

# FOR SALE

**BOSS**  
COMMERCIAL REAL ESTATE

## RETAIL/OFFICE PROPERTY

904 W COLONIAL DR, ORLANDO, FL 32804



BUILDING CONCEPT

## PROPERTY HIGHLIGHTS

- Potential Developable Building Size: 3,000 SF +/-
- Land Size: 0.29      Ingress/egress: 2 Curb Cuts
- Zoning: MU-1/T/PH      FLU: MUC-MED
- Frontage W Colonial Dr:      100 Linear Foot +/-
- Depth of Parcel:      127 Linear Foot +/-
- Close to: Downtown Orlando, I-4, Creative Village, Amway Center, Exploria Stadium, Camping World Stadium – the West Side of Orlando is on the Move
- Purchase Price: \$1,000,000

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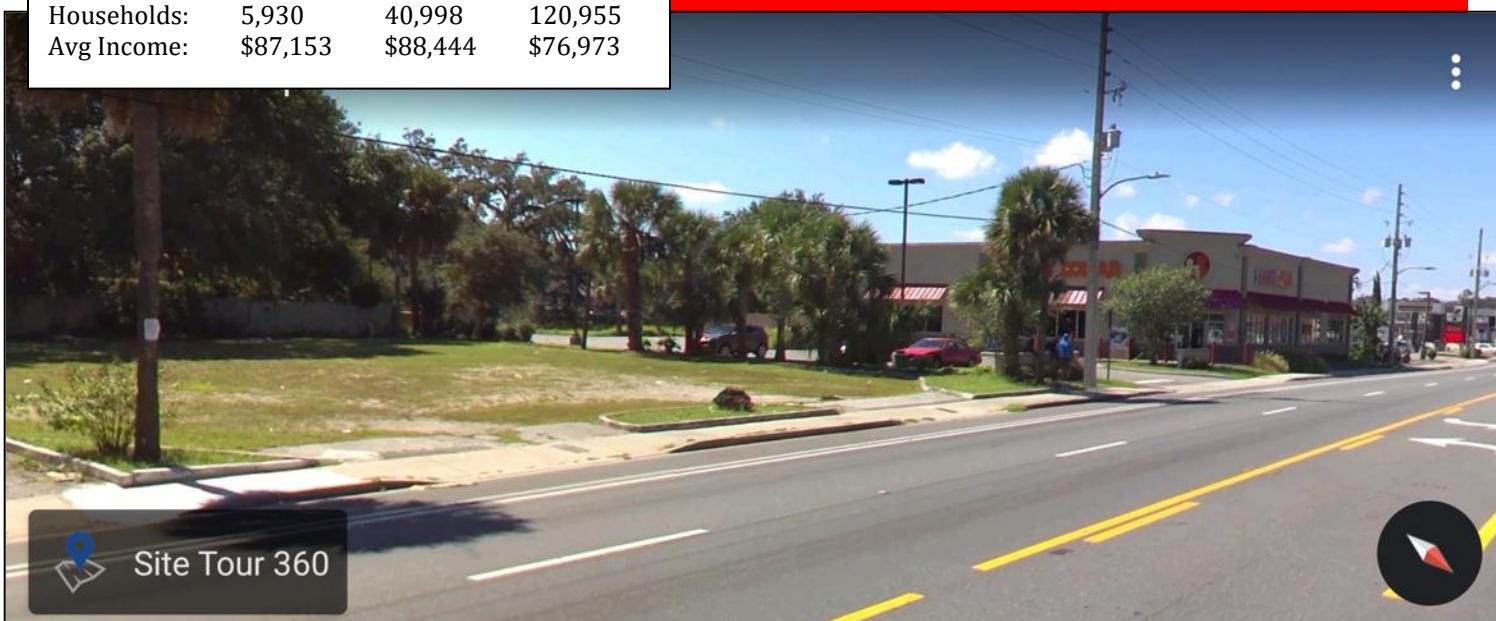
## RESTAURANT PHOTO PREVIEW



### TRAFFIC COUNTS

SR 50 36,188

	1 mile	3 mile	5 mile
Population:	12,986	89,028	299,041
Households:	5,930	40,998	120,955
Avg Income:	\$87,153	\$88,444	\$76,973

