

# Narcoossee Area Development

Old Goldenrod Rd & Hoffner Ave, Orlando, FL 32822



**Sale Price: \$1,600,000**

## LOCATION DETAILS

Located at the lighted intersection of Old Goldenrod Rd and Hoffner Ave with a high average traffic count of +37,300 vehicles per day. Less than 5 miles from the Orlando International Airport, and less than 8 miles from Lake Nona Medical City. North of Goldenrod Marketplace with strong retailers such as Walmart Supercenter and Marshalls, and the new Century Vista Palms Apartments (240 units).



## PROPERTY DETAILS

- **±1.87 Acres** total
- **280' Frontage** on Hoffner Ave and 490' on Old Goldenrod Rd
- **AC-1 Zoned** (Community Activity Center District)
- **Commercial FLU** (Orlando City)
- **Restricted Uses:** Convenience store; gas station; grocery store; auto supply store

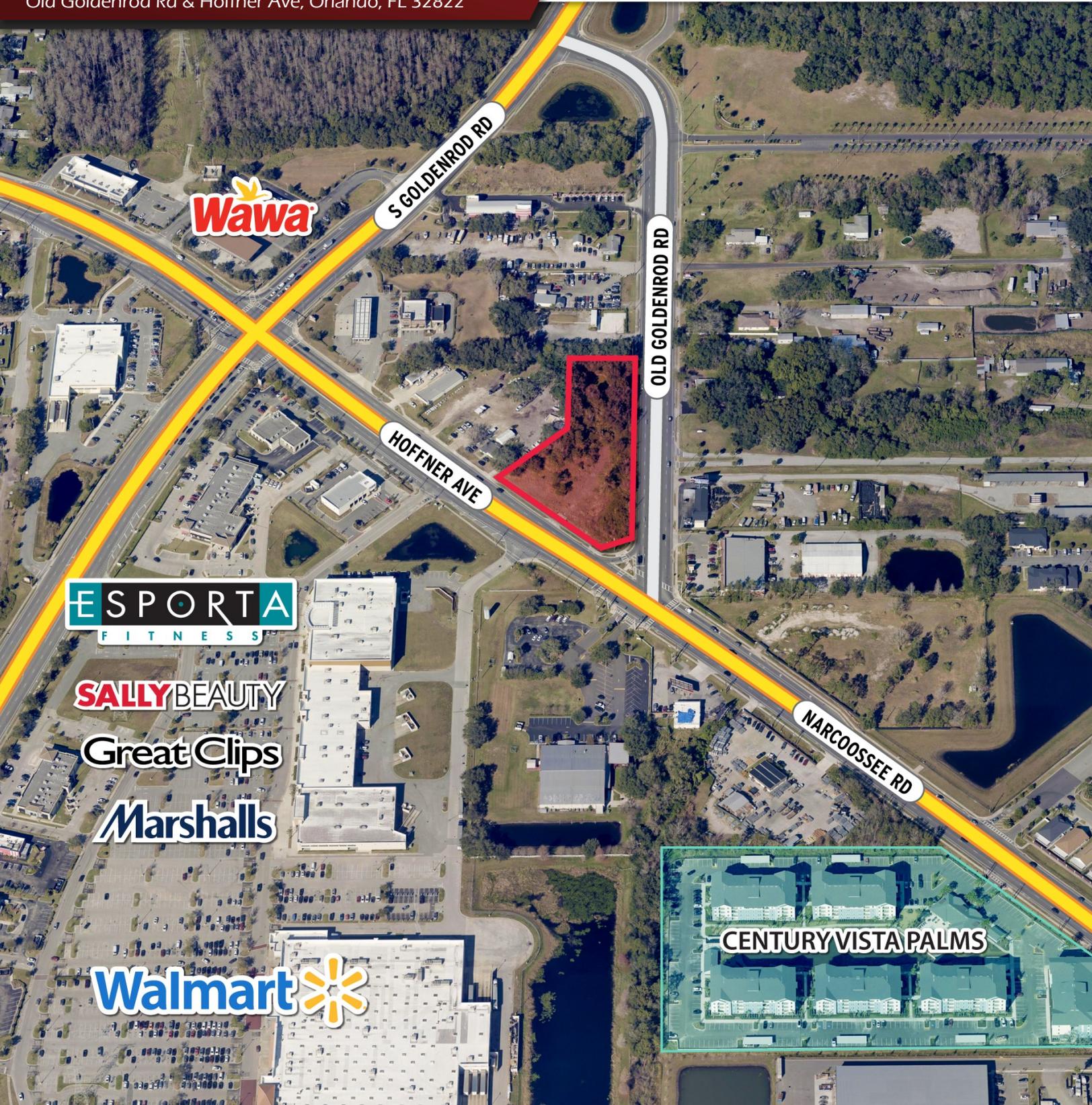
2024 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	11,606	83,830	205,240
Average HH Income	\$81,006	\$86,439	\$99,333
Median HH Income	\$58,868	\$62,219	\$69,775

