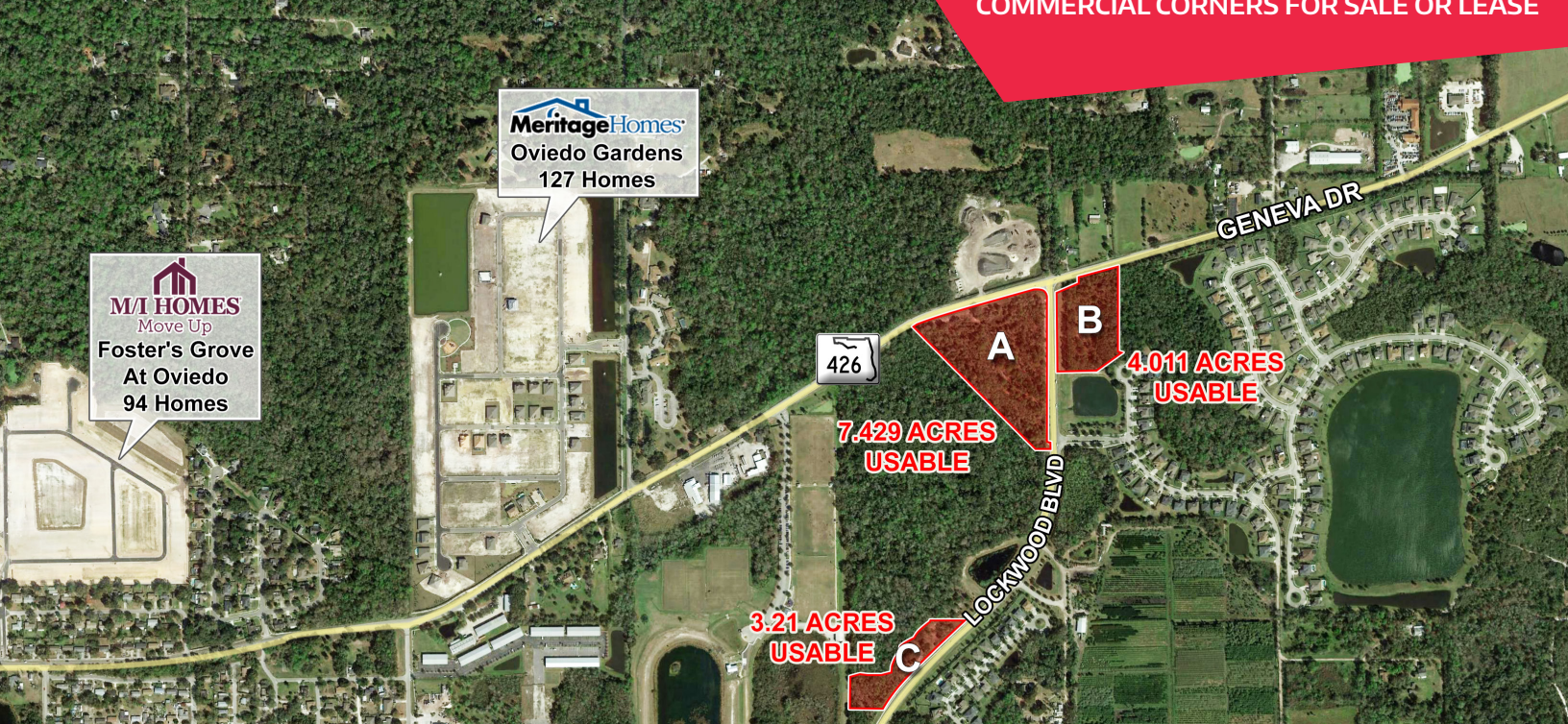


COMMERCIAL CORNERS FOR SALE OR LEASE



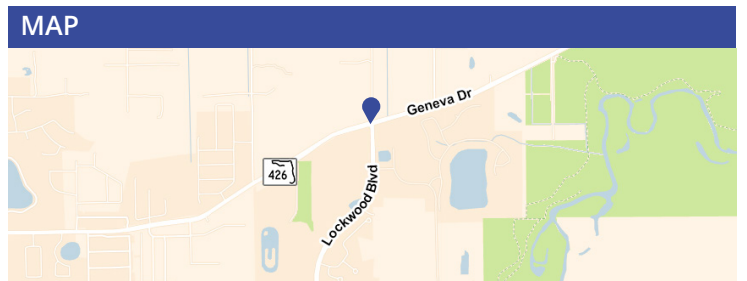
SR 426 & LOCKWOOD BLVD, OVIEDO, FL 32765

PROPERTY FEATURES:

- All 3 parcels are within the City of Oviedo, Seminole County Florida.
- The zoning for the parcels is residential zoning
- Potential development opportunities include: commercial and office.
- Ideal for: convenience, gas station, dollar store, restaurant, retail, bank or office.

2020 DEMOGRAPHICS	1 MILES	3 MILES	5 MILES
Population	1,670	31,222	76,463
Average HH Income	\$138,577	\$120,765	\$121,480
Median Age	41.5	36.8	37.2
Daytime Population	1,618	28,686	69,530

