

FOR SALE



RETAIL/OFFICE PROPERTY

904 W COLONIAL DR, ORLANDO, FL 32804



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

Molly Garrett

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Licensed Commercial Real Estate Agent

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This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.

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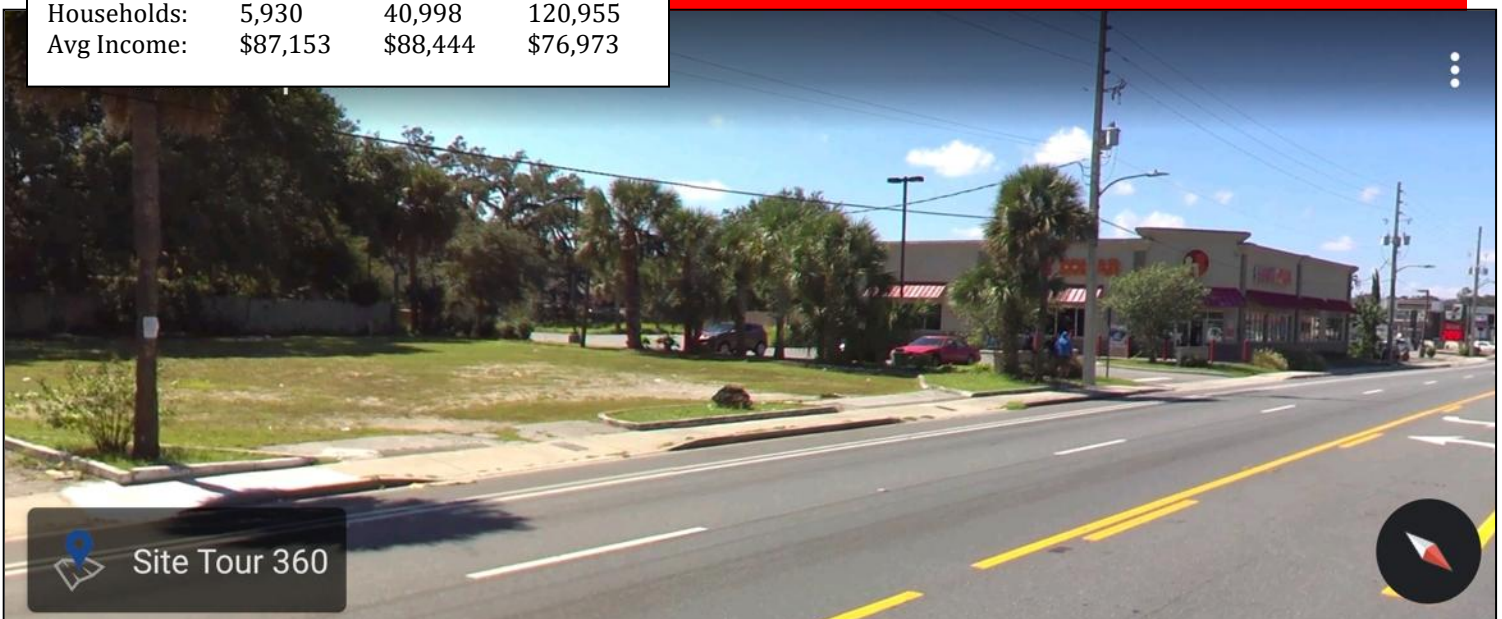
RESTAURANT PHOTO PREVIEW



TRAFFIC COUNTS

SR 50 36,188

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

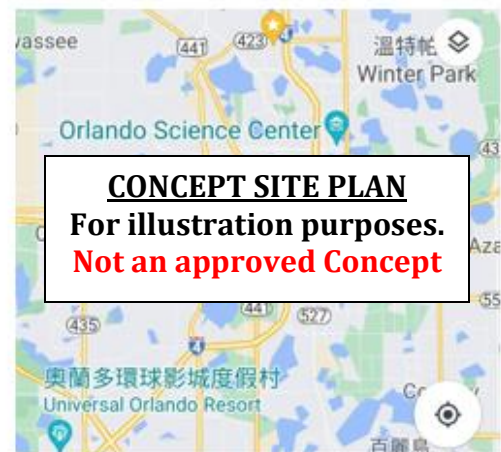


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Turn Lane allows Access to the property
for East or West Bound Traffic



