

# LEASING OPPORTUNITY | MAJOR ORLANDO HWY SR 50

JOIN DUNKIN', RENT-A-CENTER, NAPA AUTO, JUICI PATTIES & +20 TENANTS

10376 E Colonial Dr (SR 50), Orlando, FL 32817



## PROPERTY FEATURES

- ◆ Corner of Hwy SR 50 and Culver Rd
- ◆ Between major signalized intersections of SR 50/Dean Rd and SR 50/Rouse Rd. Nearest signalized crossing is 0.2 mi
- ◆ Heavy traffic (54,000 CPD)—Road widened to six lanes
- ◆ Densely populated (150,000 to 350,000 residents in 3 to 5 mi radius)
- ◆ Newly-renovated and redeveloped retail center leased by Rent-A-Center, Dunkin, Napa Auto
- ◆ Directly across from Aldi, Dollar Tree, Dollar General, McDonalds, KFC and a few blocks from Walmart
- ◆ Close to UCF (3 mi), Valencia College (1 mi) and Full Sail University (6 mi)
- ◆ Pole signage on highway



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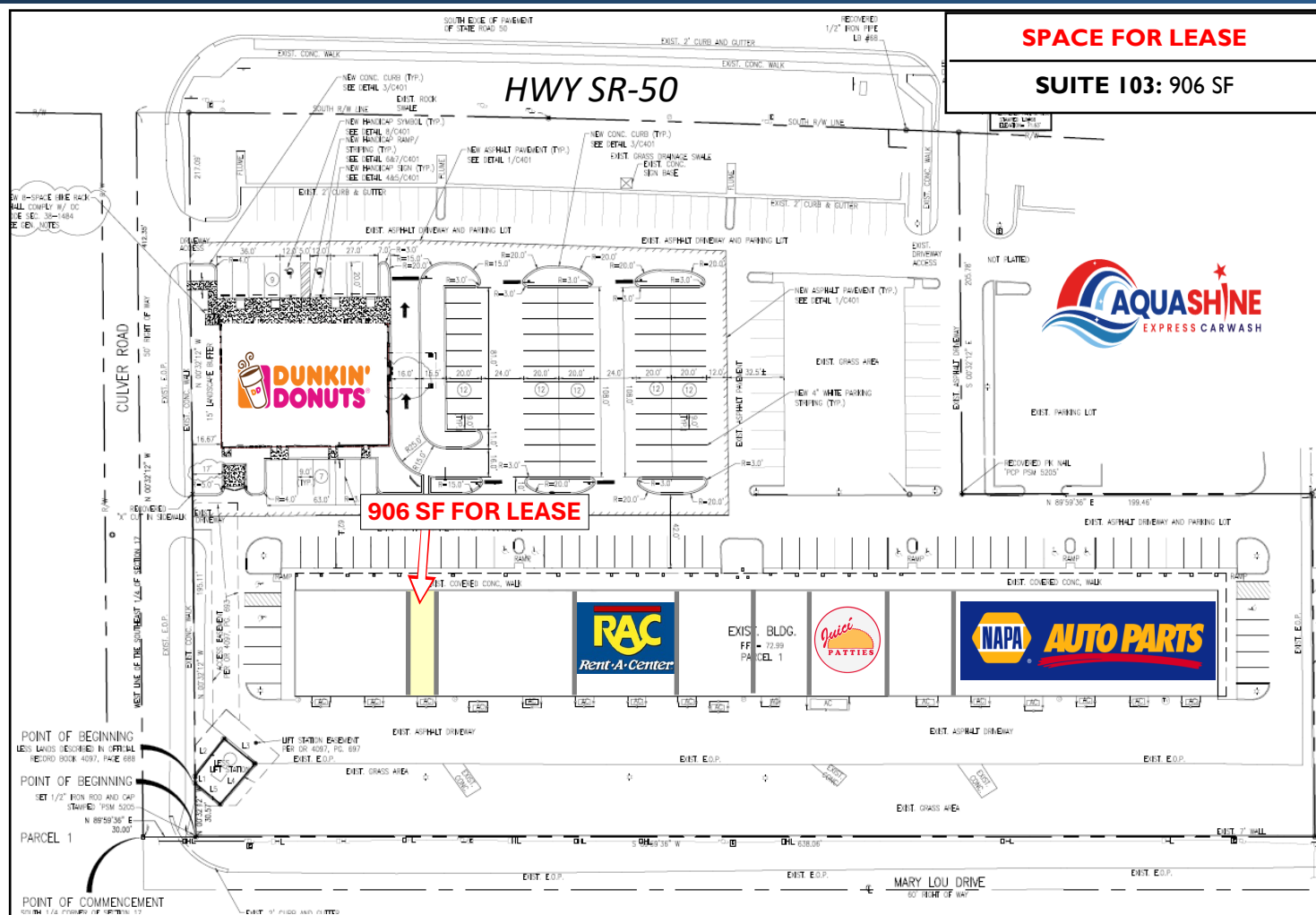
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## SITE PLAN & SPACE INFORMATION





# AREA INFORMATION



## DEMOGRAPHICS (2022)

	1 MI	3 MI	5 MI
POPULATION	26,700	151,000	353,000
MEDIAN HH INCOME	\$72,300	\$74,600	\$76,000

## TRAFFIC COUNTS (2022)

ROADS	VEHICLES PER DAY
E Colonial Dr (SR 50), between Dean Rd & Rouse Rd	54,000
Dean Rd	28,000
Rouse Rd	23,000

