



Top Spot Academy



For Sale

East Orlando

Retail Commercial Land

13761 East Colonial Drive, Orlando, FL 32826

45,500 AADT



Rafael Mendez, CCIM
Senior Associate
+1 407 649 8296
rafael.mendez@colliers.com

Nejha Edwards
Senior Client Services Coordinator
+1 407 362 6124
nejha.edwards@colliers.com

Colliers Orlando
255 Orange Ave, Suite 1300
Orlando, Florida 32801
+1 407 843 1723





Zoned C-1 (Commercial), this site accommodates a wide range of retail and commercial uses, making it ideal for retail, restaurant, service-based businesses, or mixed-use development. Unlike competing properties that require extensive clearing, mitigation, or improvements, this site offers a streamlined development process, allowing investors and developers to move forward with confidence.

Take advantage of this rare opportunity to secure a prime retail site in one of Orlando's fastest-growing submarkets. Contact us today for more details.

Strategically
Positioned
*Along a Major
Commercial Corridor*

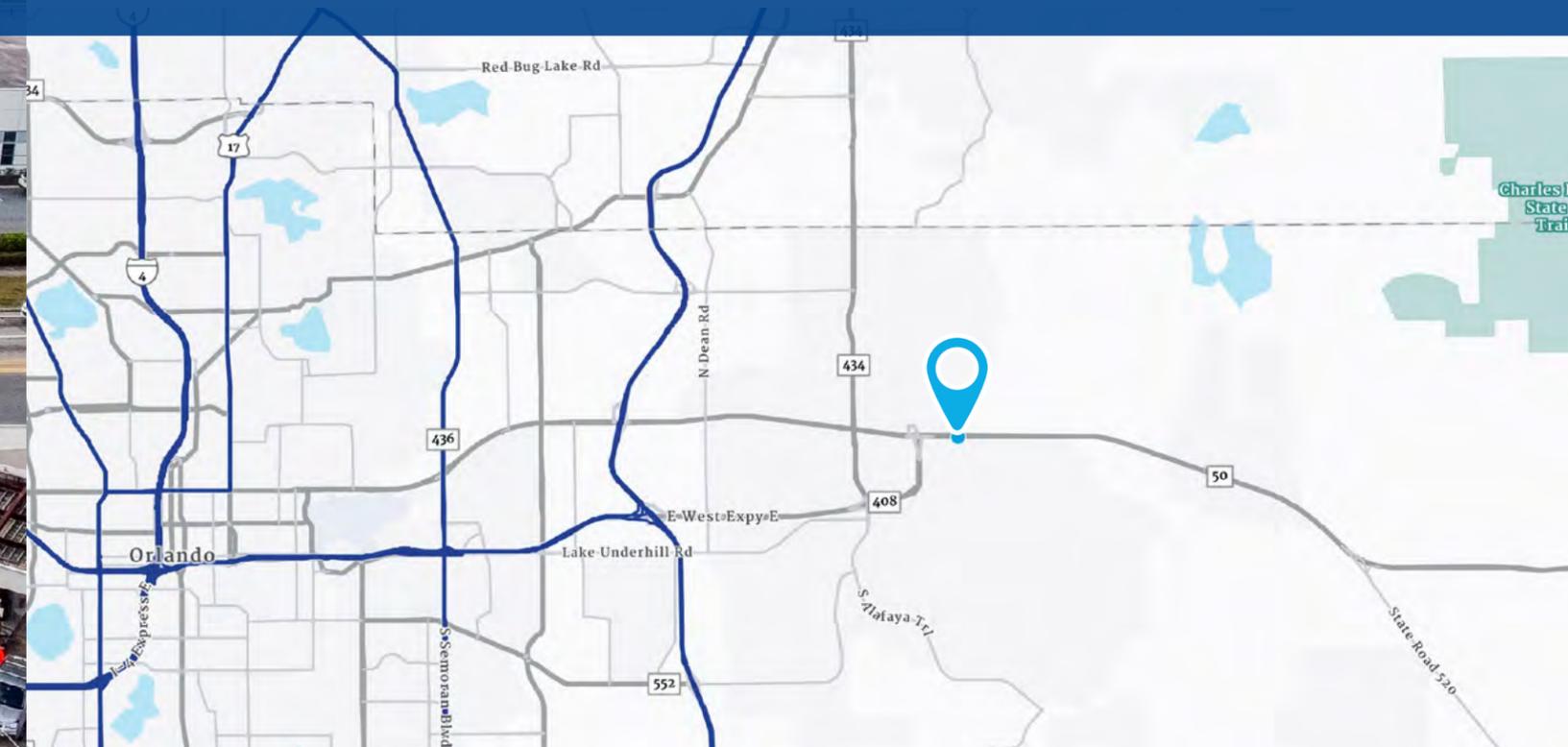
- High-traffic frontage on E. Colonial Drive (SR 50)
- Easy access to 408 East/West Expressway for regional connectivity
- Close Proximity to University of Central Florida (UCF) & Waterford Lakes Town Center
- Surrounded by dense residential communities & retail hubs
- Located in one of Orlando's fastest-growing areas
- Within a mile from the Lake Pickett Road expansion area