Preliminary Design

One Story Building Floor Area : 3,000SF

Parking Provided : 17Cars

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

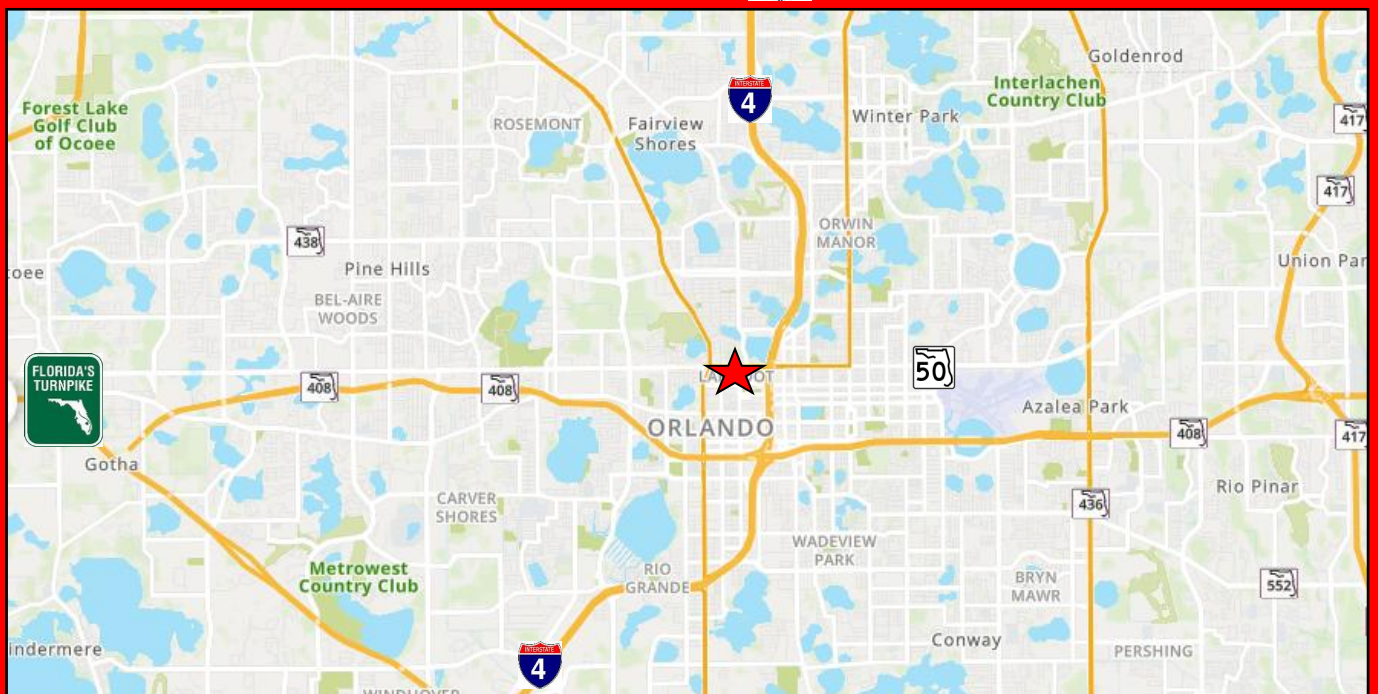
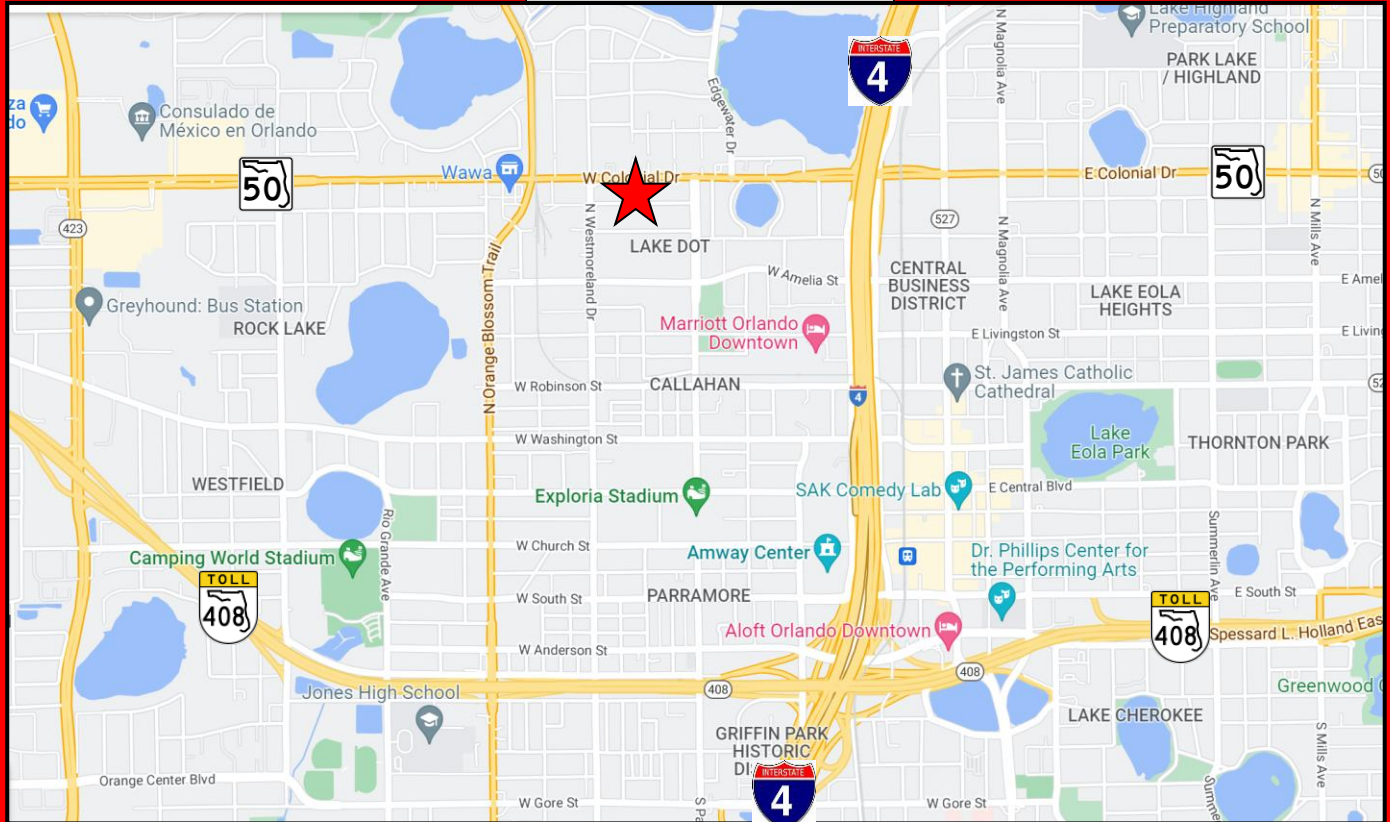
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SITE PLAN

