



The Vision of Lee Vista | Vacant Land Site

5500 Lee Vista Blvd, Orlando, Florida 32812

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19,700 ±
Cars/Day

PROPERTY OVERVIEW



Sale Price

\$3,000,000

Offering Summary

Acreage:	2.09 Acres
Price / Acre:	\$1,435,407
Zoning:	ORL-AC-3/AN
City:	Orlando
County:	Orange
Market:	Orlando-Kissimmee-Sanford, FL
Sub-Market:	Southeast Orange County
Traffic Count:	19,700 VPD (Lee Vista Blvd.) & 55,768 VPD (Semoran Blvd.)

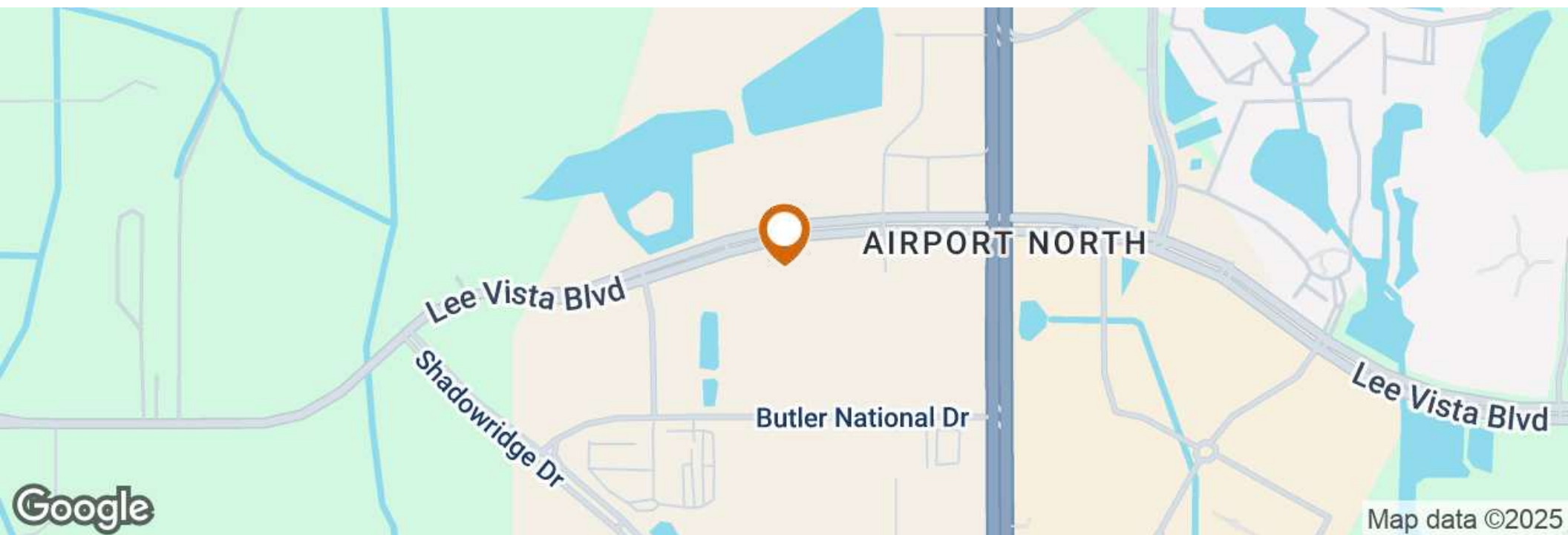
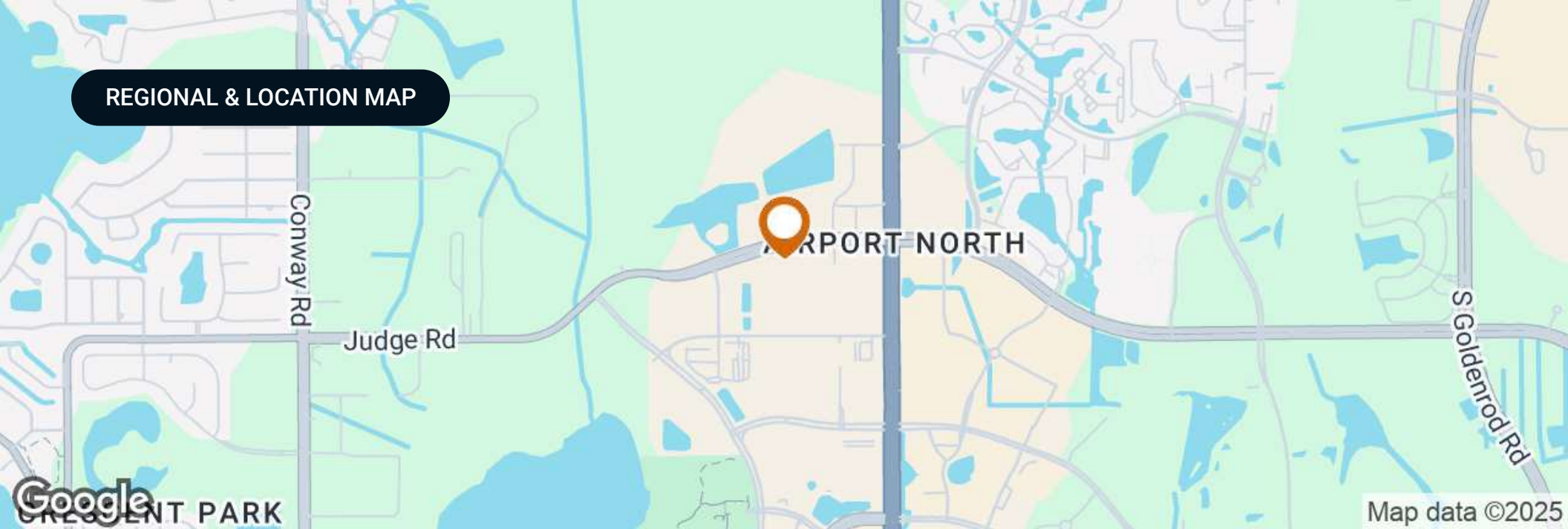
Lee Vistas Vision - Premier 2.09-Acre High-Intensity Development Site

