

FOR SALE/LAND LEASE



RESTAURANT/RETAIL PROPERTY REDEVELOPMENT

1916 W COLONIAL DR, ORLANDO, FL 32804



TRAFFIC COUNTS

W Colonial Dr & N Dollins Ave 38,225

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population:	6,527	94,643	318,780
Households:	2,543	40,855	127,063
Avg HH Income:	\$88,422	\$79,902	\$73,871

PROPERTY HIGHLIGHTS

- 4,400 SF +/- **REDEV**, Restaurant/Multi-Tenant Retail
- **Located at a Signalized Intsectn, 38,225 cars daily**
- Land Size: 0.44 acres Zoning: AC-2/T
- **Frontage US Hwy 50:** 162 Linear Foot +/-
- **Shadows Central Florida Lincoln Mercury ++**
- Currently an Operating C-Store with 8 Gas Pumps
- Three Curb Cuts, 2ea along SR 50, one N Tampa Av
- **Close to: ALL Major Sports Stadiums, US Hwy 441, John Young Pkwy, I-4, SR 408/East West Expy, Creative Village \$1B +/- project nearby**
- Purchase Price: \$1,500,000
- Land Lease: \$5.63 PSF NNN (\$9,000 per mo)
(Land Area: 19,170 SF = \$108,000 Annually + NNN)

Molly Garrett

BOSS Commercial Real Estate
Licensed Commercial Real Estate Agent

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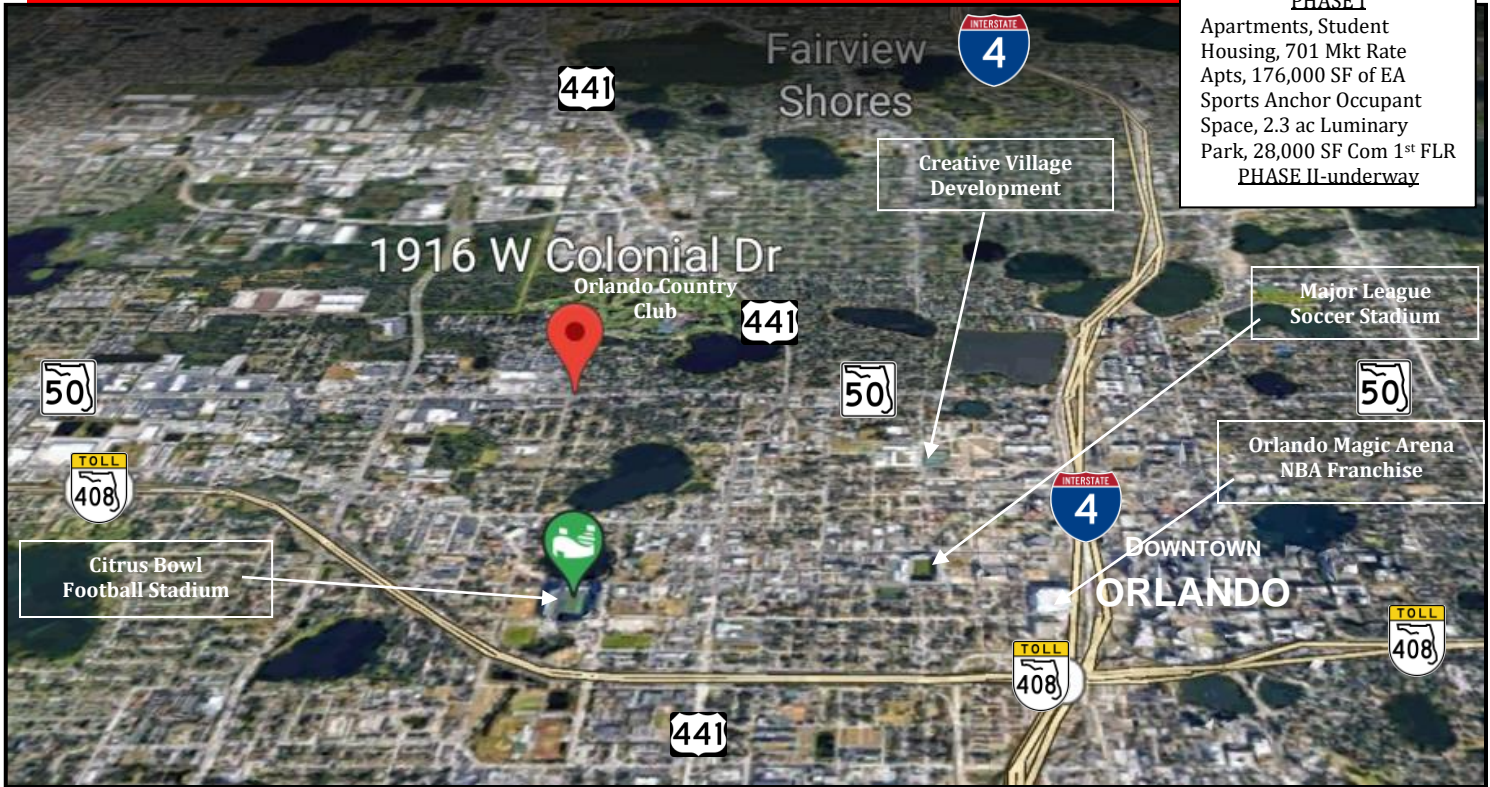
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AERIAL 3D OVERVIEW



