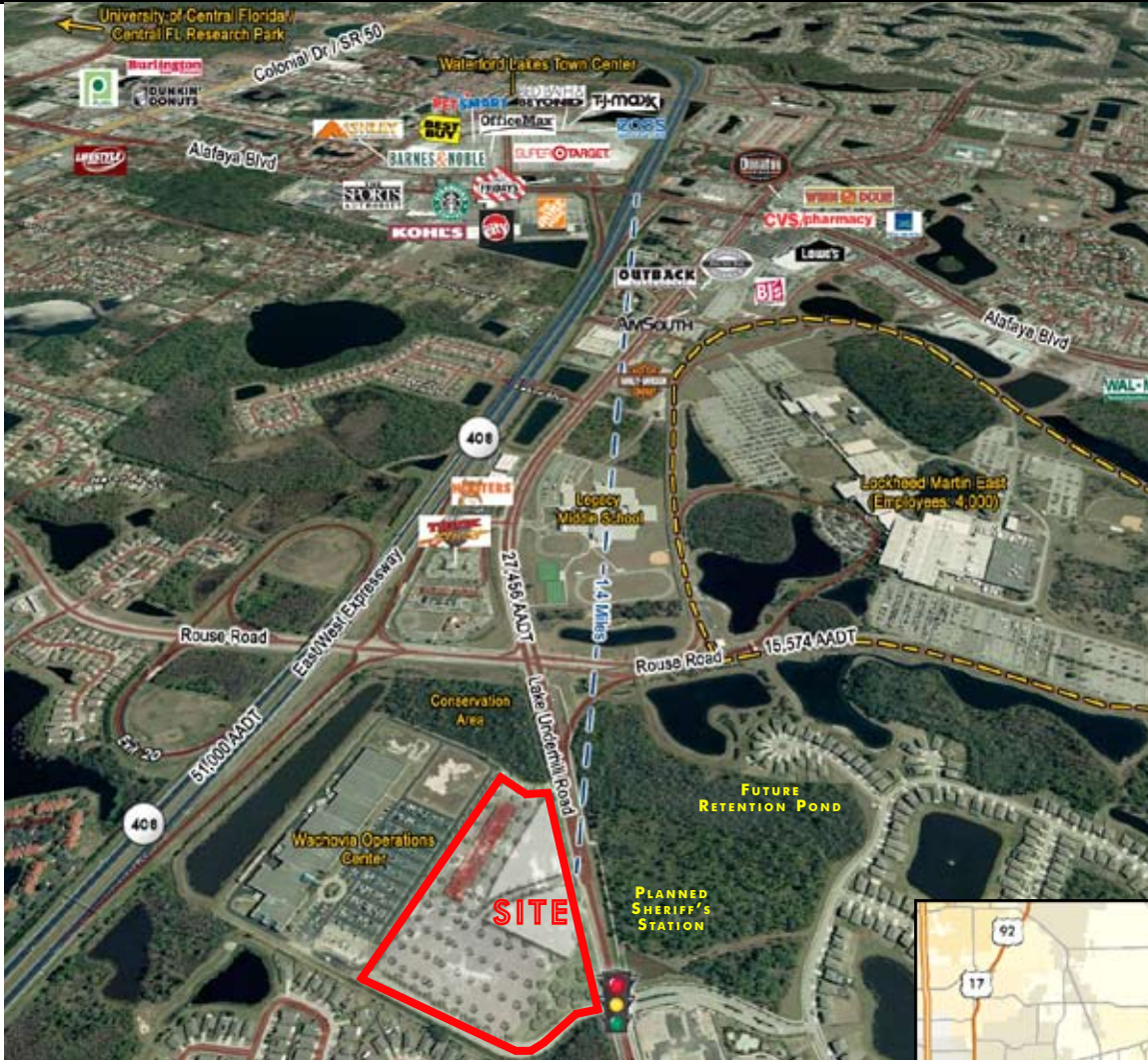


FULLY ENTITLED  
LAND READY  
FOR IMMEDIATE  
DEVELOPMENT IN  
THE HIGHLY DESIRED  
WATERFORD LAKES  
SUBMARKET

# 1.5 TO 7.75± ACRES AVAILABLE FOR SALE

NWC OF LAKE UNDERHILL ROAD AND ROUSE ROAD ::  
ORLANDO, FLORIDA 32835



## LOCATION

- Property has excellent access via interchange with East-West Expressway (SR 408) at Rouse Road and three points of entry from Lake Underhill Road, including a full signalized intersection
- Only 1.4 miles from Waterford Lakes Towne Center
- Across the street from 4,000 employees at the 277-acre Lockheed Martin East Campus
- 2.5 Miles from Florida Hospital East
- Orange County Sheriff's Station planned for across the street