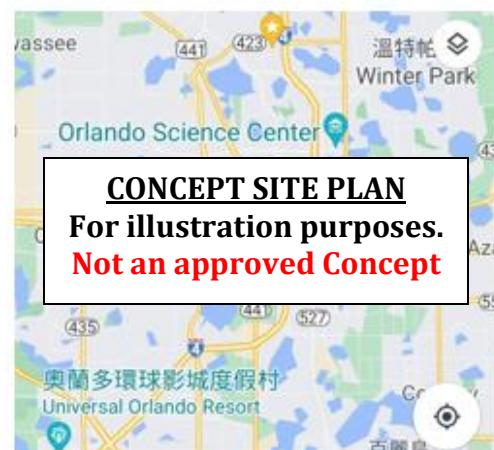


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Turn Lane allows Access to the property  
for East or West Bound Traffic



**CONCEPT SITE PLAN**  
For illustration purposes.  
Not an approved Concept

## Preliminary Design

One Story Building Floor Area : 3,000SF

Parking Provided : 17Cars

Floor Plan and Building Outlook will be adjusted to fit  
users' Requirements



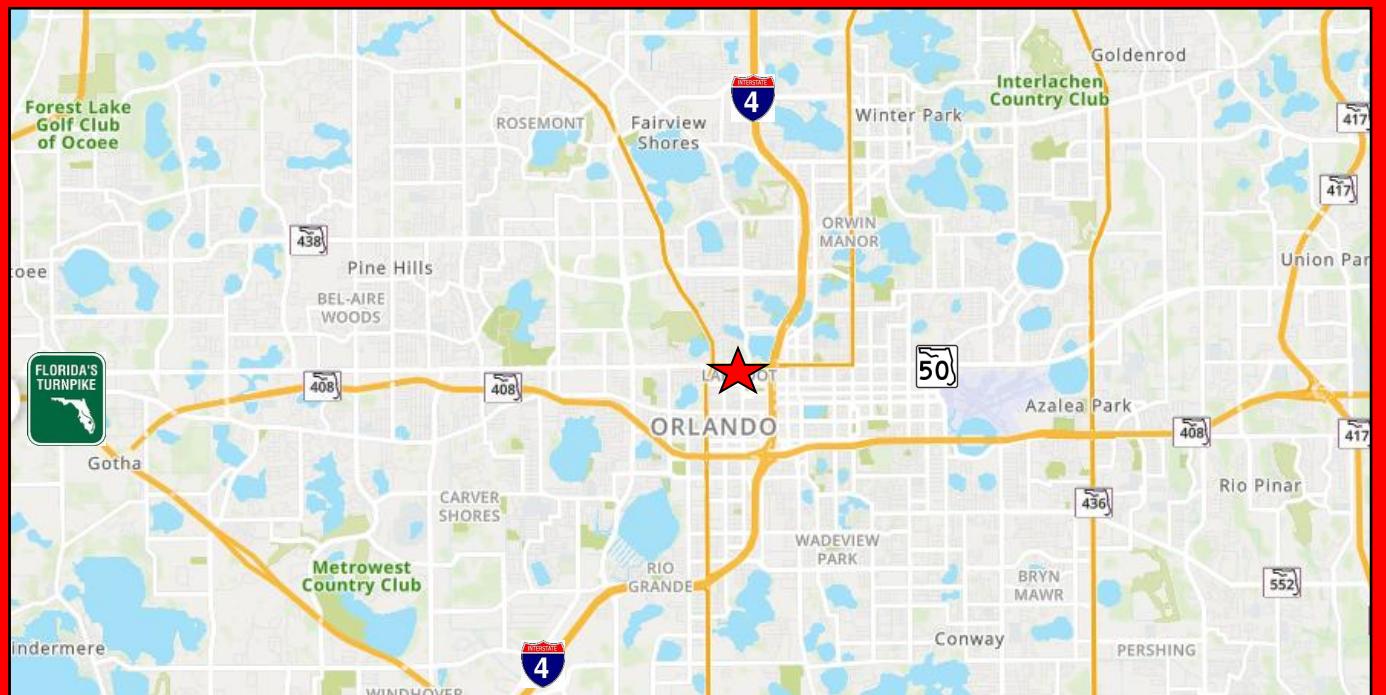
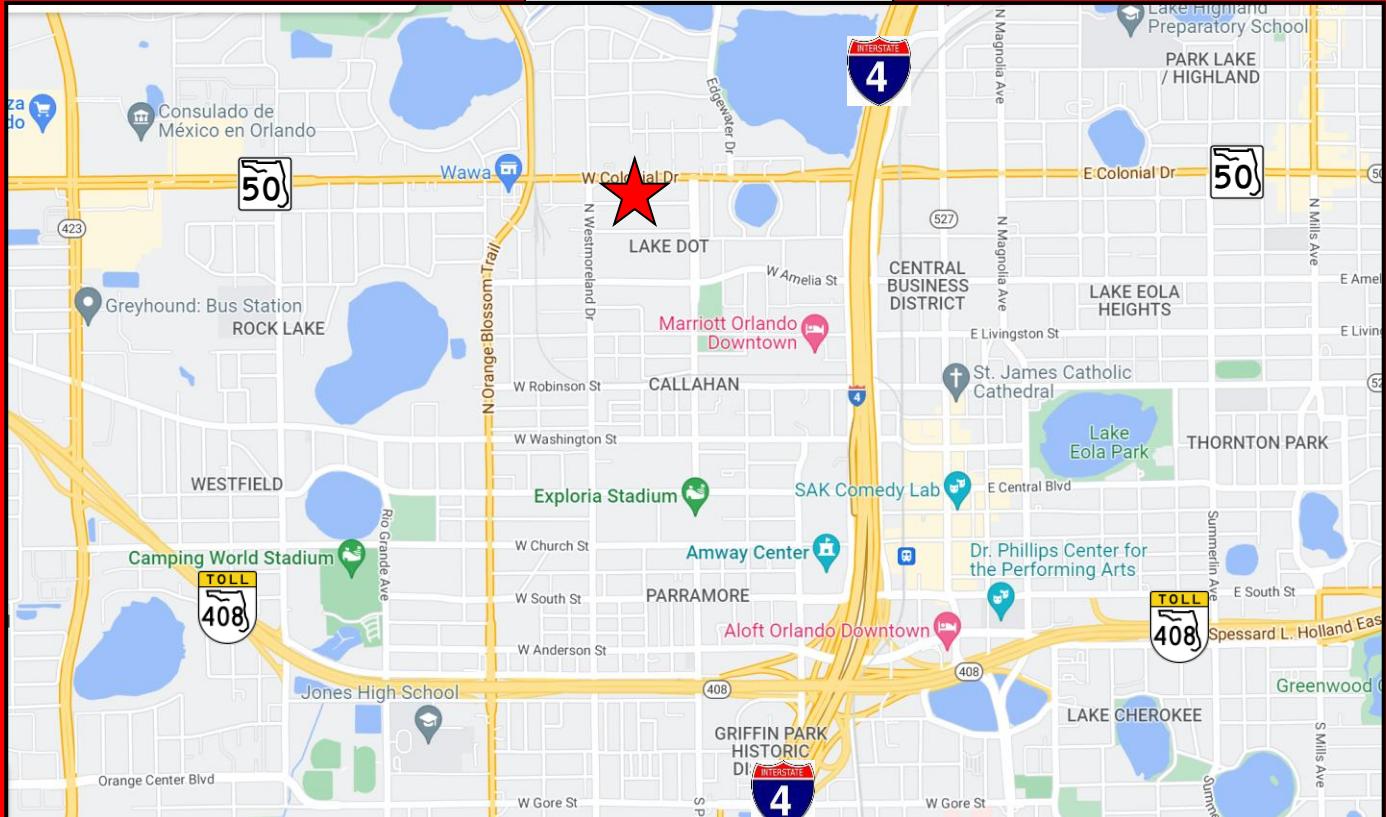
SITE PLAN

