

REDEVELOPMENT/GROUND LEASE/BUILD-TO-SUIT

14902 E Colonial Dr | Orlando, FL

HIGHLIGHTS

- 1.82± AC site.
- For redevelopment, ground lease or, build-to-suit.
- Ideal use: medical marijuana dispensary.
- Less than 1 mile from The Grow; a 1,185 acre farm and garden community under development, with 2,078 homes and 100,000 SF of commercial space and 9 acre farm.
- Incentives for qualified tenants.
- C-1 zoning.
- Surrounded by many national tenants: ABC Fine Wine, Dollar Tree, Wawa, ALDI, Papa Johns, Dunkin, Ace, Racetrac, Pet Supermarket, etc.
- 3 ½ miles from University of Central Florida one of the largest schools in the nation with over 68,000 students.

Traffic Counts

Colonial Dr: ±43,000 VPD



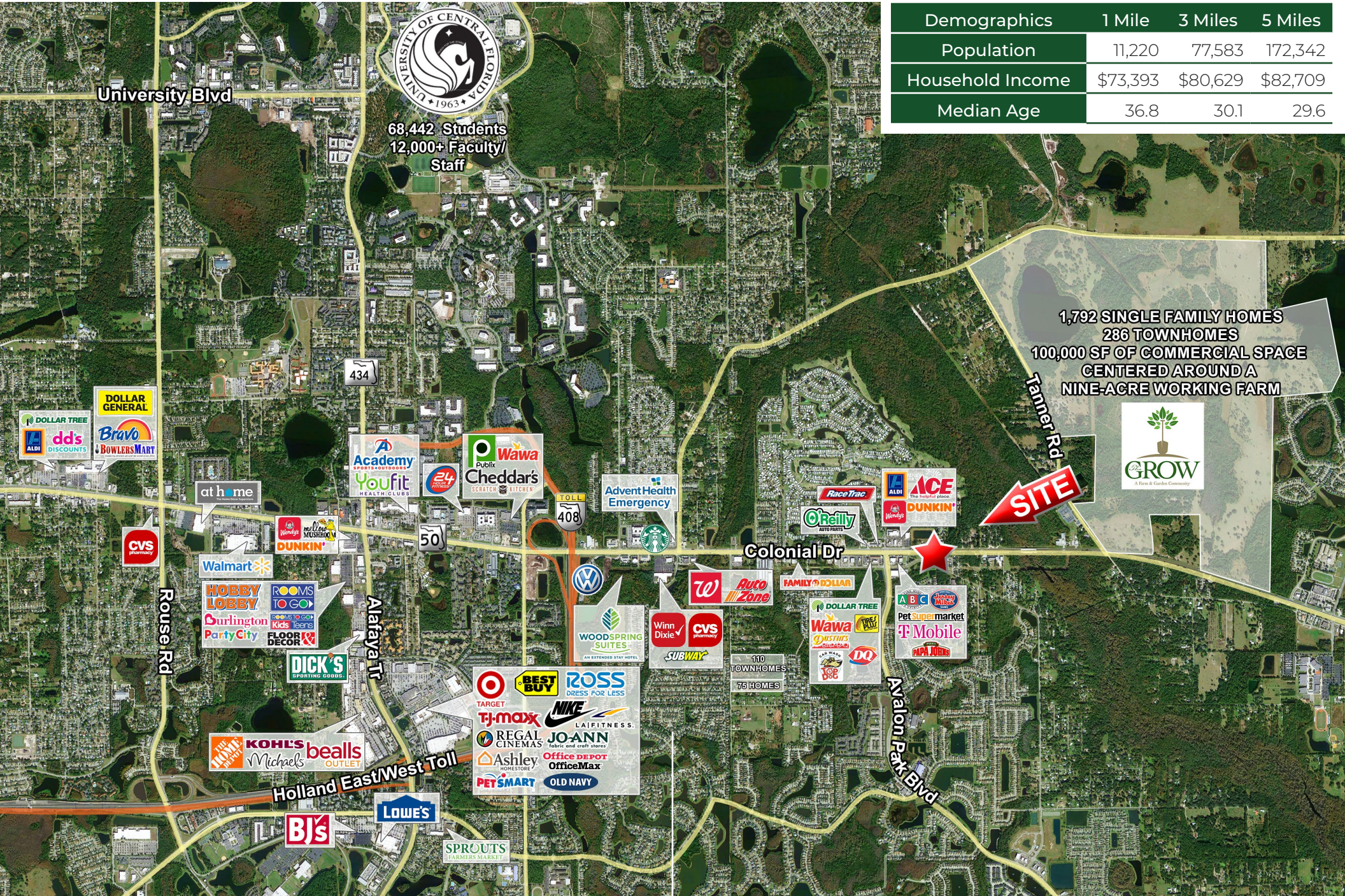
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COMMERCIAL REAL ESTATE SERVICES

Demographics	1 Mile	3 Miles	5 Miles
Population	11,220	77,583	172,342
Household Income	\$73,393	\$80,629	\$82,709
Median Age	36.8	30.1	29.6



68,442 Students
12,000+ Faculty/
Staff

1,792 SINGLE FAMILY HOMES
286 TOWNHOMES
100,000 SF OF COMMERCIAL SPACE
CENTERED AROUND A
NINE-ACRE WORKING FARM



DOLLAR TREE
DOLLAR GENERAL
ALDI
dd's DISCOUNTS
Bravo
BOWLERSMART

at home
Academy SPORTS + OUTDOORS
Youfit HEALTH CLUBS
24 Hour Fitness
Wawa
Publix
Cheddar's
SCRATCH & KITCHEN

CVS pharmacy
Walmart
HOBBY LOBBY
ROOMS TO GO
Burlington
Party City
FLOOR & DECOR
DUNKIN'

DICK'S SPORTING GOODS
Winn Dixie
CVS pharmacy
SUBWAY

KOHL'S
bealls
MICHAEL'S
OUTLET

BJ's
LOWE'S
SPROUTS FARMERS MARKET

TARGET
BEST BUY
ROSS DRESS FOR LESS
TJ-maxx
NIKE LAIFITNESS
REGAL CINEMAS
JO-ANN Fabric and craft stores
Ashley HOMESTORE
Office DEPOT
OfficeMax
PET SMART
OLD NAVY

Winn Dixie
CVS pharmacy
SUBWAY

Wawa
DOLLAR TREE
ABC
Pet Supermarket
T Mobile
PAPA JOHN'S

110 TOWNHOMES
75 HOMES

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DOLLAR TREE
ABC
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PAPA JOHN'S

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ABC
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PAPA JOHN'S

ACE
DUNKIN'
Wendy's

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OPTION 2 | PROPOSED QSR

