

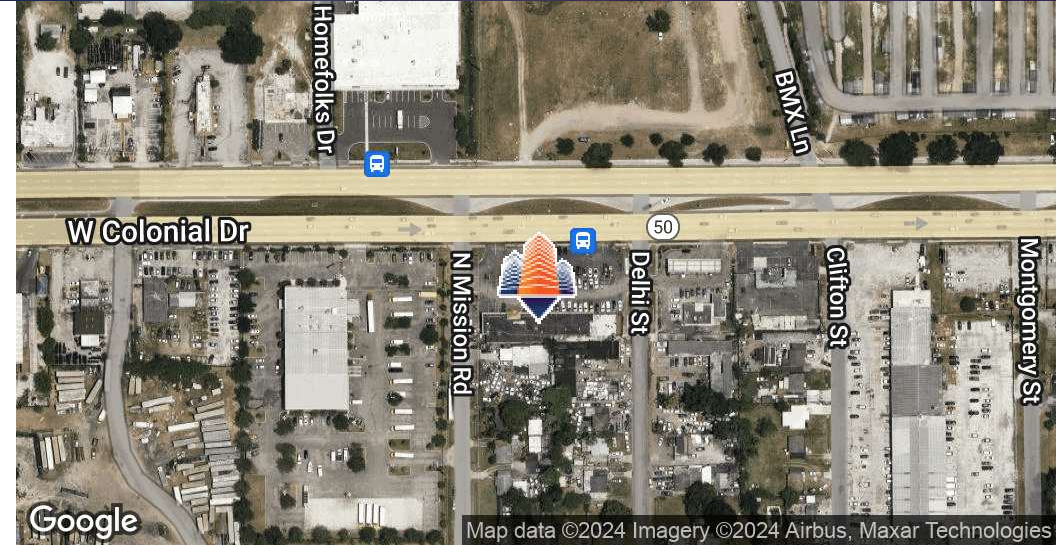
4780 W Colonial Dr

Orlando, FL 32808



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Busy National Retail Corridor
- Direct frontage to HWY 50
- High Road Visibility
- Full cross access from HWY 50
- High Traffic Counts and Density
- Traffic counts: Hwy 50 +/- 40,000 AADT

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,000 SF
Lot Size:	0.94 acre
Building Size:	7,758 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,694	40,175	118,053
Total Population	8,099	114,626	313,767
Average HH Income	\$60,667	\$64,999	\$81,545

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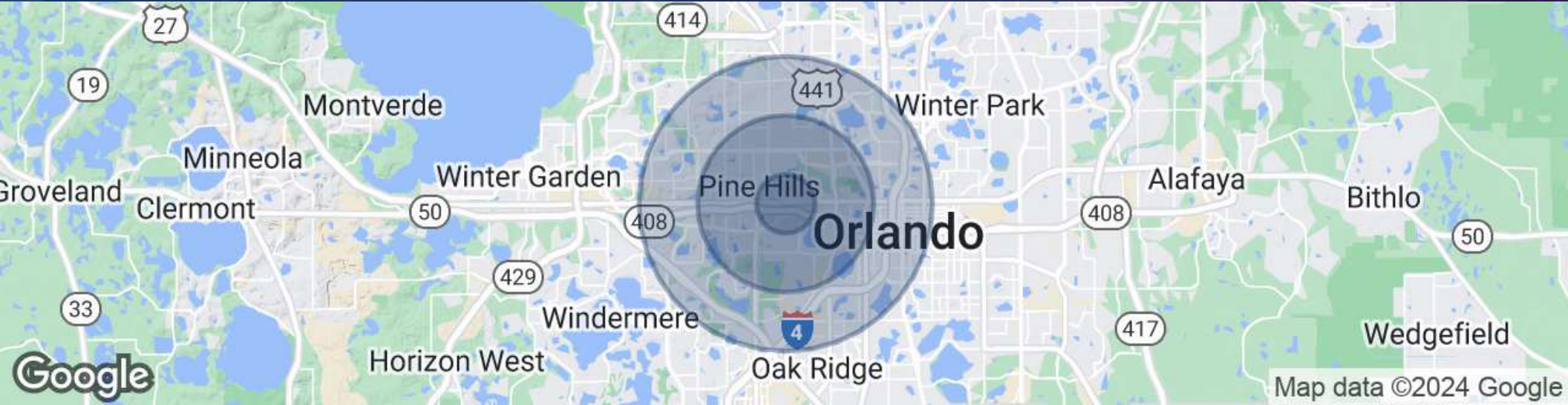
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,099	114,626	313,767
Average Age	37	38	38
Average Age (Male)	37	37	37
Average Age (Female)	38	39	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,694	40,175	118,053
# of Persons per HH	3	2.9	2.7
Average HH Income	\$60,667	\$64,999	\$81,545
Average House Value	\$201,221	\$299,399	\$350,511

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