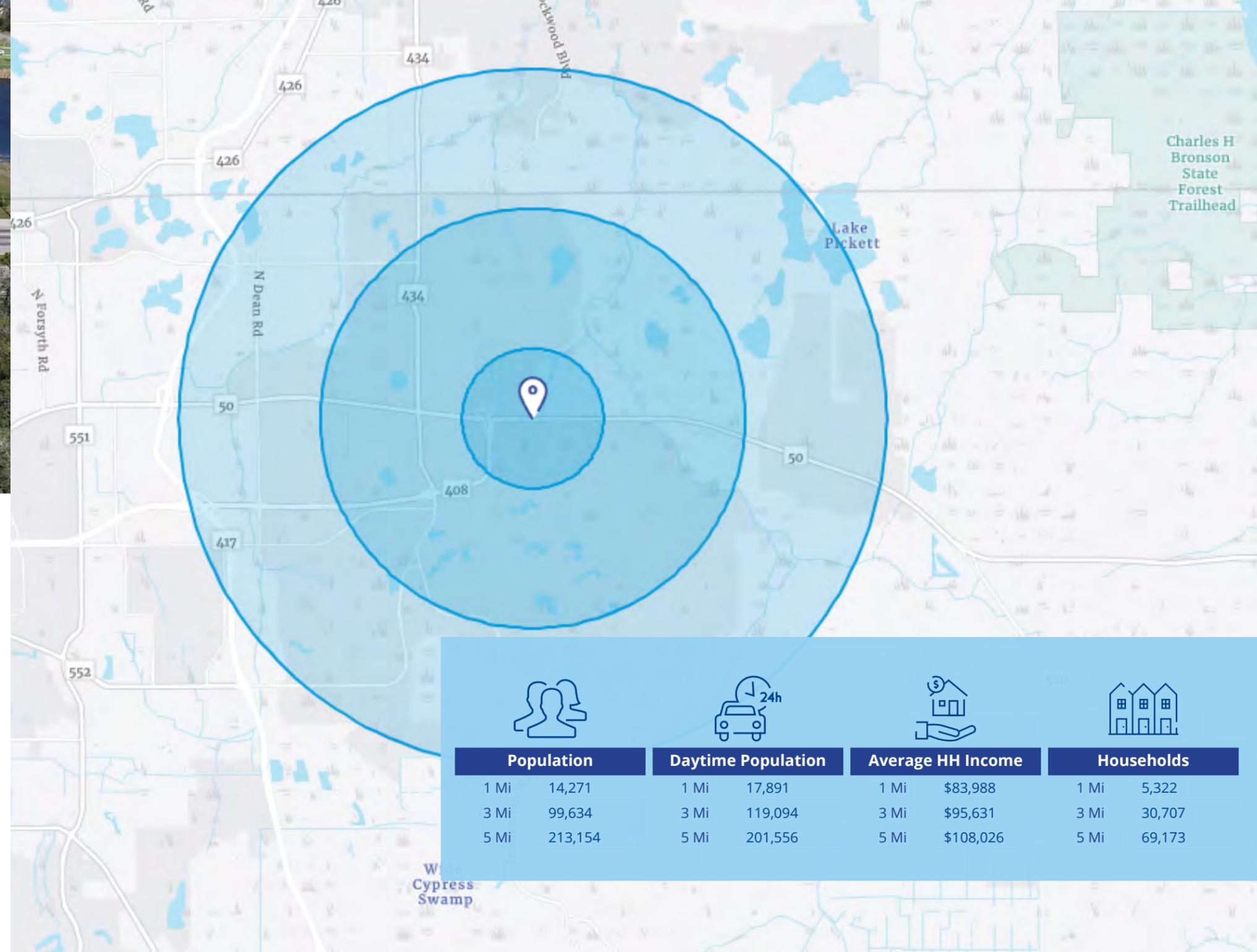
East Orlando

One of the fastest growing areas in Central Florida

Positioned in the heart of East Orlando's thriving commercial corridor, this highly desirable retail land site offers exceptional visibility and accessibility along E. Colonial Drive (SR 50). Located near the 408 East/West Expressway, this site ensures seamless connectivity to downtown Orlando, surrounding residential communities, and major commercial hubs.

With proximity to the University of Central Florida (UCF) and Waterford Lakes Town Center, this property benefits from a high-traffic area, strong