

OAKLAND COMMERCIAL LAND

4.41 Acres | 16250 W. Colonial Drive, Oakland, FL 34787

FOR PURCHASE OR GROUND LEASE



PROPERTY OVERVIEW

- » 4.41-acre commercial site available for ground lease or purchase
- » Prime location on W. Colonial Drive in Oakland, just ½ mile east of the Turnpike interchange (120,700 AADT)
- » Excellent visibility with 634 feet of frontage on W. Colonial Drive (37,500 vehicles per day)
- » Signalized intersection access
- » Near the newly built Plaza Collina, anchored by Costco (2.2M annual visits), Floor & Decor, Dick's Sporting Goods, and Golf Galaxy
- » Central location between Winter Garden and Clermont, only minutes from SR-429 (4.2 miles) and Hwy 27 (6.5 miles)

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	5,220	41,501	94,773
Households	1,983	15,218	33,571
Daytime Pop.	2,438	21,156	55,674
Ave. HH Income	\$170,862	\$146,391	\$151,720



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