

FREE-STANDING RETAIL FOR SALE



5801 W COLONIAL DRIVE
ORLANDO, FL 32808

**2,208 SF
FOR SALE**



For more information, please contact:

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Property Description

Freestanding building for sale on W. Colonial Drive off of N. Kirkman Road. Currently a Morgan & Morgan branch office, the building will be vacated upon sale.

Property Highlights

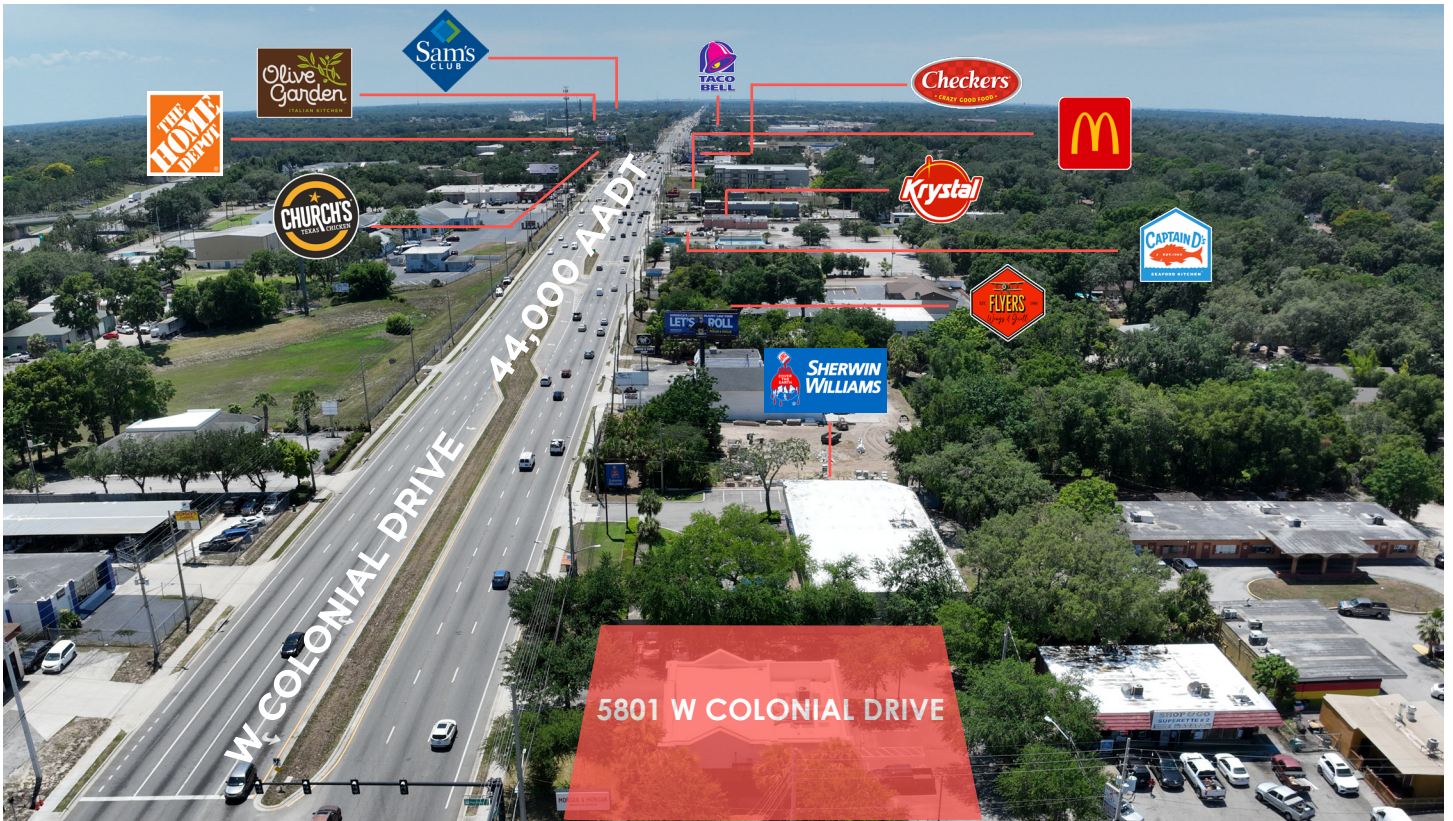
- Long-standing mix of neighboring tenants include Dunkin', Popeye's, Wendy's, McDonald's. As well as major grocer, Aldi.
- The subject property has complete retail frontage and full access to W Colonial Drive (44,000 AADT).
- Located at a lighted intersection, W. Colonial Drive is a major East-West retail corridor in Orlando, hard corner of Colonial Drive and Hastings Street.
- The subject property is in close proximity to major thoroughfares like State Road 408, I-4 Express and the Florida Turnpike.