CREATIVE VILLAGE
 68 ac Mixed Use Dev
PHASE I
 Apartments, Student Housing, 701 Mkt Rate Apts, 176,000 SF of EA Sports Anchor Occupant Space, 2.3 ac Luminary Park, 28,000 SF Com 1st FLR
PHASE II-underway

Major League Soccer Stadium

Orlando Magic Arena NBA Franchise

Citrus Bowl Football Stadium



WEST BOUND STATE ROAD 50

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CONTACT

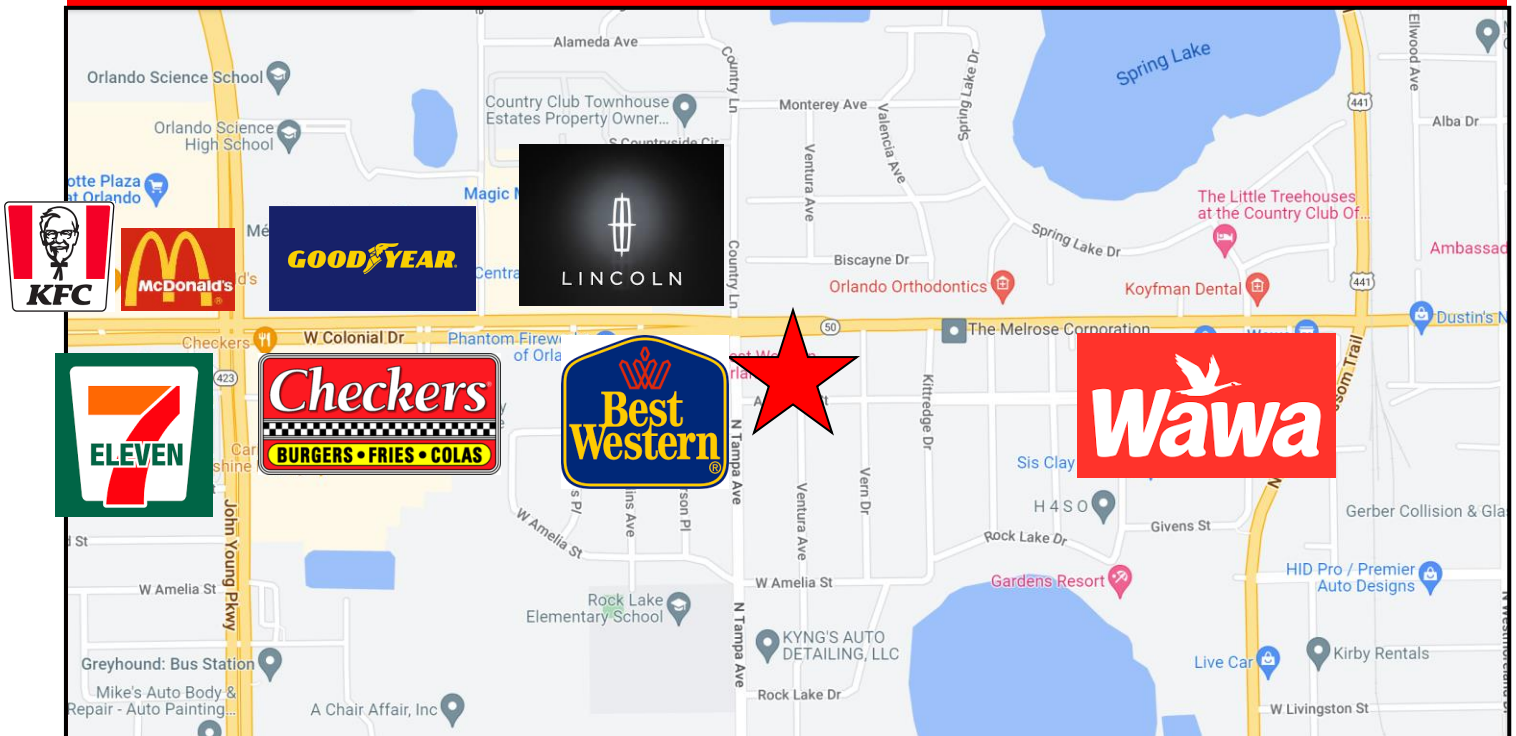
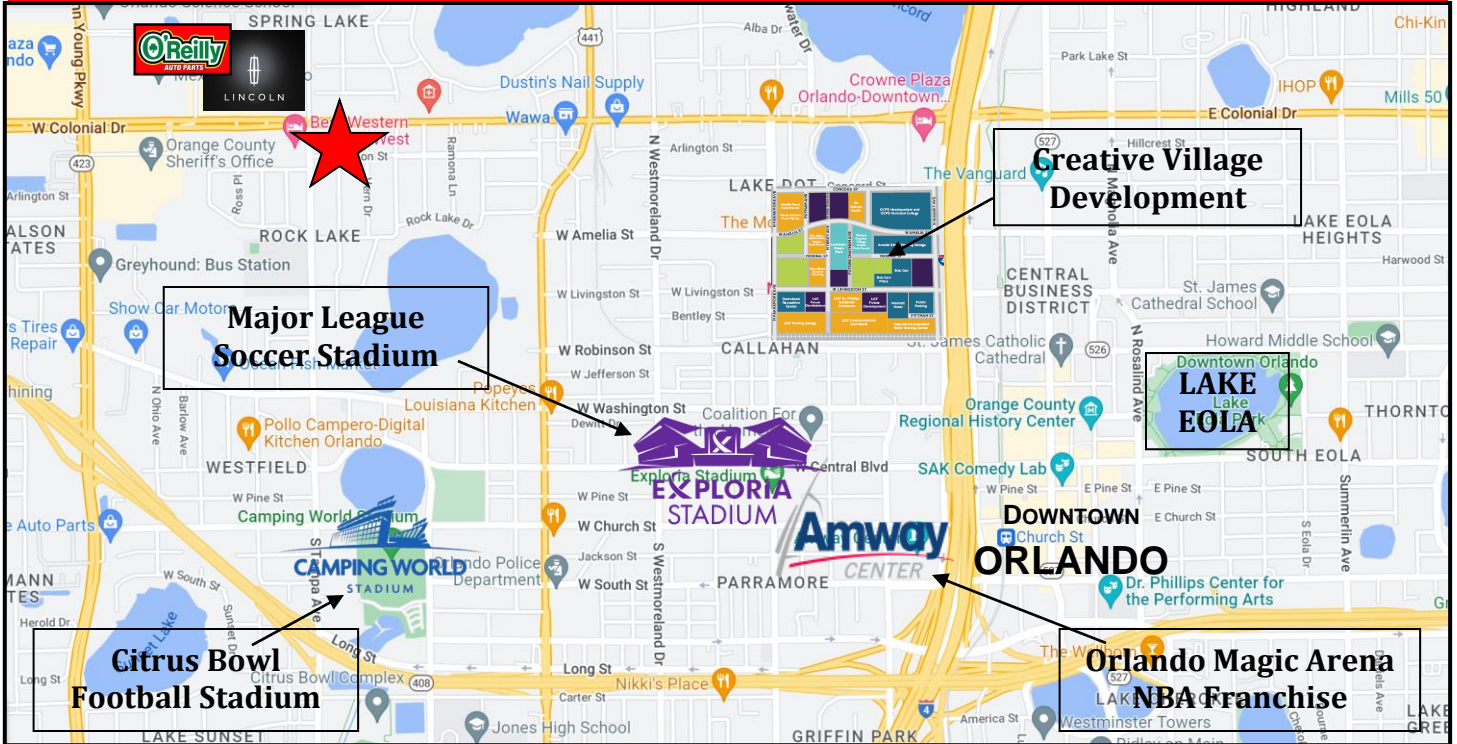
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MAP OVERVIEW



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