

WESTSIDE CORNERS

NE CORNER OF US 192 & BALI BLVD | FOUR CORNERS, FL 34714



HIGHLIGHTS

TRAFFIC: 48,500 CPD

NEIGHBORS > 1 MI: Publix, Aldi, Wawa, Race Trac, 7-Eleven, Denny's, Taco Bell, Dunkin'

NORTH LOT

2.4 AC (Divisible)

PAD-READY: Incl. water and sewer, stormwater, grease traps and lift stations

ZONING: PD (C-1) – Orange County

FRONTAGE: 550 FT on US 192

SOUTH LOT

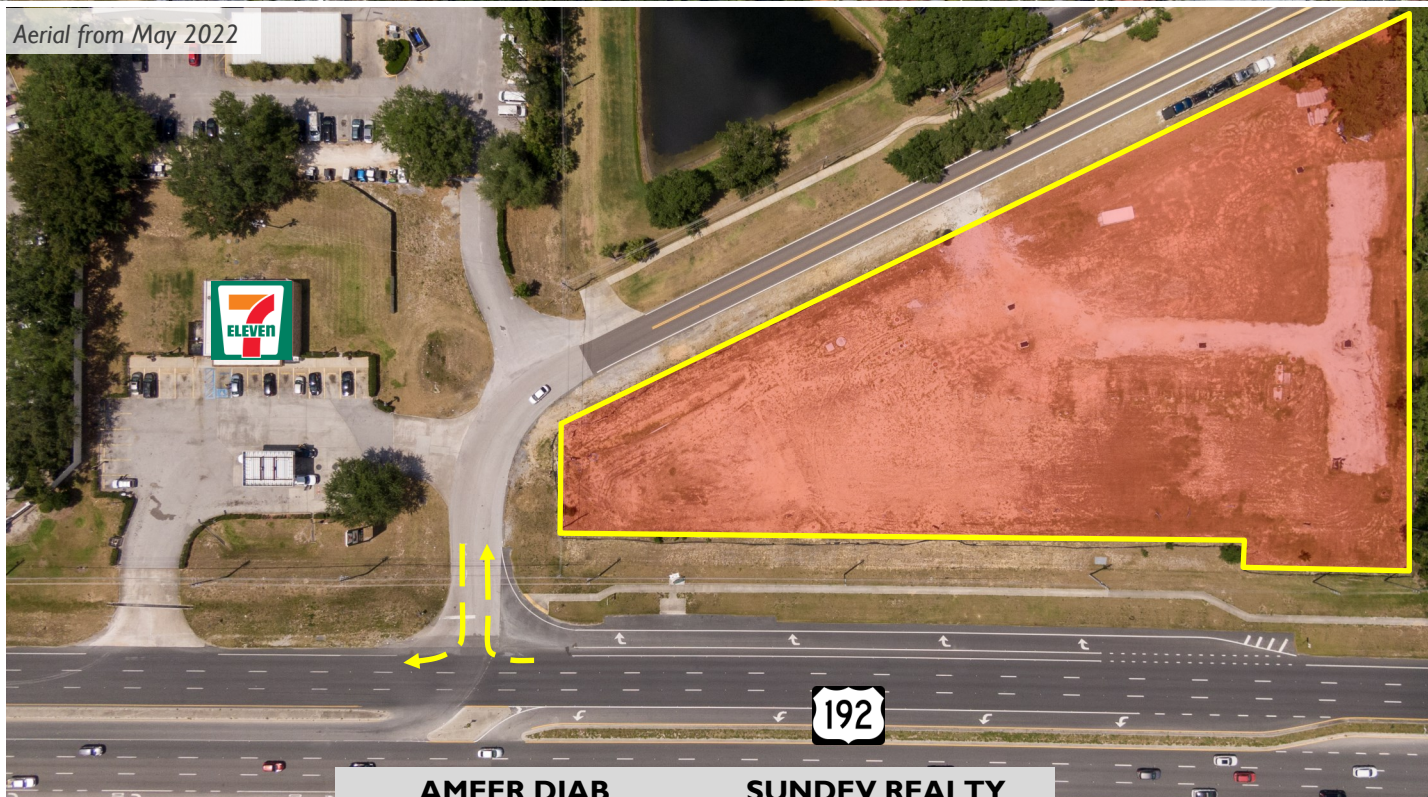
1.3 AC

PAD-READY: Incl. driveway

ZONING: – Osceola County

FRONTAGE: 310 FT

Aerial from May 2022



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The Regional Market



DEMOGRAPHICS (2021)			
Radius	1 mi	3 mi	5 mi
Population	3,613	26,298	52,485
Annual Population Growth Rate	2.73%	3.06%	2.95%
Avg HH Income	\$69,896	\$70,675	\$74,322