TRAFFIC COUNT	
Lockwood Blvd.	30,319 AADT
SR 426 (Geneva Dr.)	8,574 AADT



Contact us now for more information

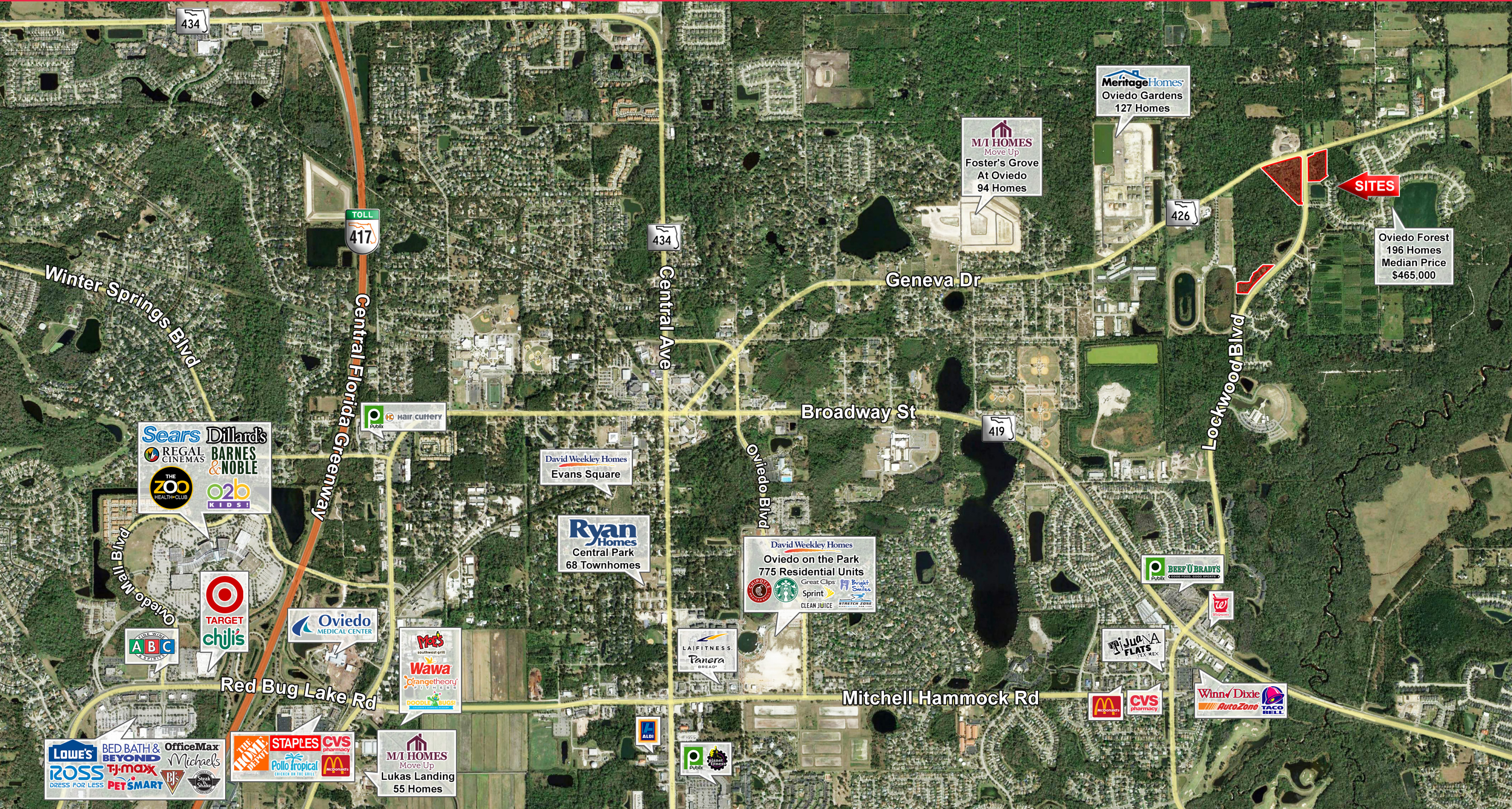
RUSTY STOECKEL

Broker Associate
 407-449-1881
 rusty@dresi.com

Demetree Real Estate Services
 941 W. Morse Blvd, Suite 315 | Winter Park, FL 32789
DemetreeRealEstate.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing and conditions imposed by our principals.

