

HIGHLY VISIBLE - ONE ACRE OUT-PARCEL JOHN YOUNG PARKWAY & COLONIAL DRIVE - ORLANDO

3191 W COLONIAL DRIVE | ORLANDO, FL

FOR GROUND LEASE!

**Your Auto Sales or Vehicle Leasing Site, QSR or Free-
Standing Retail Building Here!**



HIGH-VISIBILITY / HIGH-TRAFFIC OUTPARCEL ON JOHN YOUNG PARKWAY – GROUND LEASE

One acre out-parcel within existing plaza parking area. Easily accessible from both north and south bound traffic on John Young Parkway just north of Colonial Drive. Take advantage of the significant residential and commercial development underway just to the north and northeast of the site which will greatly enhance daily traffic counts.

Significant multifamily development underway in properties adjacent to the exiting plaza.

The site can accommodate a free-standing building of up to 3,500 SF with a drive through. Ideally suited for vehicle sales and leasing, a QSR, retail building, medical office/urgent care, coffee shop, ice cream or alternative commercial use.

Easy access to downtown Orlando via Colonial Drive and to the 408 Tollway/JYP interchange $\frac{3}{4}$ mile to the south.

Available for ground lease. Please contact broker for details.

Mark Arnold – KW Commercial 407-353-6391 marnold@kwcommercial.com



KW COMMERCIAL - PARKS COMMERCIAL GROUP, LLC 11 S. BUMBY AVE, ORLANDO FL 32803

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PROPERTY FEATURES

One-Acre Out-Parcel

For Ground Lease

Exiting Plaza

High-Traffic High-Visibility

Adjacent Development

Drive - Through Options

Free Standing Retail Building

Retail Services Plaza

QSR, Coffee, Ice Cream

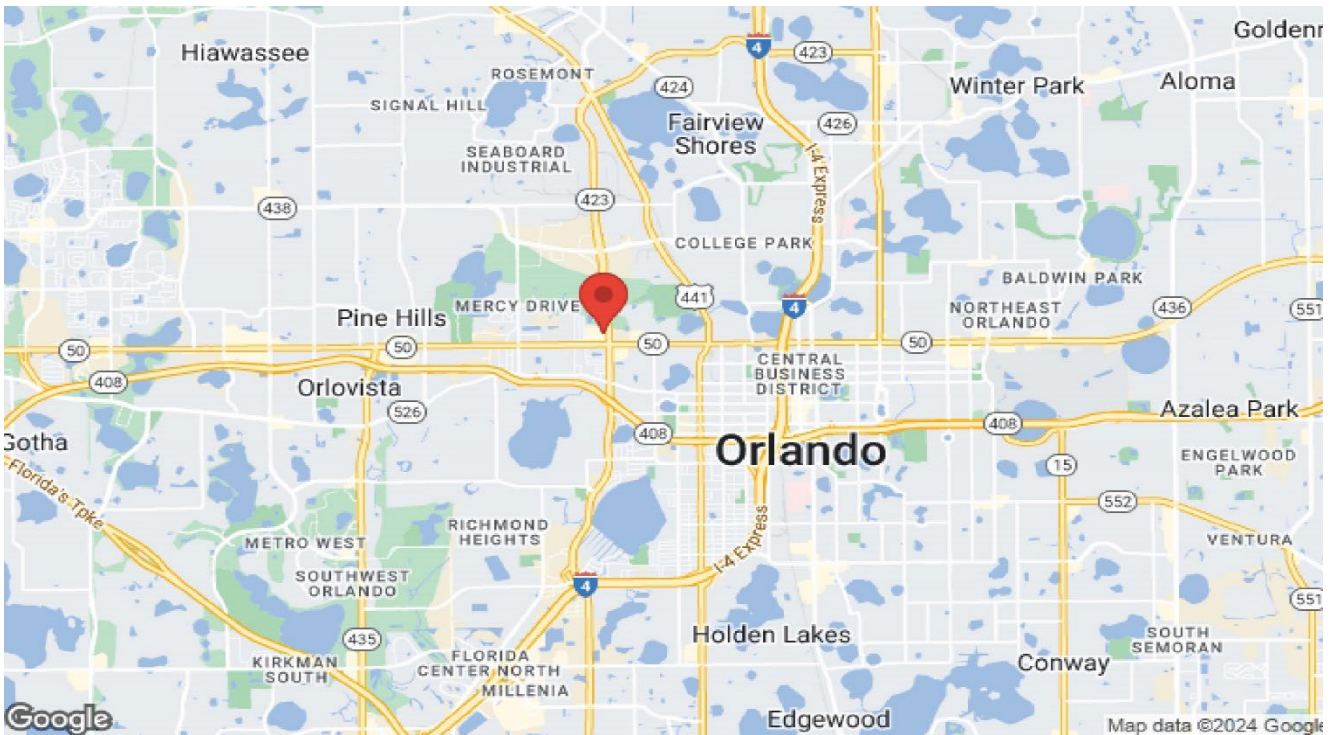
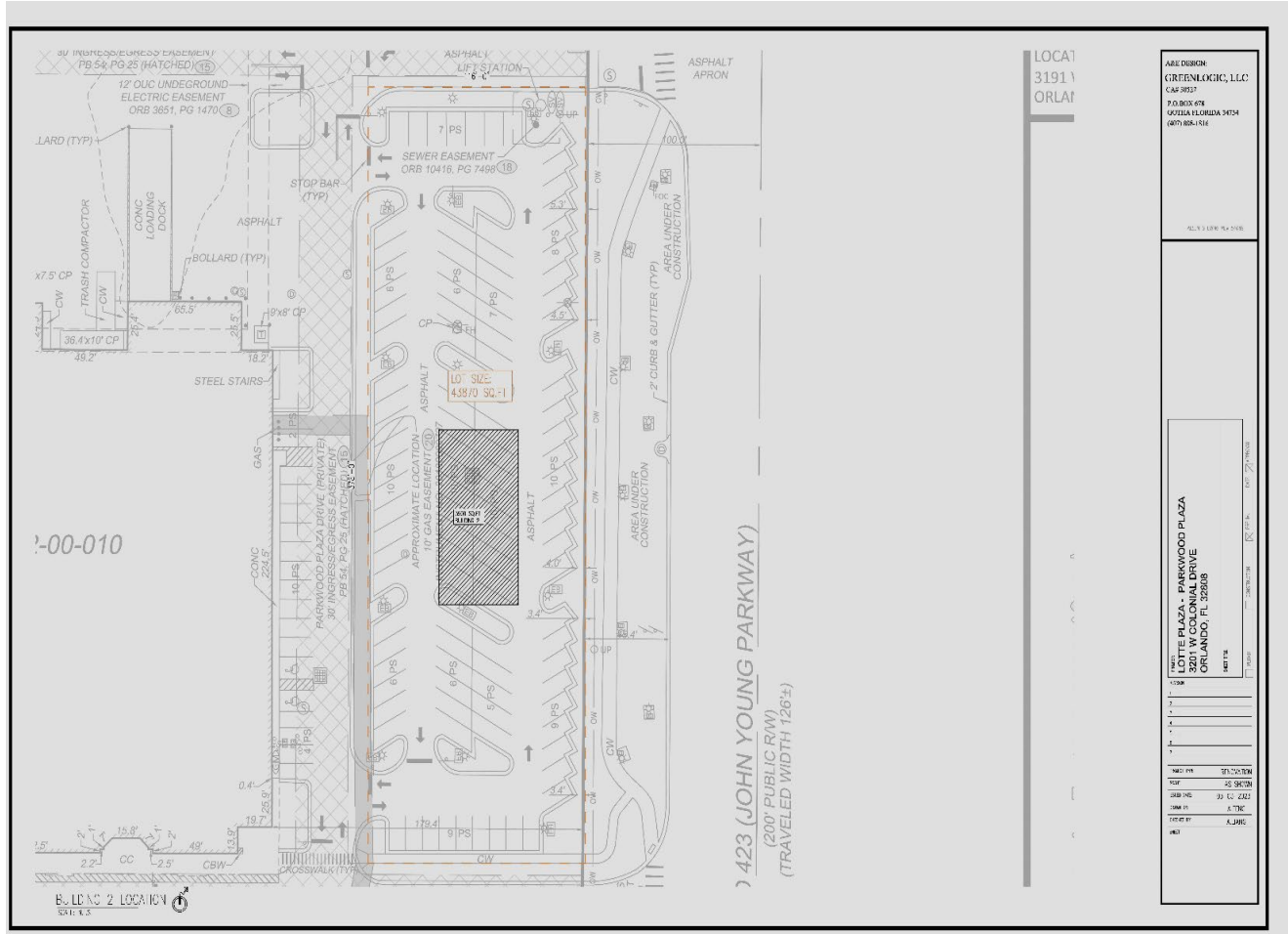