consumer demand, and a rapidly growing population. The ongoing expansion of East Orlando and the Lake Pickett area further solidifies its potential for long-term success.





Offering Summary

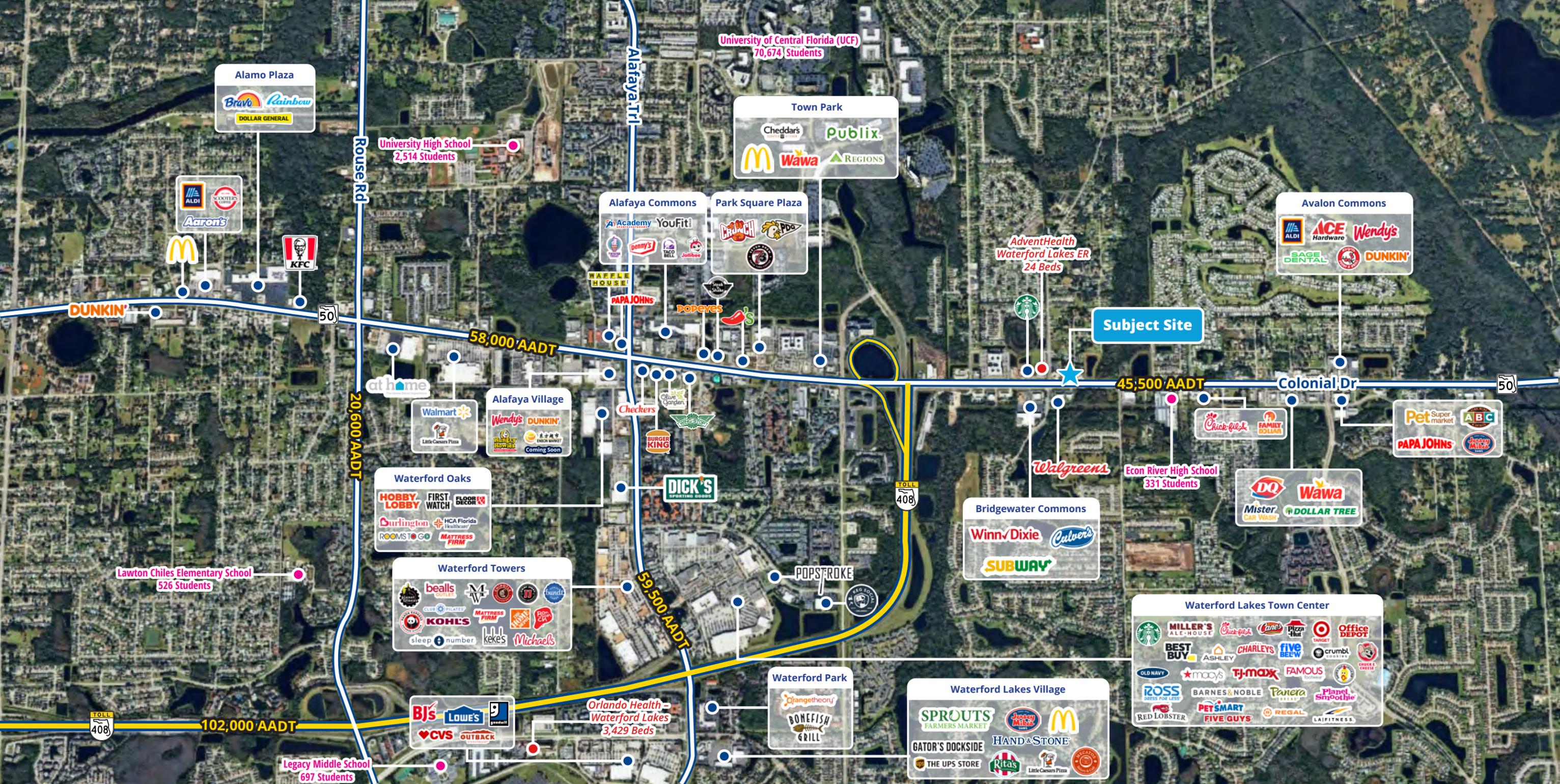
- **C-1 Commercial zoning** allows for retail, restaurants, services, and more
- **Minimal site challenges** – no major land clearing or mitigation required
- **Competitive advantage** over other sites requiring extensive improvements
- **Ideal for** investors, developers, and business owners
- **Positioned for** immediate and long-term success in a booming submarket

