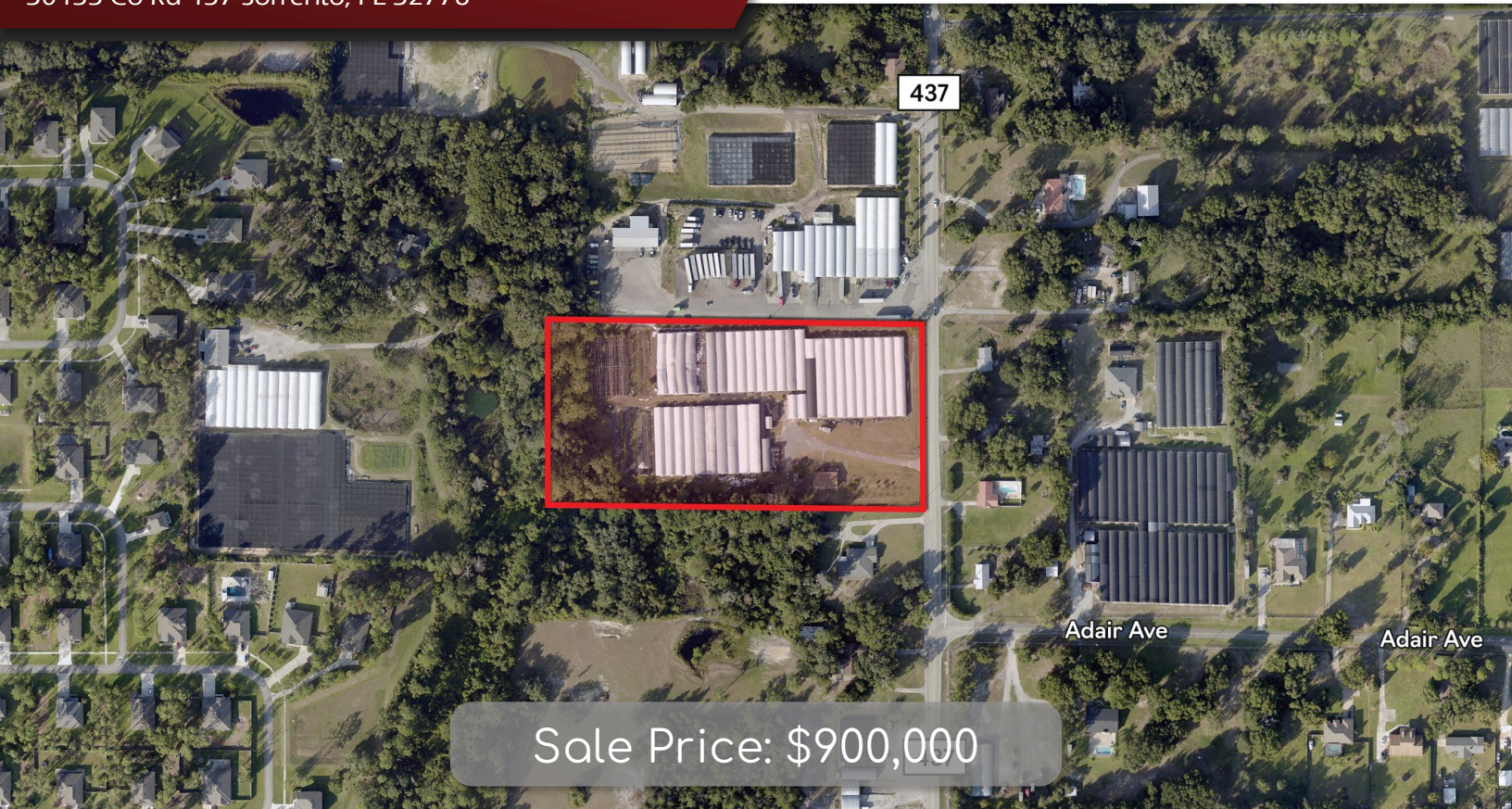


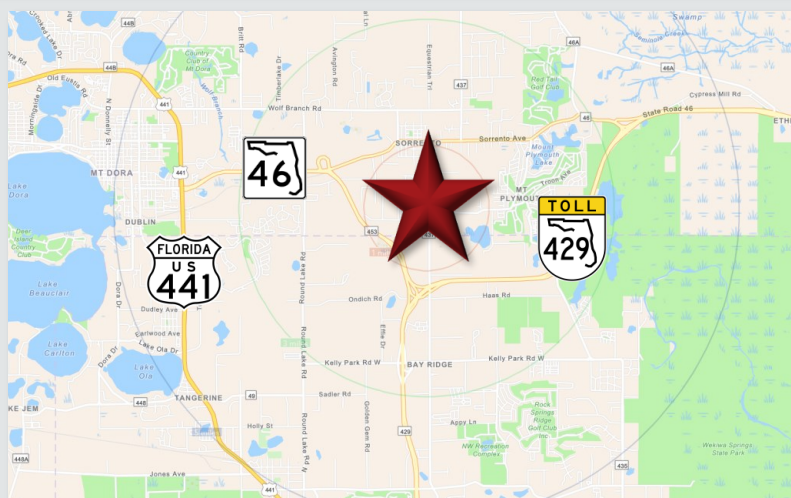
# CR 437 Sorrento Development

30433 Co Rd 437 Sorrento, FL 32776



## LOCATION DETAILS

This site is located south of SR 46 on Plymouth Sorrento Rd with traffic counts of +8,400 CPD. Only a 5-minute drive to/from the 453 connector for the 429 and a 15-minute drive to downtown Mt Dora and Apopka. Surrounded by Residential. This area has seen increased development thanks to the continuation of the 429.



## PROPERTY DETAILS

- **±6.0 Acres** total
- **±395'** Frontage
- Zoned for Agriculture (**Can be rezoned**)
- **Mt Plymouth-Sorrento Neighborhood** Future Land Use
- Existing Building: 1,152 SF Residential

2022 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	1,520	12,930	43,170
Average HH Income	\$116,845	\$110,536	\$110,369
Median HH Income	\$97,691	\$89,943	\$84,022

### CONTACT FOR MORE INFORMATION

**Gary Marshall** (216) 410-0332 [garymarshall@palkiper.com](mailto:garymarshall@palkiper.com)  
**Marie Shorey, CCIM** (407) 383-8142 [marie@palkiper.com](mailto:marie@palkiper.com)