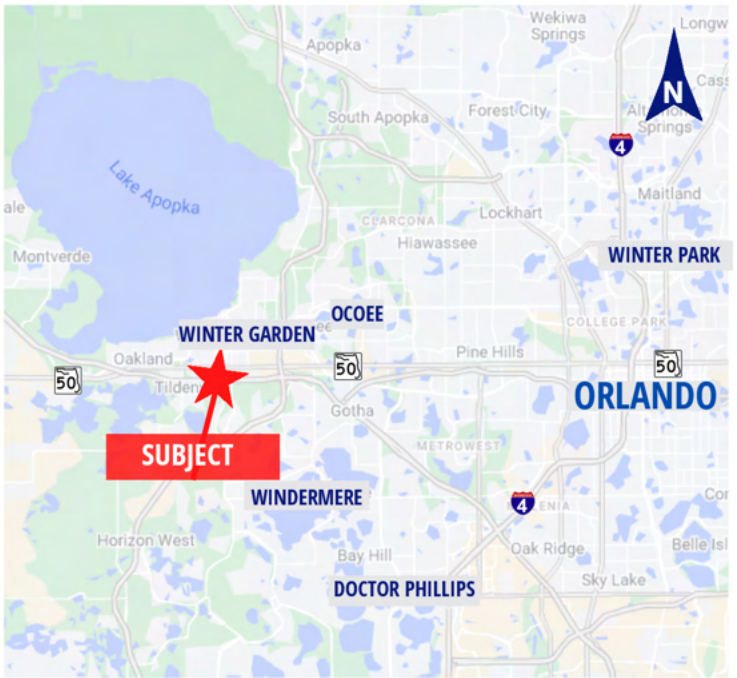
O'REILLY AUTO PARTS NET-LEASED INVESTMENT + ADJACENT PARCEL

13100 & 13150 W. Colonial Drive Winter Garden, FL 34787

HIGHLIGHTS

- **O'Reilly Auto Parts Net-Leased Investment and 0.87± Acre Outparcel**
- **Outparcel - Zoned C-2**
- O'Reilly's is a NNN ground lease with 10+ years remaining on initial term.
- Situated in the core of the West Colonial Market with high traffic on main road - West Colonial Drive (±58,000 VPD)
- Excellent ingress/egress: Dedicated Left-in (Median Cut) plus Right-in, Right-out. Full south access at Magnolia Street
- Nearby Retailers: 4 Rivers Smokehouse, Wawa, Checkers, McDonald's, Wendy's, KFC, Starbucks, Burger King, Taco Bell, and more

MAP



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	7,339	58,747	136,522
Households	2,588	20,586	46,430
Avg. HH Income	$119,812	$153,019	$163,378

*Source: Esri, 2026

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