



**CUSHMAN &
WAKEFIELD**

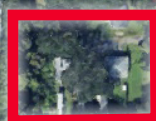
LAND FOR SALE

*3012 Friendly Avenue
Orlando, FL 32808*

Shader Road

Friendly Road

John Young Parkway (State Road 423)



~ 1.14 ACRE SITE

~ ZONED C-3

~ “THE PACKING DISTRICT” AREA

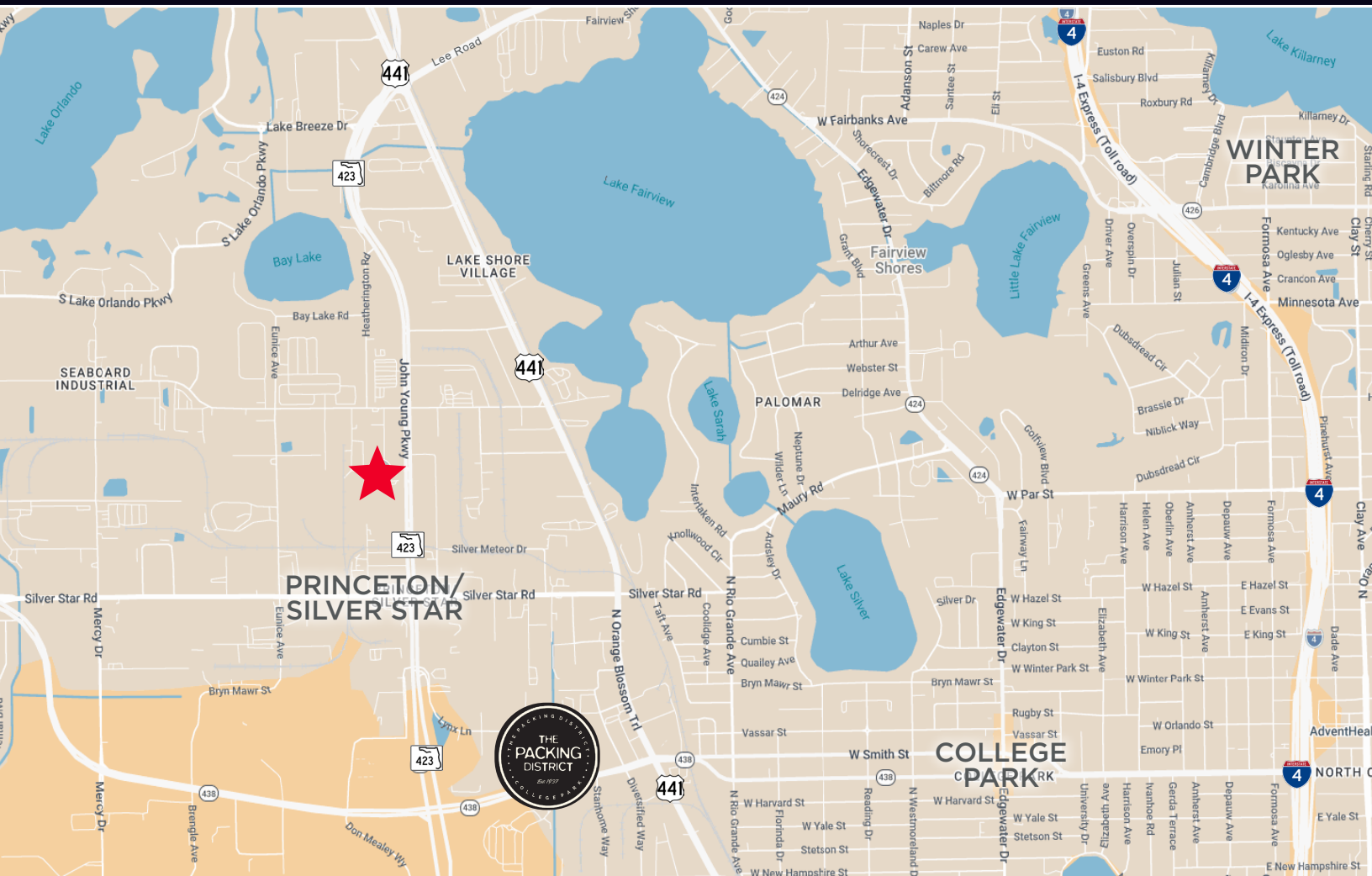
~ PRINCETON/SILVER STAR
SUBMARKET

PROPERTY HIGHLIGHTS

Rare opportunity to acquire one of the last remaining land parcels in Orlando’s highly sought-after Silver Star submarket. This development site offers an exceptional opportunity for an owner-user or investor to establish a flagship location in the heart of Central Florida. Strategically positioned with excellent connectivity, the property provides quick access to Orange Blossom Trail (US-441), John Young Parkway, Princeton Street, and Interstate 4, ensuring seamless access to Orlando’s major business corridors, workforce, and customer base. Surrounded by established commercial and industrial users, this site is ideally suited for a variety of business, service, or flex-industrial developments.

- ±1.14 Acres Zoned C-3 (Wholesale Commercial)
- Existing Utility Infrastructure in Place
- Outside Storage Permitted
- Vehicle Service & Repair Uses Allowed
- Flex Industrial / Commercial Development Opportunity

**3012 Friendly Avenue
Orlando, FL 32808**



AREA HIGHLIGHTS



LOCATION
**INTERSTATE 4
10 MINUTES**



HIGHWAY 441
**LESS THAN
3 MINUTES**



5 MI RADIUS
AVG INCOME
\$92,318+



5 MI RADIUS
POPULATION
311,457±



5 MI RADIUS
HOUSEHOLDS
125,524±

CONTACT

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