CONTACT FOR MORE INFORMATION

**Marie Shorey, CCIM**  
(407) 383-8142  
[marie@palkiper.com](mailto:marie@palkiper.com)

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7445 Hoffner Ave  
Orlando, FL

CONCEPT PLAN "B"



**PROJECT DATA**

**TOTAL PROJECT AREA:**  
 PARCEL 'A' 1.21± Ac  
 PARCEL 'B' 0.65± Ac  
 TOTAL 1.86± Ac

**JURISDICTION:**  
 CITY OF ORLANDO, FL

**PROPERTY FUTURE LAND USE:**  
 COMM-AC (COMMERCIAL - ACTIVITY CENTER)

**PROPERTY ZONING:**  
 AC-1/AN  
 (ACTIVITY CENTER 1 / AIRCRAFT NOISE OVERLAY)

**PROPOSED DENSITY/INTENSITY:**  
 RESTAURANT 1,790 SF  
 RETAIL 5,600 SF

**PARKING:**

USE	RATIO	REQ.	PROP.
RESTAURANT	5 SP / 1000 SF	9	39
RETAIL	MIN 2.5 - MAX 4 /1000 SF	14-23	23

**NOTES:**  
 DRIVEWAY LOCATIONS SHOWN ARE CONCEPTUAL AND SUBJECT TO REGULATORY AGENCY REVIEW AND PERMITTING.

**DISCLAIMER:**  
 1. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE CLIENT COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES.  
 2. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENTS AND PROCUREMENT OF APPROPRIATE JURISDICTIONAL APPROVALS.  
 3. THE CONCEPT PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON AVAILABILITY OF ADDITIONAL INFORMATION.  
 4. THIS CONCEPT PLAN WAS PREPARED WITHOUT BENEFIT OF A SURVEY, JURISDICTIONAL DELINEATION OR ARBORIST REPORT. LOCATION OF WETLANDS OR PROTECTED / GRAND TREES HAS NOT BEEN TAKEN INTO ACCOUNT.

THIS CONCEPTUAL PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A SURVEY, TITLE REPORT AND/OR A SURVEY. THE CONCEPTUAL PLAN IS NOT A CONTRACT. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL APPLICABLE AGENCIES AND OBTAINING ALL NECESSARY PERMITS. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.

PROJECT NUMBER: 1015 - 502  
 SCALE: 1" = 40' DATE: 11-19-24  
 DRAWN BY: BISHOP PROJ. MGR: PMS

PROVIDED FOR... Palkiper Commercial Real Estate Services

PROVIDED BY... **AVID GROUP**  
 CIVIL ENGINEERING 2300 CURLEW ROAD, STE 201  
 LAND PLANNING PALM HARBOR, FLORIDA  
 TRAFFIC/TRANSPORTATION 34683  
 SURVEYING PHONE (727) 788-9500  
 GIS AVIDGROUP.COM

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