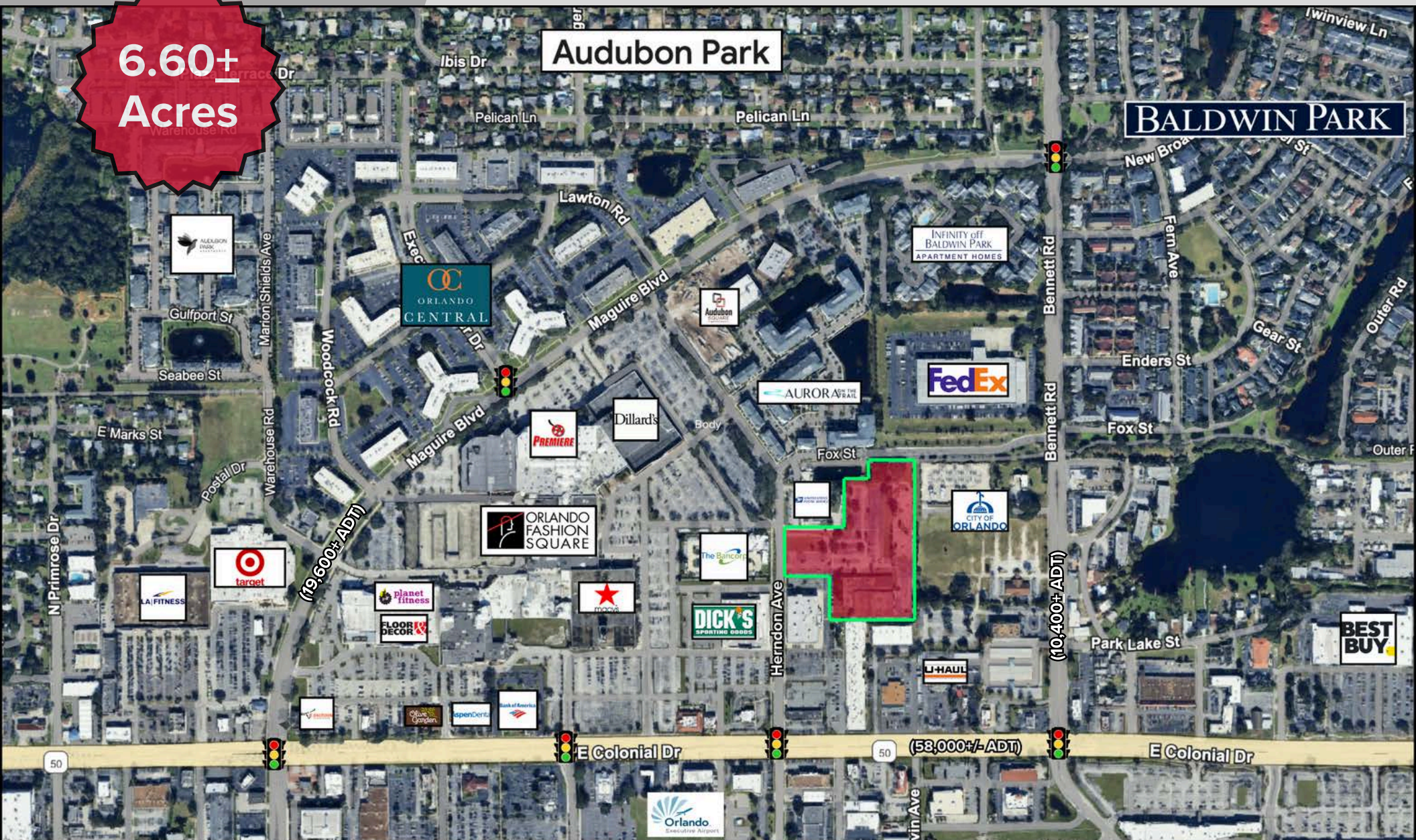


# FOR SALE

## Redevelopment or Renovation

815 Herndon Avenue | Orlando, FL 32803

6.60+  
Acres



CONTACT  
DETAILS

Tim Spencer  
Broker/Principal



407-496-6409



tim@tdscommercialre.com



**TDS COMMERCIAL**  
REAL ESTATE SERVICES

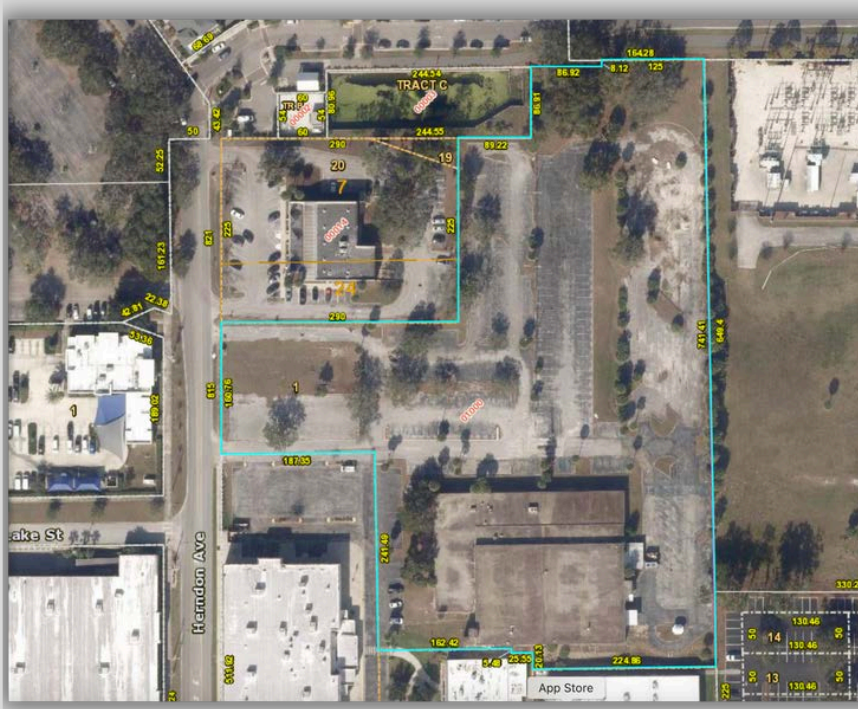


# FOR SALE

## Property Summary

815 Herndon Avenue | Orlando, FL 32803

## Call For Pricing



Land Size	6.60± Acres
Building Size	62,500± SF
Zoning	AC-3

**RARE OPPORTUNITY:** Located in a prime, centrally positioned corridor near Fashion Square Mall, this property offers exceptional redevelopment or renovation potential. Situated adjacent to Fashion Square Mall with frontage on both Herndon Avenue and Fox Street, the site is easily accessible. The property includes a substantial parking area capable of accommodating hundreds of vehicles, including secured spaces, along with onsite retention. The existing two-story concrete block building is in shell condition and equipped with water, sewer, heavy power, and an elevator. It may be renovated to suit a variety of uses or removed to make way for new development.

Zoned for high-density use, the site is positioned to take advantage of strong area demographics, a central location, and proximity to downtown Orlando and several popular neighborhoods. These attributes, combined with flexible zoning and nearby amenities, make this a rare and highly desirable acquisition opportunity.

