



AVAILABLE

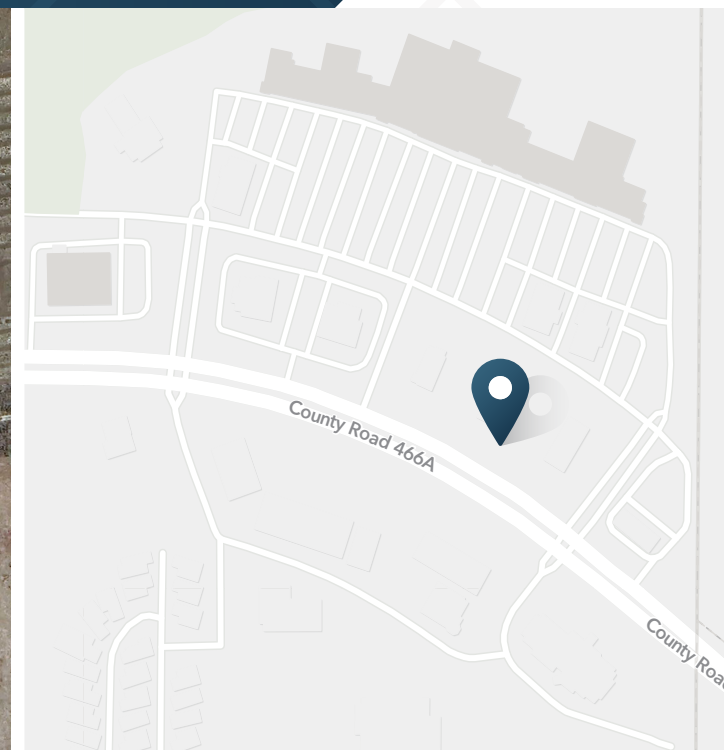
Restaurant With Drive-Thru in The Villages, FL - Publix Outparcel

300 Colony Blvd | The Villages, FL



Restaurant With Drive-Thru in The Villages, FL - Publix Outparcel

300 Colony Blvd | The Villages, FL 32162



3,309 SF

Available

1.19 AC

Lot Size

Contact
Broker

Rate

ABOUT THE PROPERTY

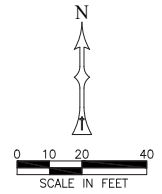
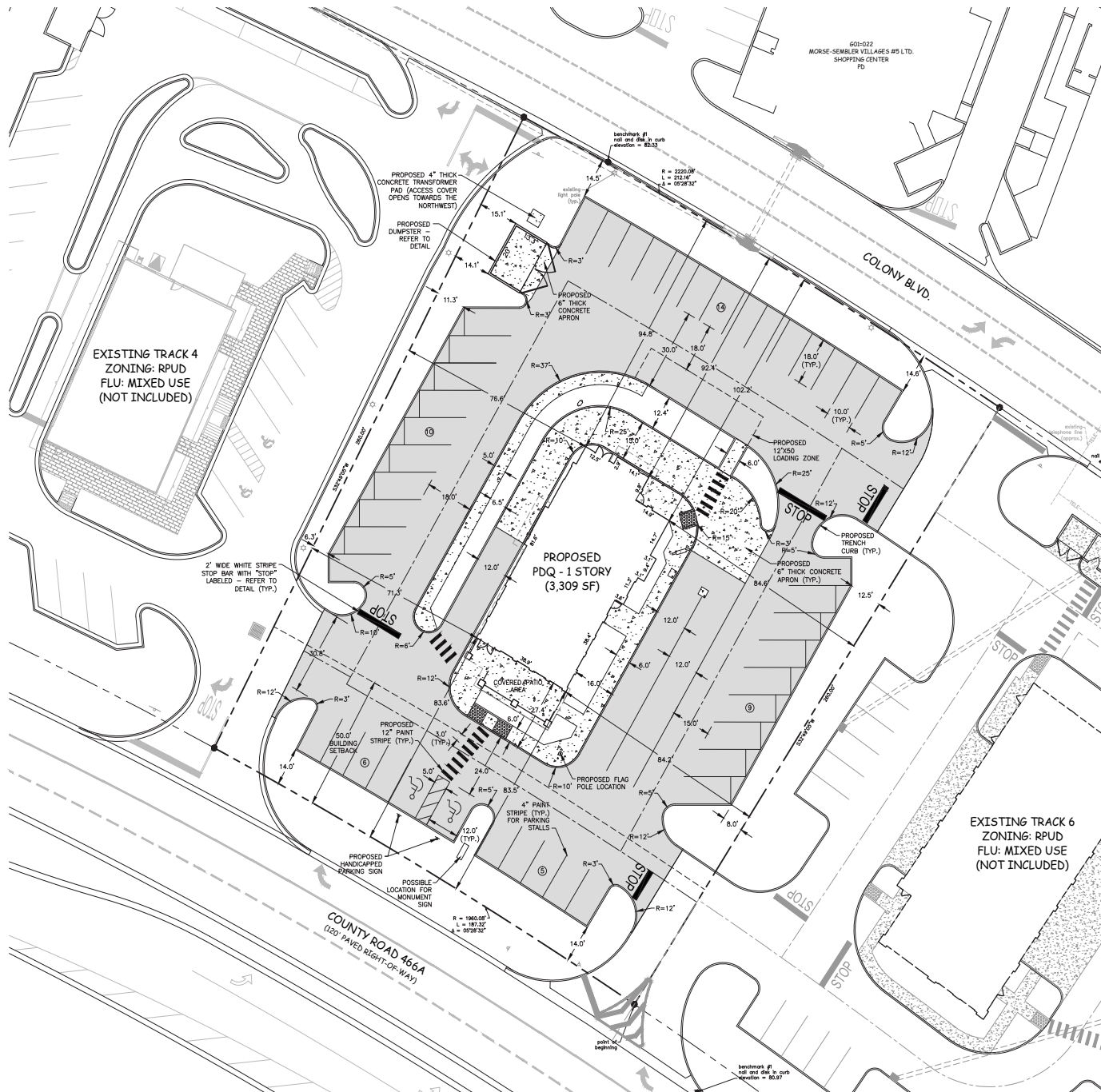
- For lease or sale (improvements only – there is an underlying ground lease in place)
- Outparcel to Publix at Colony Plaza in The Villages
- Rare opportunity for second-generation restaurant space with drive-thru
- The Villages is the largest retirement community in the world
- Average HH income in a 10-minute drive-time is above \$100,000/year
- The Villages has a population of over 130,000 residents
- Space is currently an operating PDQ restaurant

