

## 2 parcels for sale - par-4 medical

Orlando 32804

Price \$5,500,000.00

### Investment Highlights

1. Location, Location, Location
2. Visibility, Visibility, Visibility  
**157,000 AADT, PAR ST. I-4 11,000 AADT, OFF RAMP 4-6K AADT  
I-4 NOW 10 LANES PLUS 4? LEXUS**
3. Zoning NAC-T

### Executive Summary

1. 2 parcels .73 acres  
308 E. Par Street 13-22-29-0540-04-070  
314 E. Par Street 13-22-29-0540-04-080
2. DRI For Advent Health
3. Location - Orlando - Winter Park - College Park  
Advent Health & Orlando Health
4. All City Utilities Available

### Attachments/Flyer

### Property Facts

1. Price \$5,500,000.00
2. Sales Type - Investment
3. Parcels Not sold Individually
4. Zoning - NAC-T Height 35ft/75ft C
5. .73 AC .3 FAR 0- Setback front, 0-Setback Sides, 20ft Setback Rear
6. 380 Sq. Ft. Signage

### Properties

308 E. Par Street\* 13-22-29-0540-04-070  
314 E. Par Street\* 13-22-29-0540-04-080  
Not Sold Separately \*Value in land only

### Transportation

Orlando International Airport & Orlando Sanford Airport  
Both Approx. 30 Minutes Away

Advent Health Main Campus .5 miles (3 minutes)

Downtown Orlando 2.7 miles (5 minutes)

Downtown Winter Park 1.9 miles (6 minutes)

College Park 1.9 miles (2-5 minutes)

ORMC (Orlando Health) 4.6 miles (9 minutes)

Advent Health Winter Park Campus 7.4 miles (13 minutes)

New Orange Ave. Overlay District .8 miles (3 minutes)

Dubsdread County Club .9 miles (3 minutes)

Some of the best residential properties in Central Florida within 15 minute radius

Local Restaurants

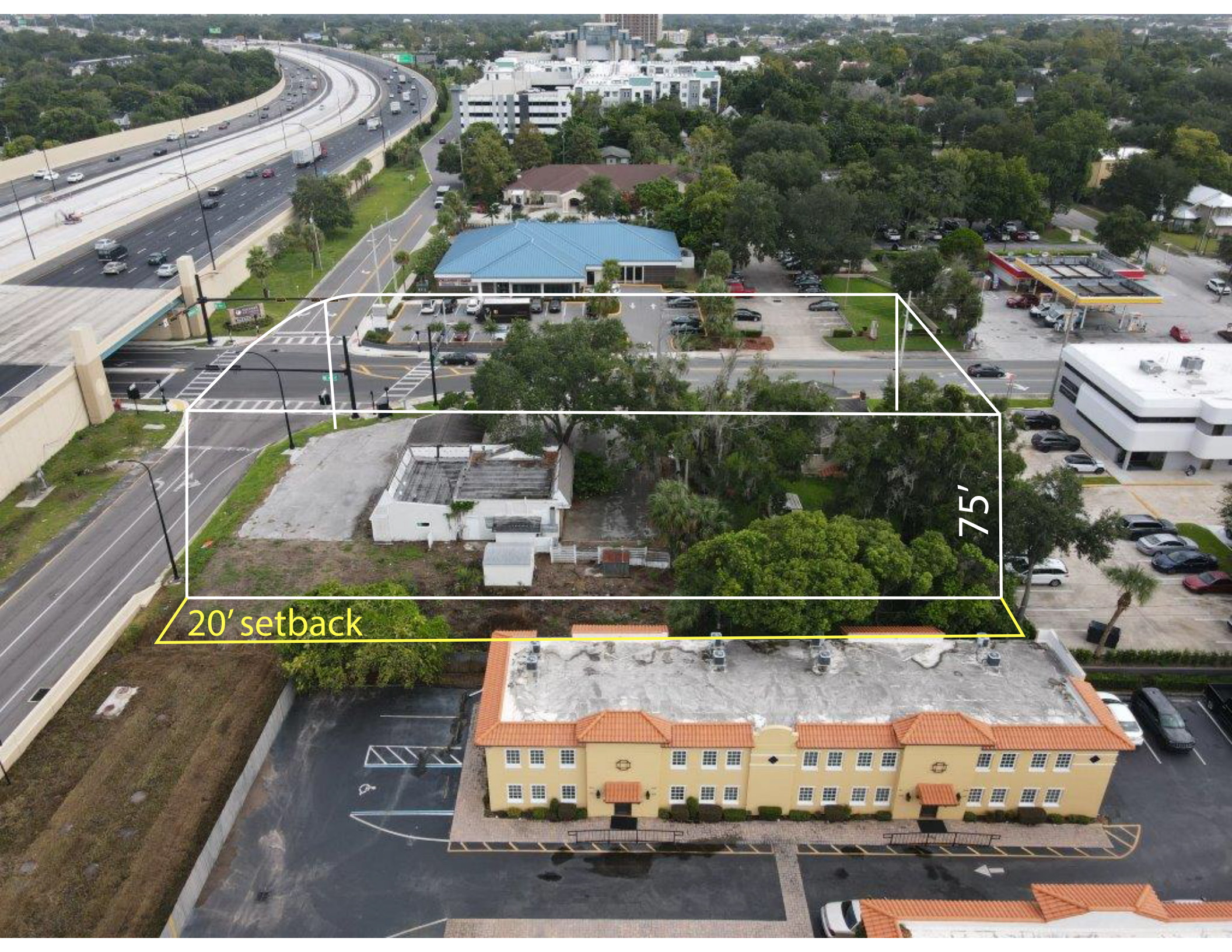
Contact Loopnet (go to 32804 zip code)