5500 Lee Vista Boulevard represents a rare opportunity to command one of Lee Vista Center's most prominent development sites. This fully buildable 2.09-acre parcel—unencumbered by wetlands—is positioned just 2.5 miles north of Orlando International Airport at the signalized intersection of Lee Vista Boulevard and Semoran Boulevard. With expansive frontage and immediate access to SR 528 (Beachline Expressway), SR 417 (Greeneway), Narcoossee Road and Goldenrod Avenue, the property offers unparalleled connectivity for both regional and global markets.

Annexed into the City of Orlando and zoned ORL-AC-3/AN, 5500 Lee Vista Boulevard delivers a turnkey entitlement package for high-intensity uses. Whether envisioned as a Class-A corporate campus, a boutique hospitality landmark, a dynamic mixed-use enclave or an innovation/flex office hub, the site's flexible zoning supports a broad spectrum of programming. Full municipal utilities are already in place, and the configuration allows for seamless vertical and horizontal development to maximize both density and design excellence.

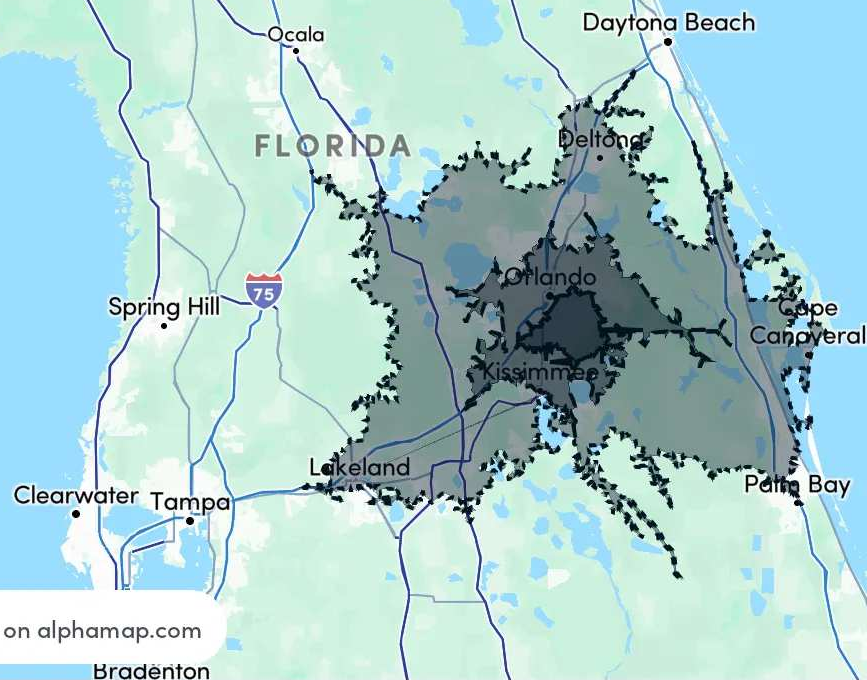
From live-work-play environments to executive headquarters, this strategic corner of North Orlando is poised to deliver enduring value. At 5500 Lee Vista Boulevard, your next landmark project begins with a foundation of prestige, performance and potential.

REGIONAL & LOCATION MAP



- 15 Minute Drive
- 30 Minute Drive
- 60 Minute Drive

AREA ANALYTICS



AlphaMap CRE data and insights on alphamap.com

© Mapbox © OpenStreetMap [Improve this map](#)

Population

	30 Minutes	60 Minutes	120 Minutes
Total Population	1,373,081	3,465,406	9,487,098
Average Age	38	41	43
Average Age (Male)	37	40	42
Average Age (Female)	39	42	44

Household & Income

	30 Minutes	60 Minutes	120 Minutes
Total Households	492,582	1,284,638	3,766,872
Persons per HH	2.8	2.7	2.5
Average HH Income	\$94,963	\$99,196	\$97,276
Average House Value	\$384,471	\$383,338	\$373,990
Per Capita Income	\$33,915	\$36,739	\$38,910

Map and demographics data derived from AlphaMap

AERIAL



Hertz

Semoran Commerce Center

Prologis | Airport Distribution Center North

19,700 ±
Cars/Day

Lee Vista Blvd



AERIAL

Prologis | Airport Distribution Center North

Skypoint Park

Link Logistics
Mahogany Pointe Logistics Park

Semoran Commerce Center

Shadowridge Rd Extension

Hertz

AERIAL

Link Logistics
Mahogany Pointe Logistics Park

Shadow Ridge Dr Extension



AERIAL





AERIAL

CARMAX

Wawa

HCA Florida
Healthcare

Walgreens

AutoNation Chevrolet
Airport



FIRST WATCH
THE DAYTIME CAFE

five
BELOW



EPIC

Academy
SPORTS+OUTDOORS



AERIAL





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SAUNDERS
LAND



SAUNDERS
COMMERCIAL

Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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