FOR MORE  
INFORMATION  
PLEASE  
CONTACT

**Ray Romano**

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407.404.5022

ray.romano@cbre.com

OR

**Bobby Palta**

Senior Associate  
407.839.3124

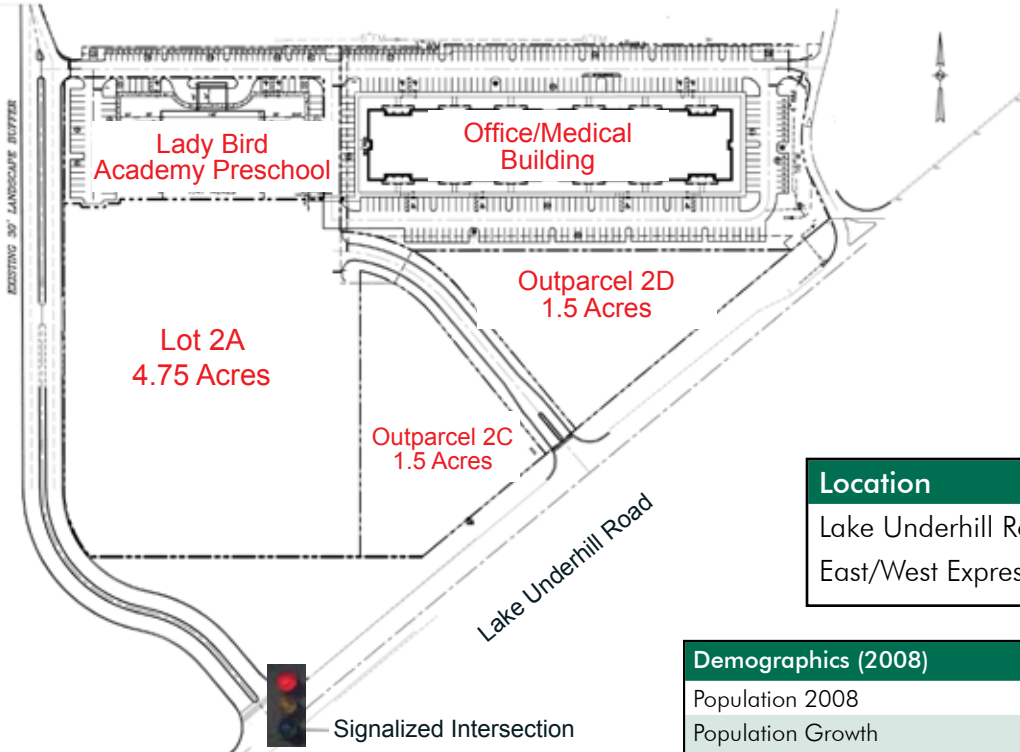
bobby.palta@cbre.com

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Location	Traffic Count
Lake Underhill Road	29,423 AADT
East/West Expressway / SR 408	52,500 AADT

Demographics (2008)	1 Mile	2 Miles	3 Miles	5 Miles
Population 2008	9,484	45,029	82,111	202,794
Population Growth 2000-2008	35.23%	60.36%	41.07%	28.13%
Average Household Income	\$69,631	\$76,586	\$71,090	\$64,862
Median Household Income	\$60,601	\$66,537	\$61,004	\$53,420
Daytime Population	1,153	12,237	22,571	60,463

## PROPERTY FEATURES

- Two 1.5-acre outparcels along Lake Underhill Road and One 4.75-acre parcel with frontage & exposure along Lake Underhill Road - Approved for a wide variety of uses that fall under the "I-1A" and "C-1" zoning districts
- The 7.75 acres is entitled for 150,000 SF of development
- Parcels are 100% usable as off-site retention is in place
- Land has been cleared, filled to grade and access roads and utilities are in place
- Plans for Lake Underhill Road to be widened to four lanes from Rouse Road to Goldenrod Road

For additional information, please visit the website:

[www.cbre.com/orlando](http://www.cbre.com/orlando)

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