JOIN THESE RETAILERS



Site Plan

300 Colony Blvd | The Villages, FL 32162



LEGEND	
	PROPERTY LINE
	PROPOSED CENTERLINE
	EXISTING EDGE OF PAVEMENT AND CURB
	PROPOSED EDGE OF PAVEMENT AND CURB
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE
	PROPOSED HANDICAP LANDING
	PARKING NUMBERS

- NOTE**
1. ALL PROPOSED CURBING TO BE TRENCH CURB UNLESS SPECIFIED OTHERWISE.
 2. OWNER SHALL REPAINT ALL PAVEMENT MARKINGS AS NECESSARY TO ENSURE THAT THEY ARE CLEARLY VISIBLE TO THE PUBLIC AT ALL TIMES.

SITE DATA	
ZONING:	PLD
SITE AREA:	51,832 SF = 1.19 AC
PROPOSED USE:	PDQ RESTAURANT
TYPE OF BUILDING CONSTRUCTION:	CONCRETE BLOCK
BUILDING HEIGHT:	20' (20' MAX)
TOTAL GROSS FLOOR AREA:	3,309 SF
BUILDING SETBACK:	50' FROM CR 466A
PREDICTED NUMBER OF EMPLOYEES DURING SHIFT:	+/- 12 EMPLOYEES
HYDROLOGICAL DATA:	
IMPERVIOUS AREA:	
BUILDING:	3,309 SF = 0.076 AC = 6% OF SITE
SEWER/CONCRETE:	5,217 SF = 0.120 AC = 10% OF SITE
CURB/PAVEMENT (HWS):	27,408 SF = 0.625 AC = 53% OF SITE
TOTAL IMPERVIOUS AREA:	35,934 SF = 0.821 AC = 69% OF SITE
PERVIOUS AREA/OPEN AREA:	12,558 SF = 0.288 AC = 24% OF SITE
EXISTING IMPERVIOUS AREA:	3,448 SF = 0.079 AC = 7% OF SITE
TOTAL SITE AREA:	51,832 SF = 1.19 AC = 100%
PARKING SPACE DATA:	
PARKING REQUIRED:	44 SPACES (1 SPACE PER 125 GFA OR 1 SPACE PER 2.5 SEATS (WHICHEVER IS GREATER))
REGULAR PARKING PROVIDED:	42 SPACES
HANDICAP PARKING PROVIDED:	2 SPACE
TOTAL PARKING PROVIDED:	44 SPACES