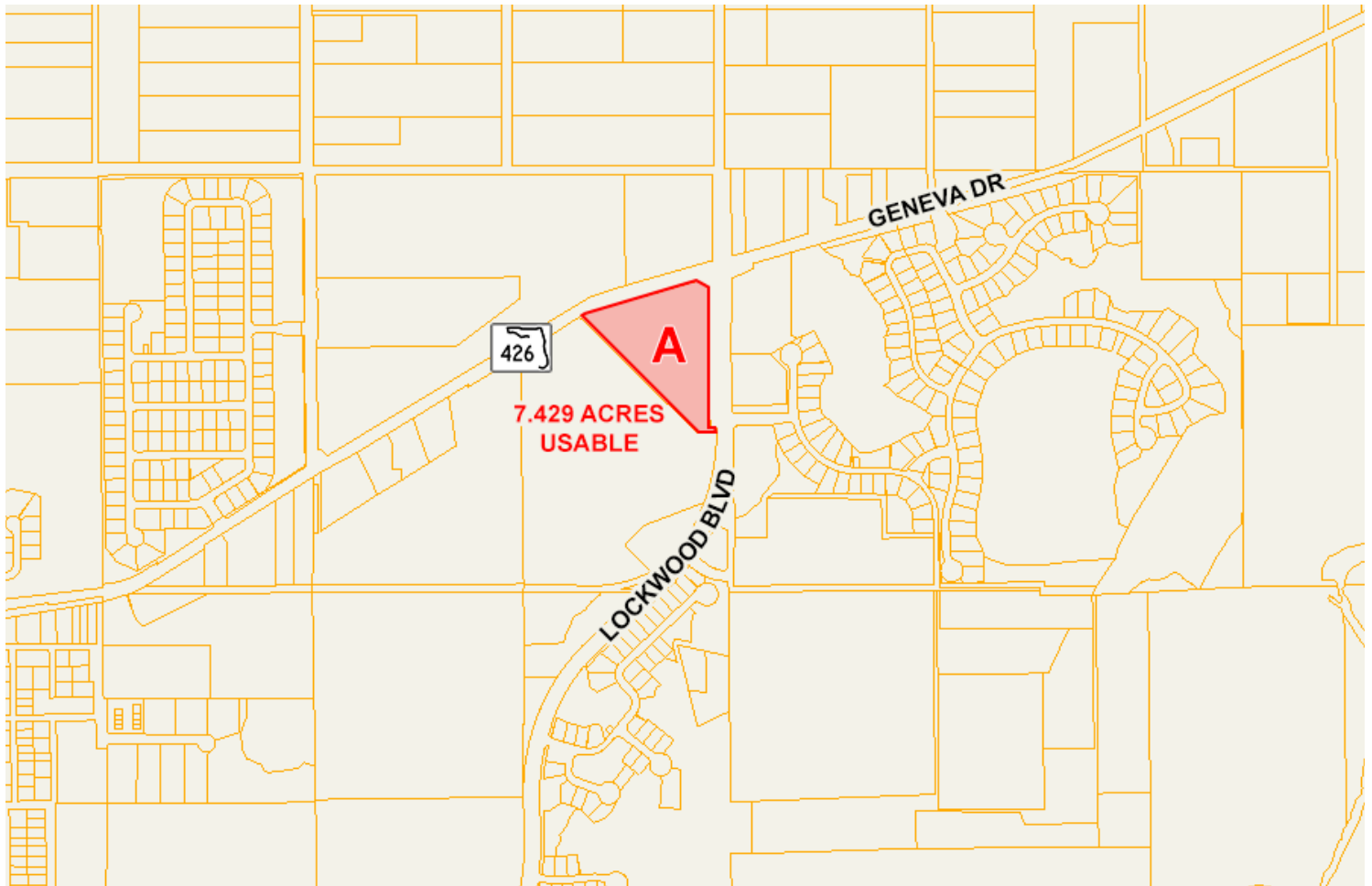
Market Aerial



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Parcel A Description

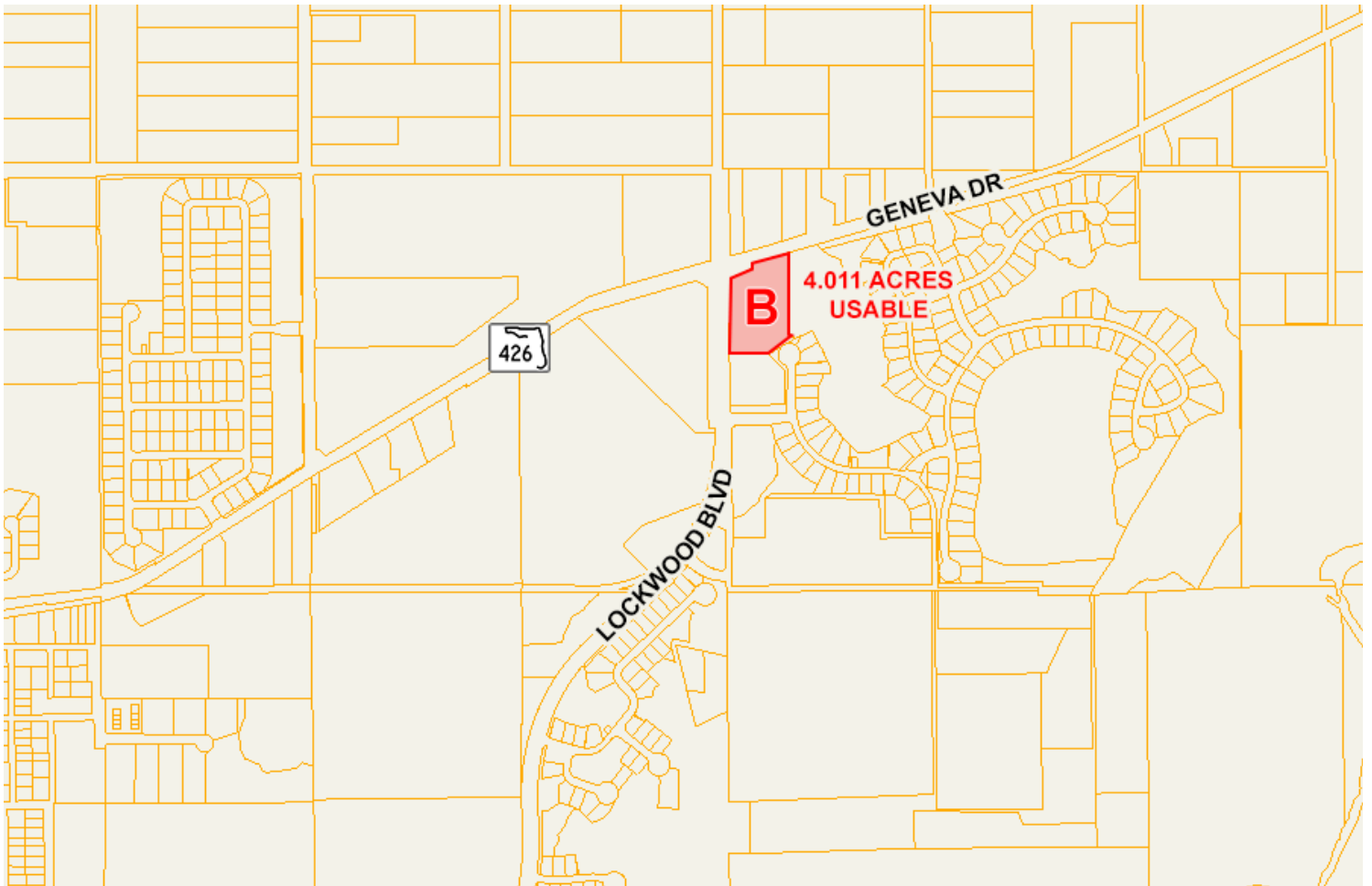


PARCEL A

Parcel A contains 10.132 gross acres, 441,350 square feet. The usable area is 7.429 acres or 323,607 square feet. This parcel is located on the southwest corner of C.R. 426, a.k.a. Oviedo-Geneva Drive, and Lockwood Boulevard. It is an irregular, triangular shaped parcel, with 886.45 feet of frontage along the southern right-of-way of C.R. 426, and frontage of 848.56 feet along the western right-of-way of Lockwood Blvd. The western property line meanders for approximately 1,254.86 feet from the northwest corner of the site on C.R. 426 to the southeast corner of the site at Lockwood Blvd. The western portion of Parcel A is encumbered by a wetlands conservation easement that extends into the abutting property, as described in O.R. Book 2763, Page 811 thru 815. Elevations for the site ranges from 26.5 to 30.0 feet. The aforementioned description is based upon a survey prepared by Donald W. McIntosh Associates, Inc, dated July 13, 2003, Job Number 22186.0005. A copy of the survey is presented in the Addenda section.

Located at the northeasterly corner of Parcel A is a permanent sign identifying the Oviedo Forest PUD. It is contemplated that this sign will not impede future site development and that it offers no contributory value.