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MAP OVERVIEW



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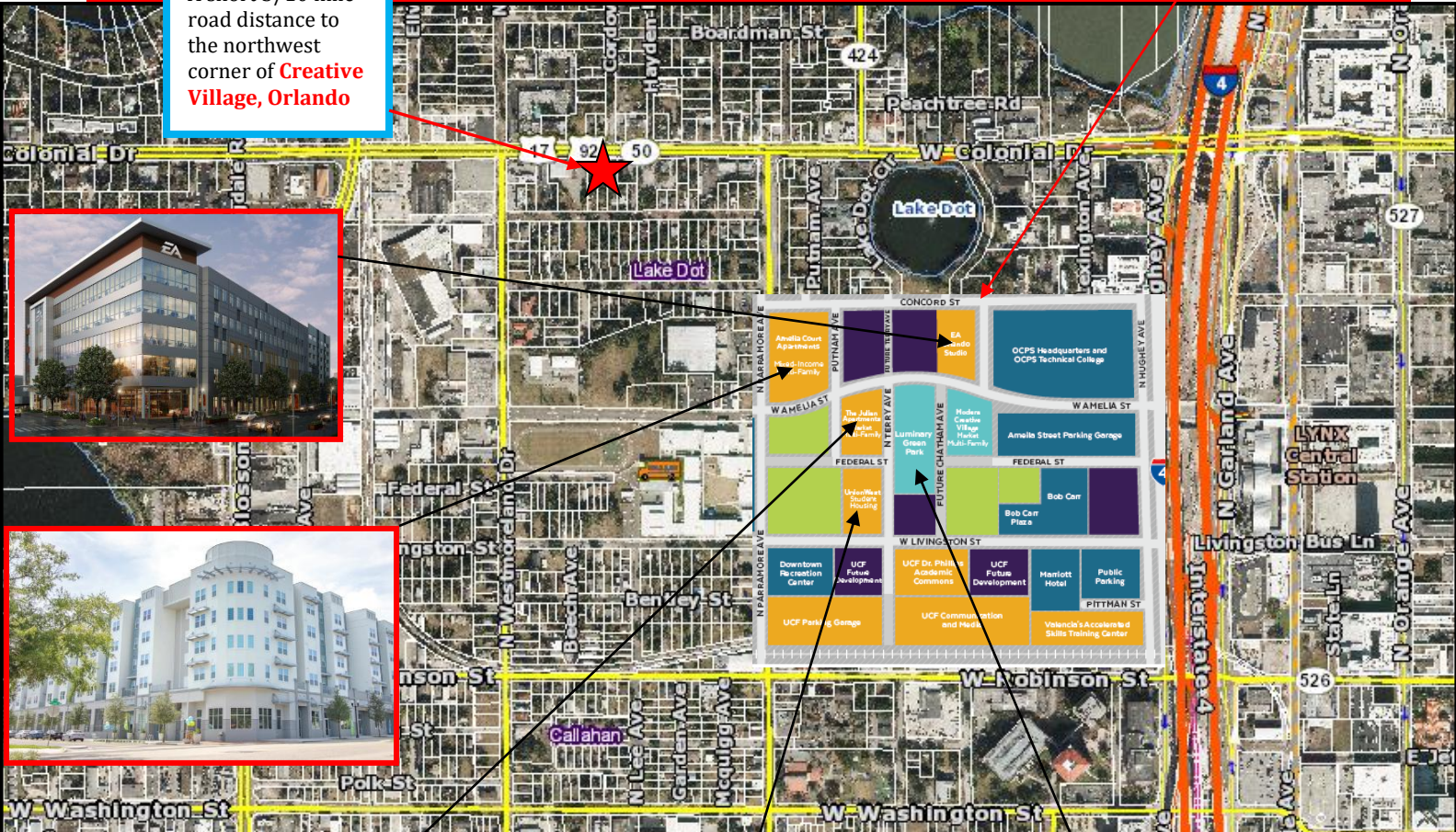


AERIAL OVERVIEW

Orlando's Creative Village

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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