CONTRACTOR SHALL CALL
SUNSHINE STATE ONE CALL OF FLORIDA, INC.
AT LEAST 48 HOURS PRIOR TO EXCAVATION
1-800-432-4770

Joshua S. Bradley, P.E.
Registered Professional
Engineer
No. 12573
FL 12573

REVISIONS (ORIGINAL DATE 2/26/15)	DESCRIPTION
NO.	DATE

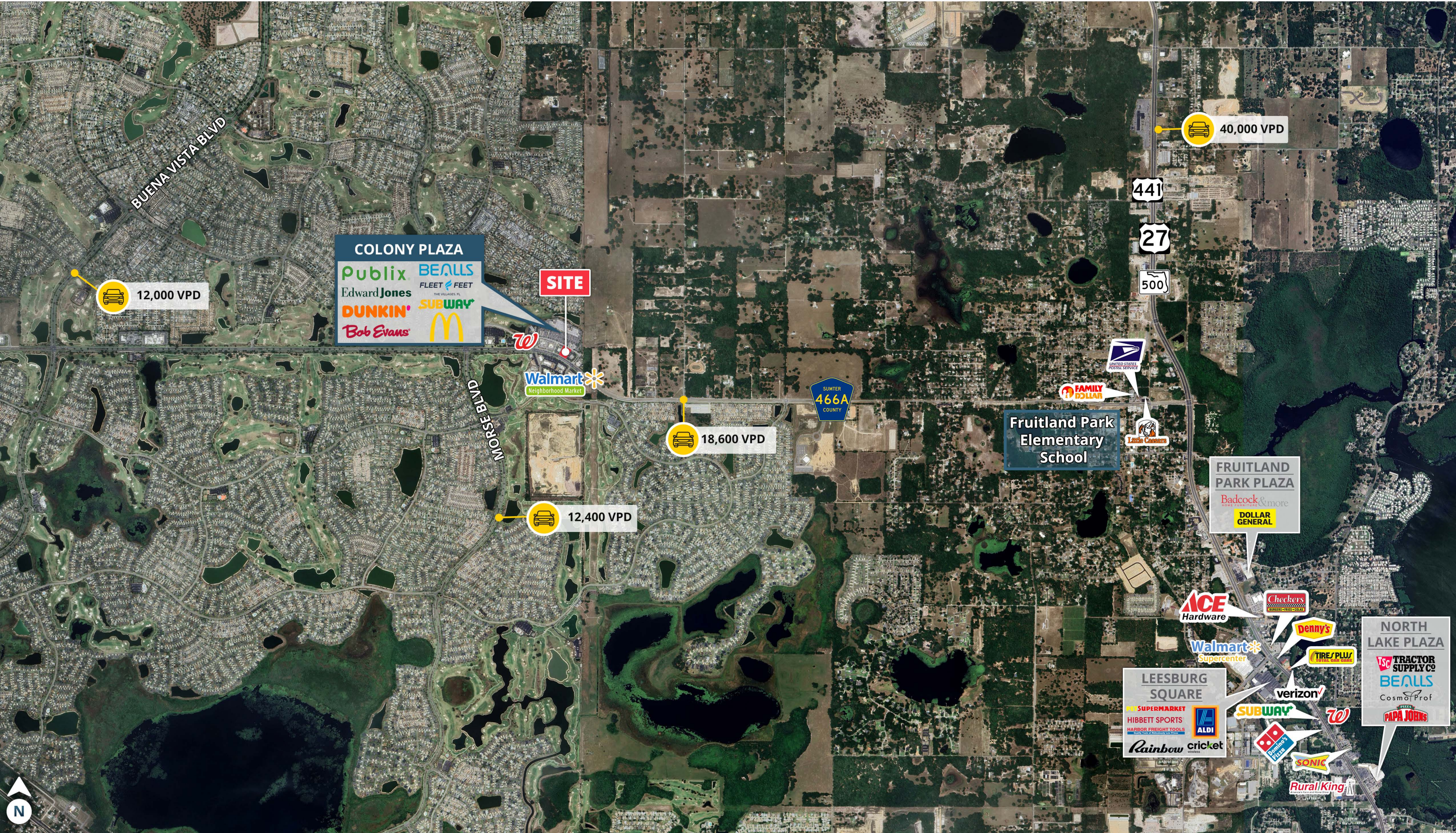
P.O. BOX 2605
LAND O' LAKES, FL 34639
(813) 12-3270
CERTIFICATE OF
AUTHORIZATION NUMBER: 26759
NATIVE
engineering,pllc