**Ideal for developers, investors or owner-users seeking a versatile site in a prime central location.**

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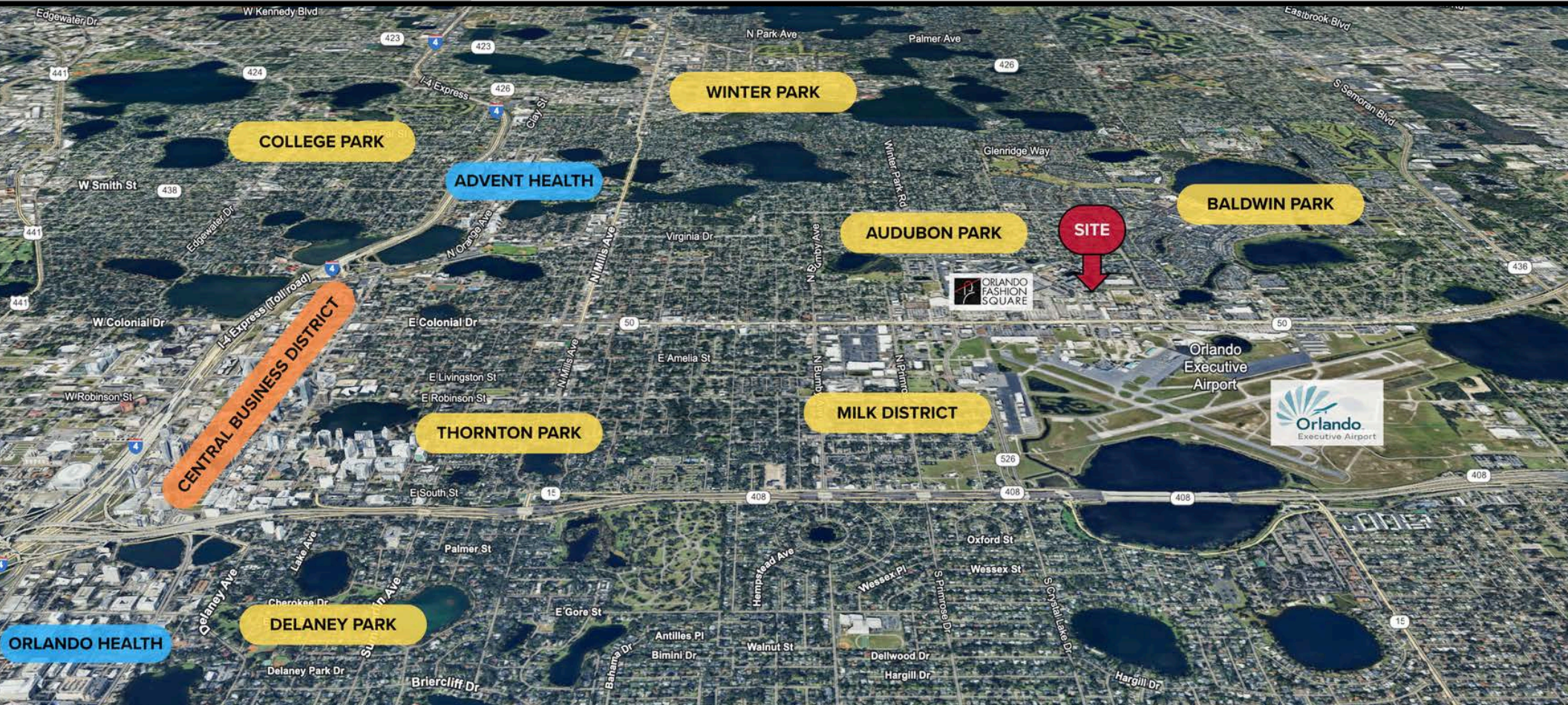




# FOR SALE

## Location & Demographics

815 Herndon Avenue | Orlando, FL 32803



	Population	HH Income	Employees	Median Age	Distances to:			
1 Mile	12,569	\$79,325	11,905	37.6	Central Business District	3.5 Miles	East Colonial Drive (SR-50)	0.2 Miles
3 Mile	112,418	\$89,144	134,622	38.8	Interstate 4 (I-4)	4.1 Miles	Semoran Boulevard (SR-436)	1.9 Miles
5 Mile	270,809	\$80,027	265,328	36.1	East-West Expwy (SR-408)	1.7 Miles	Orlando International Airport	9.1 Miles

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Exclusively Offered By:  
**TDS Commercial Real Estate, LLC**

**Tim Spencer**

**Broker/Principal**

**407-496-6409**

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**Orlando, FL 32801**

**www.tdscommercialre.com**

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