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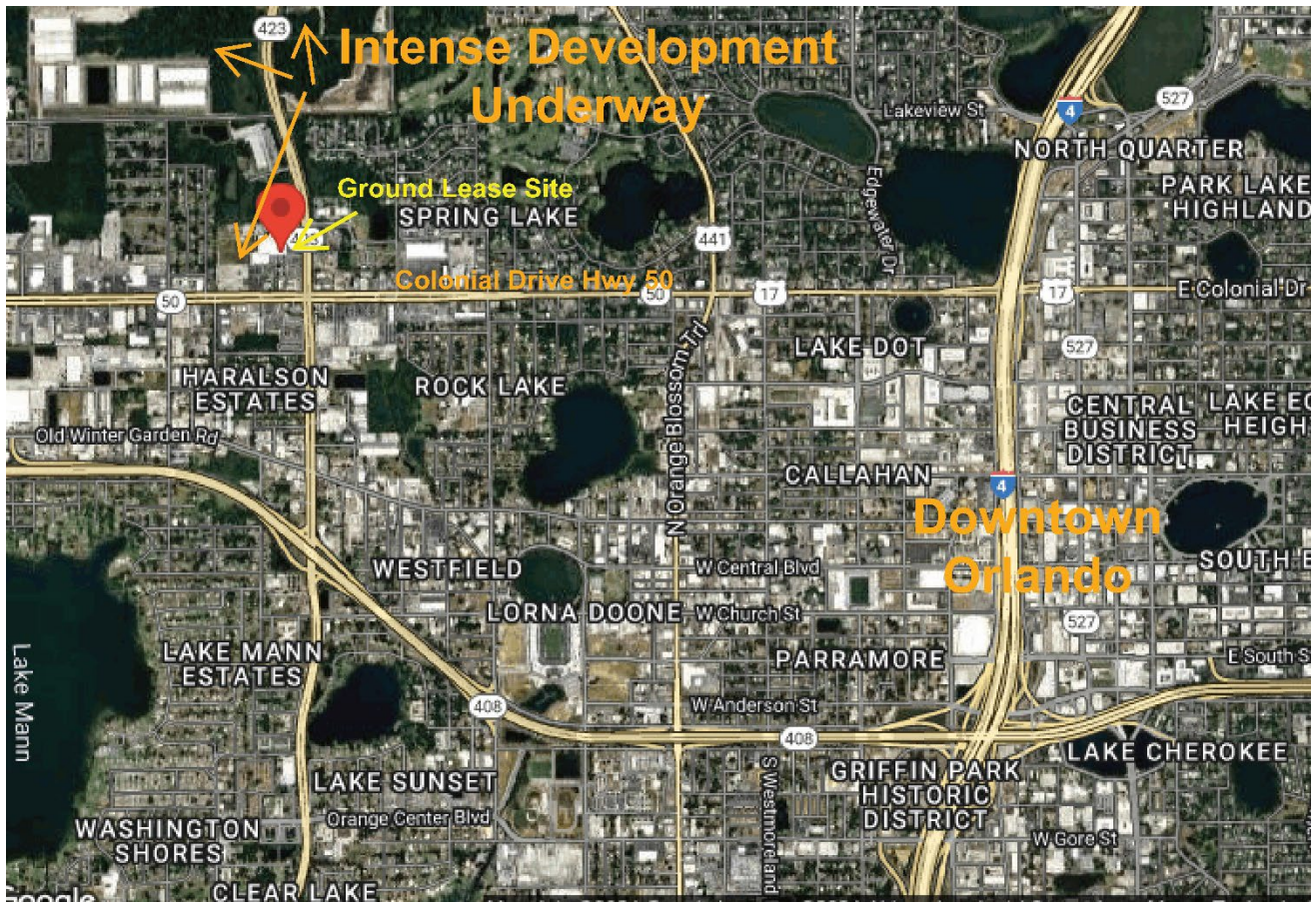


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