Sale Price

\$1,100,000 (\$25.51 PSF)

Lot Size:	0.99± acres
Zoning:	C-1, Un-incorporated Orange County
Frontage:	253' ± E. Colonial Dr
Market:	Orlando-Kissimmee-Sanford, FL
Submarket:	SE Orange County
Traffic Count:	41,500± VPD

				
	Population	Daytime Population	Average HH Income	Households
1 Mi	14,271	17,891	\$83,988	5,322
3 Mi	99,634	119,094	\$95,631	30,707
5 Mi	213,154	201,556	\$108,026	69,173



Market Overview

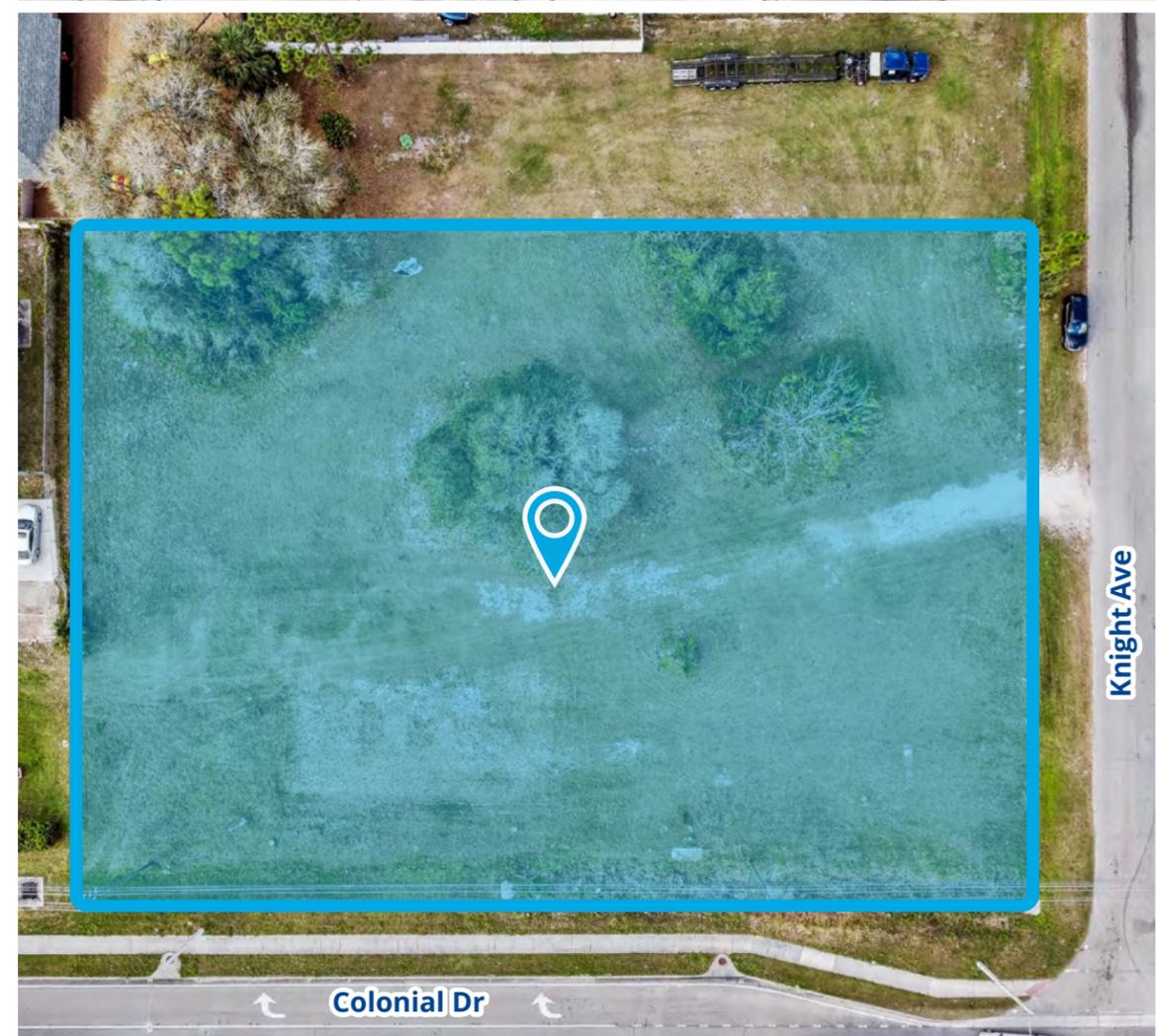
The subject property at 13761 E Colonial Dr, Orlando, Florida is located along one of East Orlando's primary commercial corridors within Orange County. E Colonial Drive serves as a major east-west arterial connecting Downtown Orlando to East Orange County and the UCF area, supporting a dense mix of neighborhood-serving retail, service, and commercial uses. The corridor benefits from strong traffic volumes, established retail adjacency, and consistent daily consumer activity.

Situated within the Orlando-Kissimmee-Sanford MSA, East Orlando continues to benefit from population growth, expanding residential development, and limited new retail supply. Neighborhood and strip retail formats across comparable Orlando submarkets maintain low vacancy rates and positive absorption, driven by service-oriented, medical, food, and experiential users. These market conditions continue to support investor demand for well-located assets and land sites along established growth corridors such as E Colonial Drive.

Central Florida Attractions

Downtown Orlando	21 Min.	Universal Studios	28 Min.
Daytona Beach	1 Hr. 15 Min.	SeaWorld	33 Min.
New Smyrna Beach	1 Hr. 4 Min.	Walt Disney World	37 Min.
International Dr	25 Min.	Port Canaveral	41 Min.
Blue Springs State Park	56 Min	Kennedy Space Center	34 Min.

Site Aerial





Colliers Orlando

255 Orange Ave, Suite 1300
Orlando, Florida 32801
+1 407 843 1723

Rafael Mendez, CCIM

Senior Associate
+1 407 649 8296
rafael.mendez@colliers.com

Nejha Edwards

Senior Client Services Coordinator
+1 407 362 6124
nejha.edwards@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2026. All rights reserved.