COLONY PLAZA PDQ
FOR
MEDALLION VENTURES PDQ, LLC
4201 WEST CYPRESS STREET
TAMPA, FL 33607 (813) 854-2211

**SITE
PLAN**

SHEET NUMBER
C5
S-T-R
01-19-23





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DEMOGRAPHIC HIGHLIGHTS

5 MINUTE DRIVE

7,237	6,808	\$109,473	4,009
Population	Total Daytime Population	Average Household Income	Total Households

10 MINUTE DRIVE

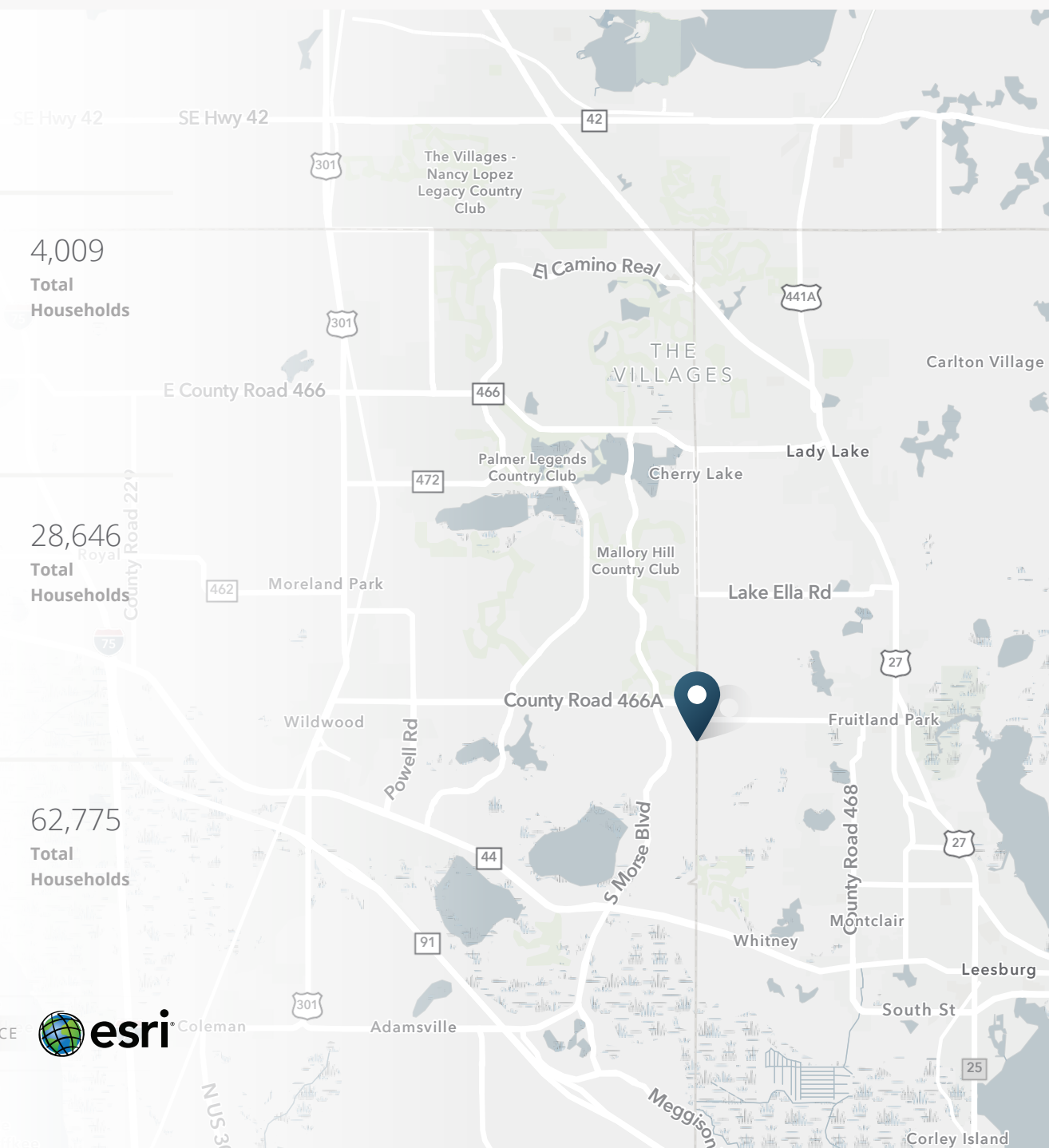
54,355	53,992	\$100,372	28,646
Population	Total Daytime Population	Average Household Income	Total Households

15 MINUTE DRIVE

122,097	133,645	\$88,143	62,775
Population	Total Daytime Population	Average Household Income	Total Households

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





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