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## MAP OVERVIEW



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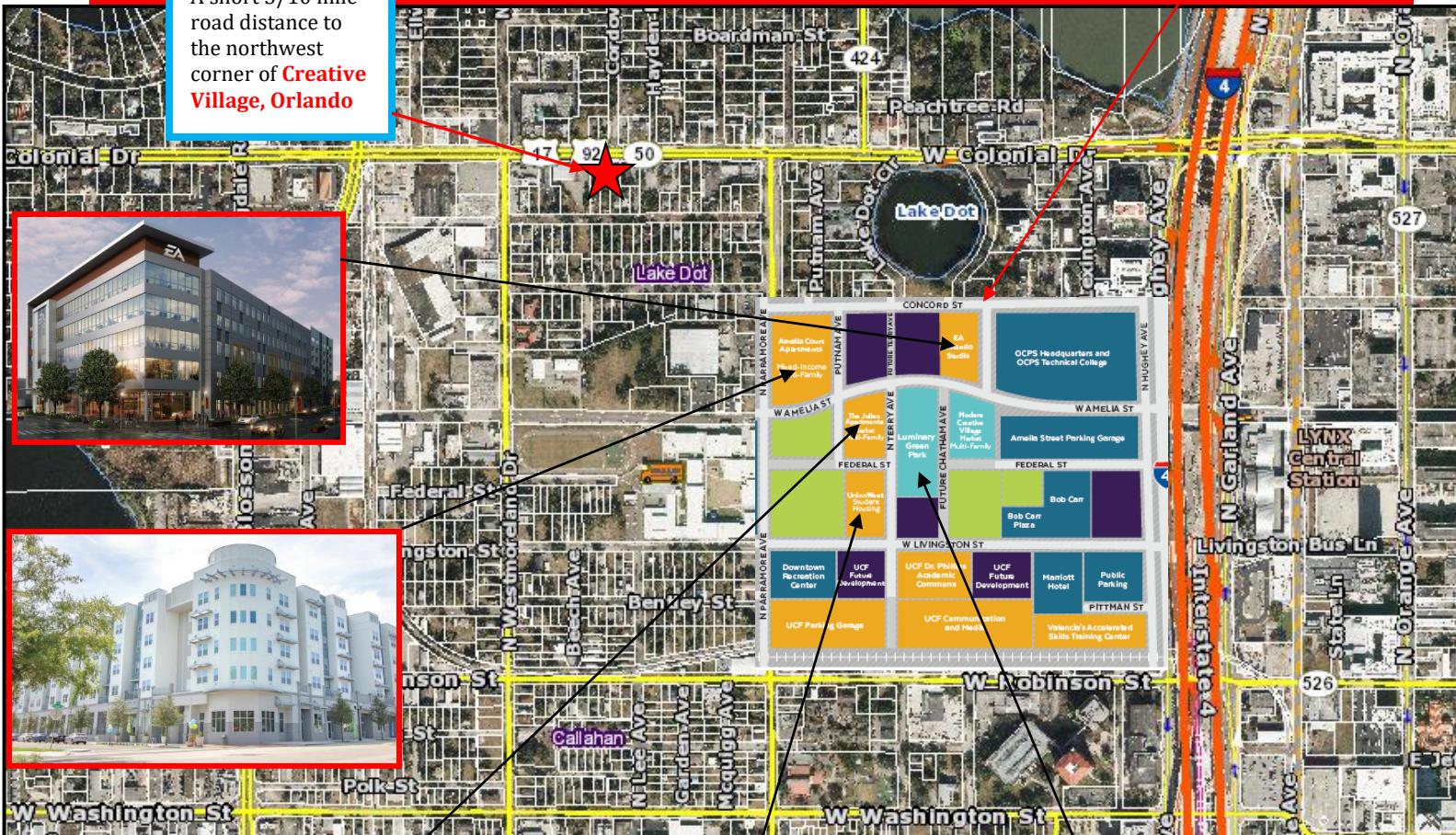
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## AERIAL OVERVIEW

Subject Property  
904 W Colonial Dr

A short 3/10 mile road distance to the northwest corner of **Creative Village, Orlando**



## CONTACT

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