



FOR SALE

SODO ASSEMBLAGE

1.17 ACRES

2301 E. Michigan Street
Orlando, FL 32806





SITE 1

Address:	2601 Gowen St.
Size:	13,316 SF
Acres:	0.31 AC
Zoning:	R-3
Current Use:	Vacant land used for parking for 2609 Gowen St.
Parcel ID:	06-23-30-1424-01-090
Notes:	Unincorporated Orange County R-3 Zoning allows for low-intensity development with a density range of 0 to 12 DU/Acre, with a workforce housing bonus to maximize DU/Acre.

SITE 2

Address:	2609 Gowen Street
Size:	3,500 SF
Acres:	0.32 AC
Zoning:	R-3
Current Use:	Residential, Dance Studio constructed in 1952.
Parcel ID:	06-23-30-1424-01-110

SITE 3

Address:	2613 Gowen Street
Size:	1,135 SF
Acres:	0.16 AC
Zoning:	R-3
Current Use:	Residential structure constructed in 1960.
Parcel ID:	06-23-30-1424-01-131

SITE 4

Address:	2301 E. Michigan Street
Size:	4,500 SF
Acres:	0.38 AC
Zoning:	C-1
Current Use:	Four (4) Residential structures
Parcel ID:	06-23-30-1424-01-140
Notes:	Future land use in the City of Orlando is designated for "Mixed Use Corridor Medium Intensity" with a max. of 30 DU/Acre and/or 0.5 FAR, and a minimum of 15 DU/Acre.

SUMMARY

PROPERTY DETAILS

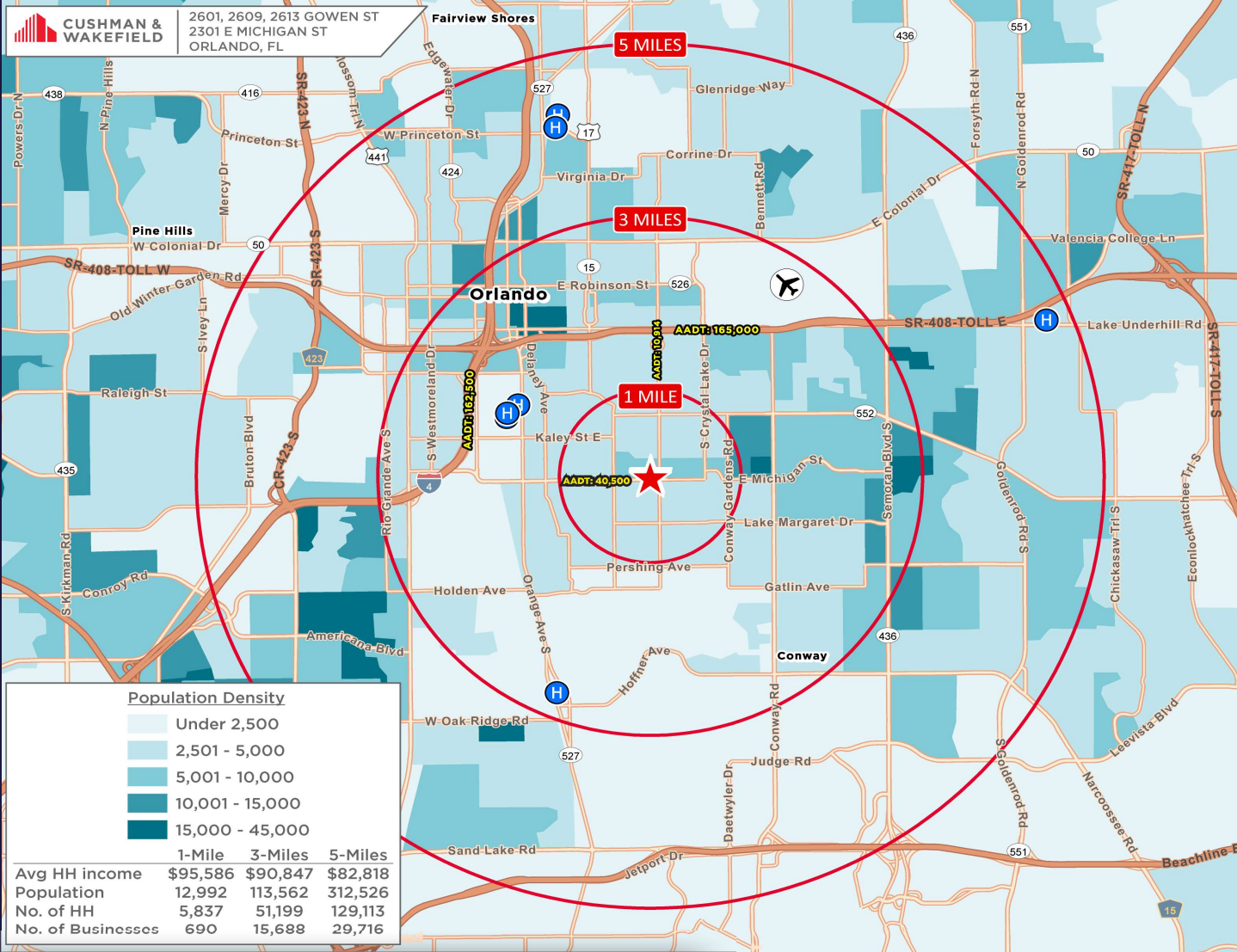
Prime Property Assemblage For Sale in the Heart of SoDo

These four parcels present the rare opportunity of assembling 1.17 acres of land in the highly sought-after Hourglass District of SoDo. Currently home to charming cottage rentals with steady income, the site also offers an exciting redevelopment opportunity for workforce housing. Immediate additional income can be realized by developing the vacant land parcel into additional multi-family housing.

Located on the highly trafficked East Michigan Street, this property is perfectly positioned close to downtown Orlando and the International Airport. Whether you seek instant rental income or a multi-family housing development project, this versatile site offers unparalleled potential. Please contact us today for more information on the potential opportunities for this site.



AREA DEMOGRAPHICS



CONTACT INFORMATION

AMY FOOTE, CCIM
 Senior Associate
 Retail Services | Central FL
 Direct: +1 407 541 4411
 Cell: +1 407 451 5171
amy.foote@cushwake.com

GLEN JAFFEE
 Senior Director
 Sales & Acquisitions | Central FL
 Direct: +1 407 541 4408
 Cell: +1 407 353-3426
glen.jaffee@cushwake.com

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POPULATION

1 MI	12,992
3 MI	113,562
5 MI	312,526

HOUSEHOLD INCOME

1 MI	\$95,586
3 MI	\$90,847
5 MI	\$82,818

BUSINESSES

1 MI	6,403
3 MI	9,846
5 MI	22,146

HOUSEHOLDS

1 MI	28,667
3 MI	69,665
5 MI	160,944