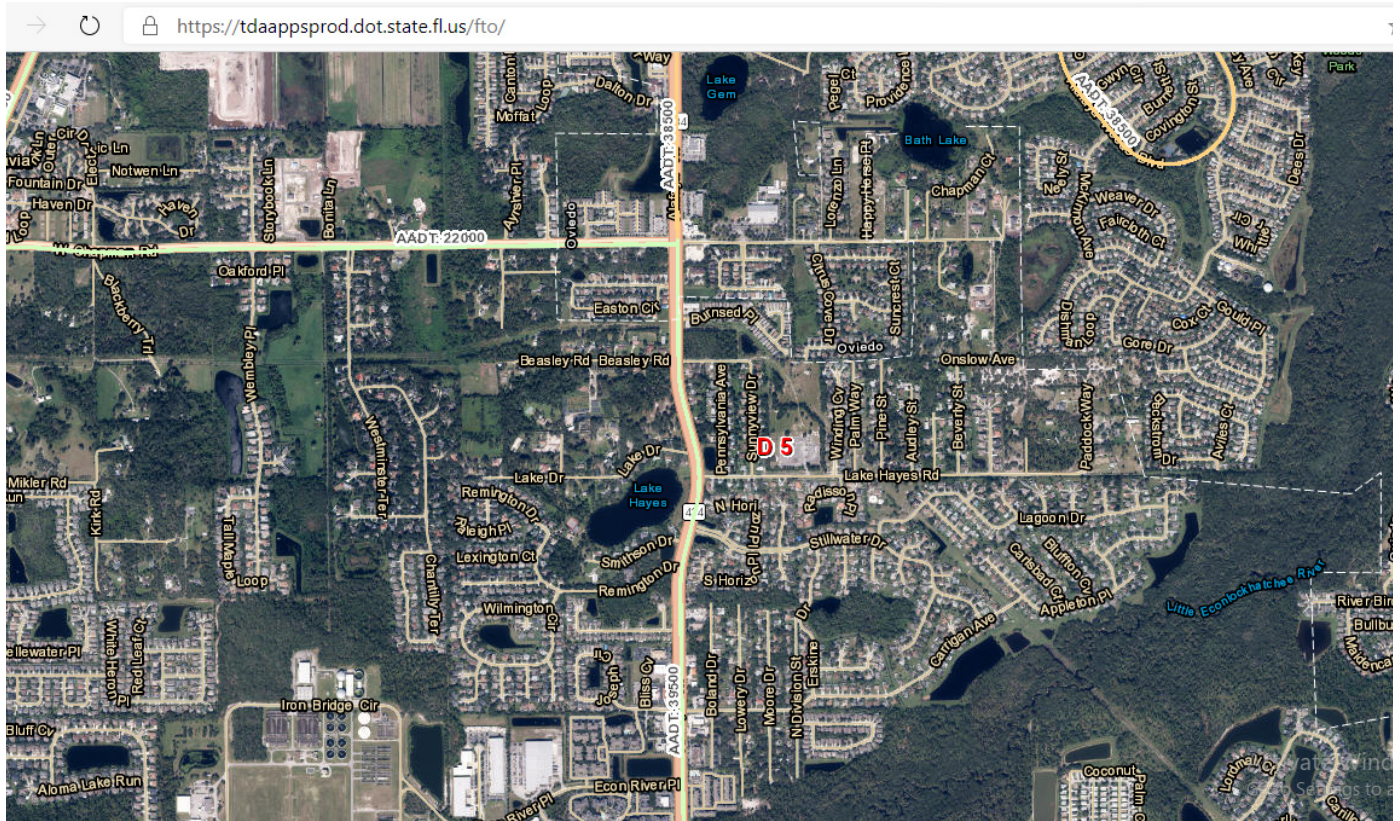
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TRAFFIC



Collection Street	Cross Street	Cross St Dist/Dir	Traffic Volume	Count Year	Dist from Subject	Type
Remington Dr	Alafaya Trl	0.00 E	36,412	2018	0.18	MPSI...
Alafaya Trl	W Beasley Rd	0.04 S	31,978	2018	0.31	MPSI...
Alafaya Trl	W Carrigan Ave	0.07 N	38,280	2018	0.56	MPSI...
W Chapman Rd	Royal Majesty Ct	0.02 SE	18,189	2018	0.65	MPSI...
W Chapman Rd	Royal Majesty Ct	0.04 E	16,458	2012	0.65	MPSI...
S Central Ave	Dalton Dr	0.07 N	34,218	2018	0.75	MPSI...
S Central Ave	Windflower Way	0.01 N	29,653	2012	0.92	MPSI...
S Central Ave	Windflower Way	0.02 S	31,511	2018	0.95	MPSI...

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SITE PHOTOS