Contact Michael Tubbs (407) 660-7352 [mikeltubbs@yahoo.com](mailto:mikeltubbs@yahoo.com)

P.O.Box 2175 New Smyrna Beach, FL 32170

You may also like

101 E. Par Street



20' setback

75'

**157,000 AADT**

**I-4**

**11,000 AADT**

**PAR ST.**

**4-6K AADT**

**OFF RAMP**



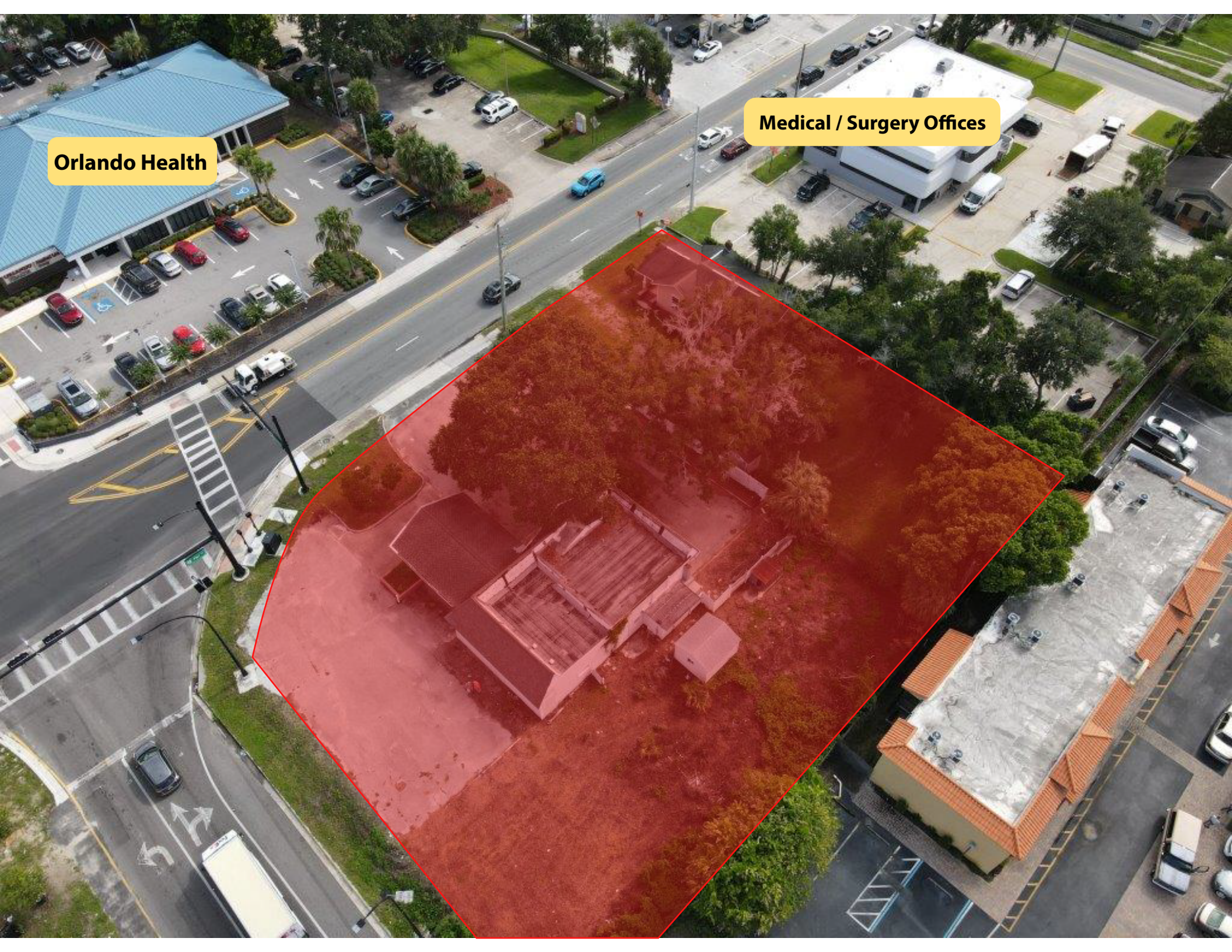
# SOUTH VIEW

Downtown Orlando

Advent Health

LINE OF SIGHT OFF 14





**Orlando Health**

**Medical / Surgery Offices**