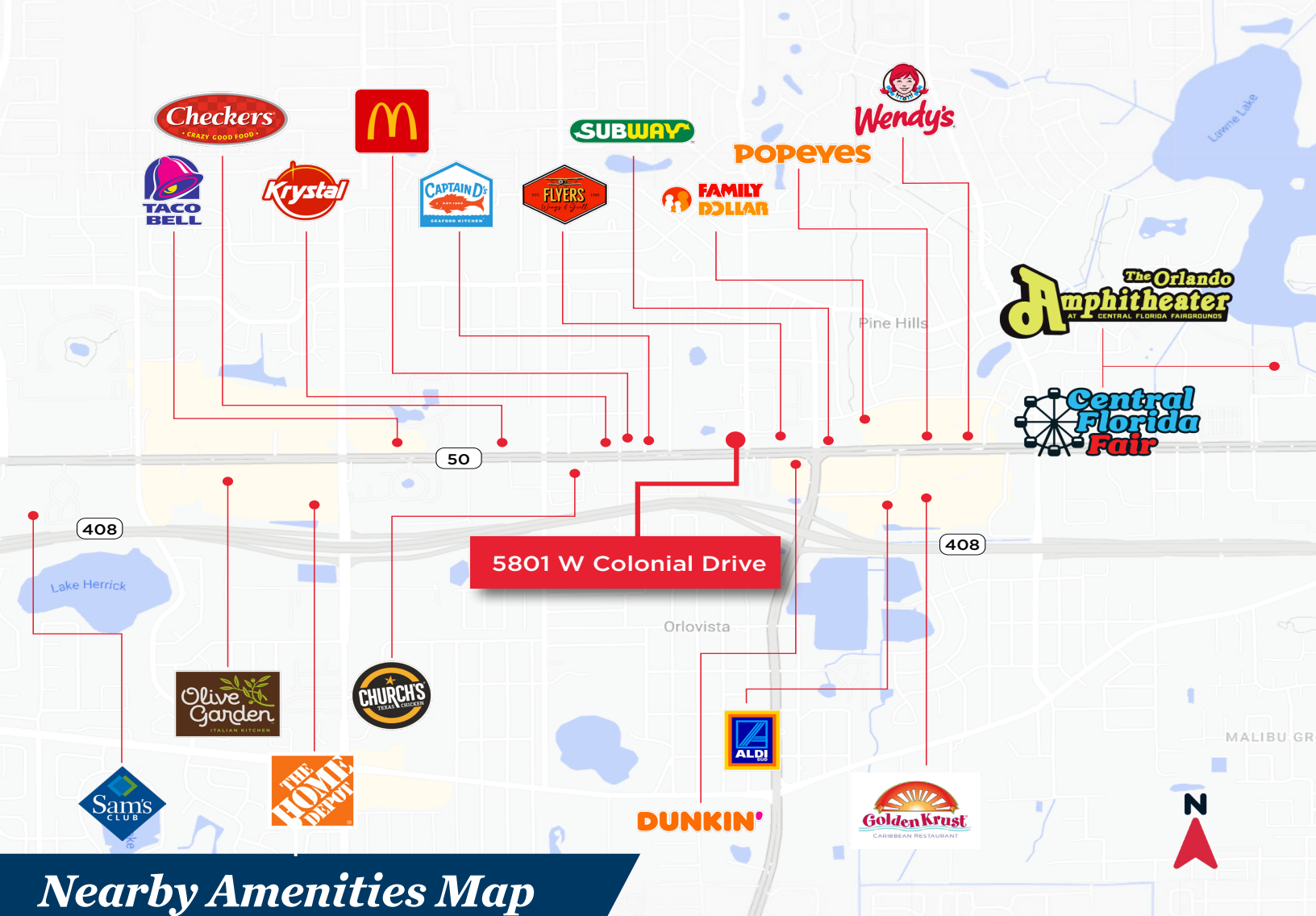
Site Details

- **Address:** 5801 W Colonial Dr. Orlando, FL 32808
- **Total Area:** 2,208 SF
- **Lot:** .49 Acres
- **Zoning:** C-1
- **Parking:** 17 spaces
- **Signage:** Full pylon sign facing W. Colonial Drive
- **Access:** Full-lighted access from W Colonial Drive
- **Traffic Count:** 44,000 AADT






AERIAL MAPS





Nearby Amenities Map

Neighborhood Demographics

	 POPULATION	 AVERAGE HH INCOME	 TOTAL HOUSEHOLDS	TRAFFIC COUNT	
3 Mile	133,622	\$61,302	46,752	W Colonial Dr	44,000 AADT
5 Miles	284,101	\$72,631	102,207		
10 Miles	877,010	\$90,019	338,309		

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