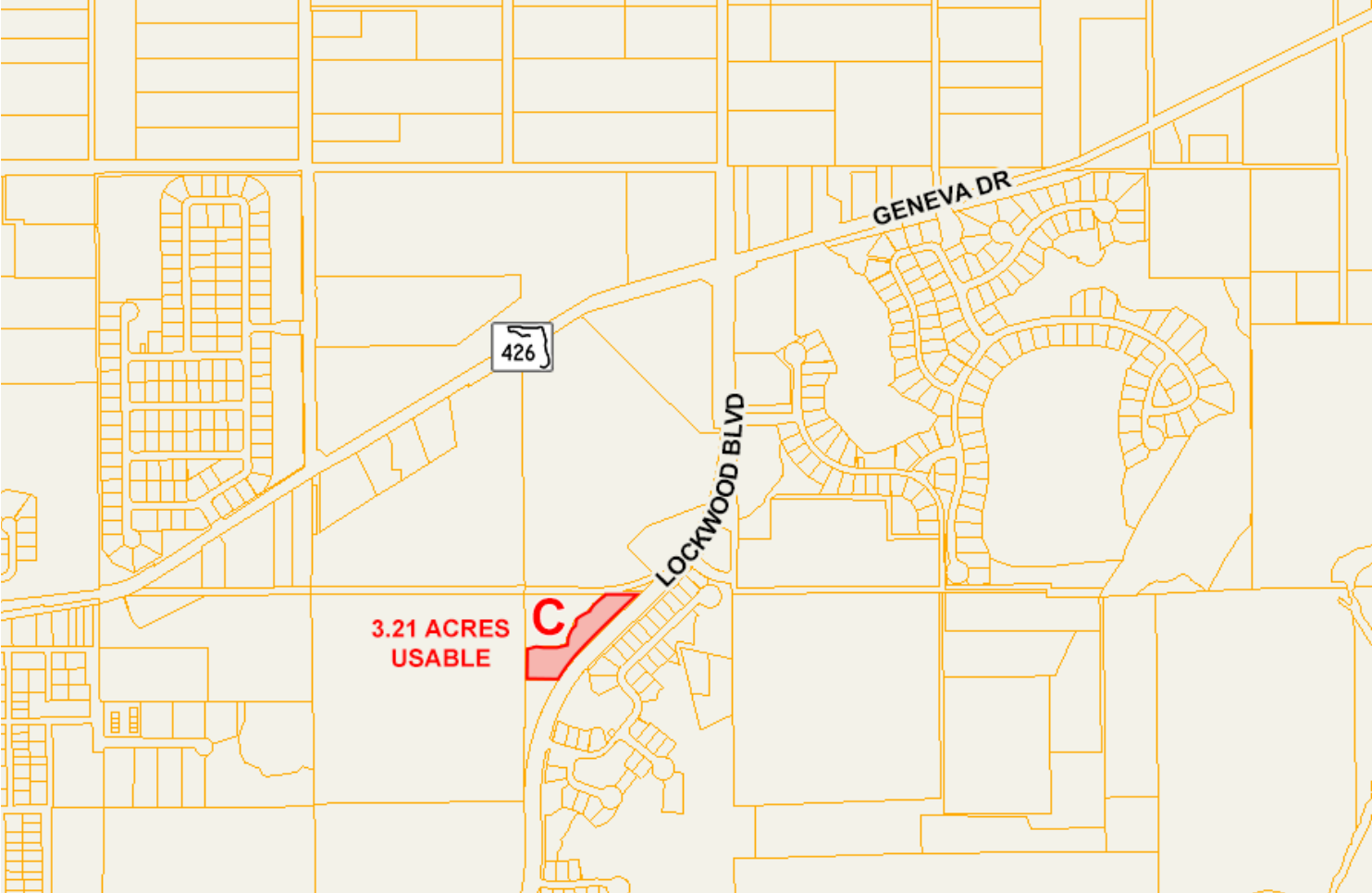
Parcel B Description



PARCEL B

Parcel B contains a gross land area is 4.921 acres or 214,359 square feet. This parcel is located on the southeast corner of C.R. 426 and Lockwood Boulevard. It has an irregular or trapezoidal shape and offers 419.34 feet of frontage along the south right-of-way of C.R. 426. The site has approximately 484.83 feet of frontage along the east right-of-way of Lockwood Boulevard. The south and southeasterly property line measures 438.77 feet and . the east and northeast property line measures 573.11 feet. The eastern portion of Parcel Bis encumbered by a conservation easement that extends into the abutting property. This easement is described in O.R. Book 2763, Page 811 thru 815 and is know as Wetlands #15. The portion of this conservation area, encumbering the subject site, contains 0.91 acres. The usable site area is 4.011 acres or 174,719 square feet. No topographical data was provided for this site. The aforementioned description is based upon a survey prepared by Donald W. McIntosh Associates, Inc, Dated March 10, 2006, Job Number 22186.0503. A copy of the survey is presented in the Addenda section.

Parcel C Description



PARCEL C

Parcel C