

# LEASING OPPORTUNITY | MAJOR ORLANDO HWY SR 50

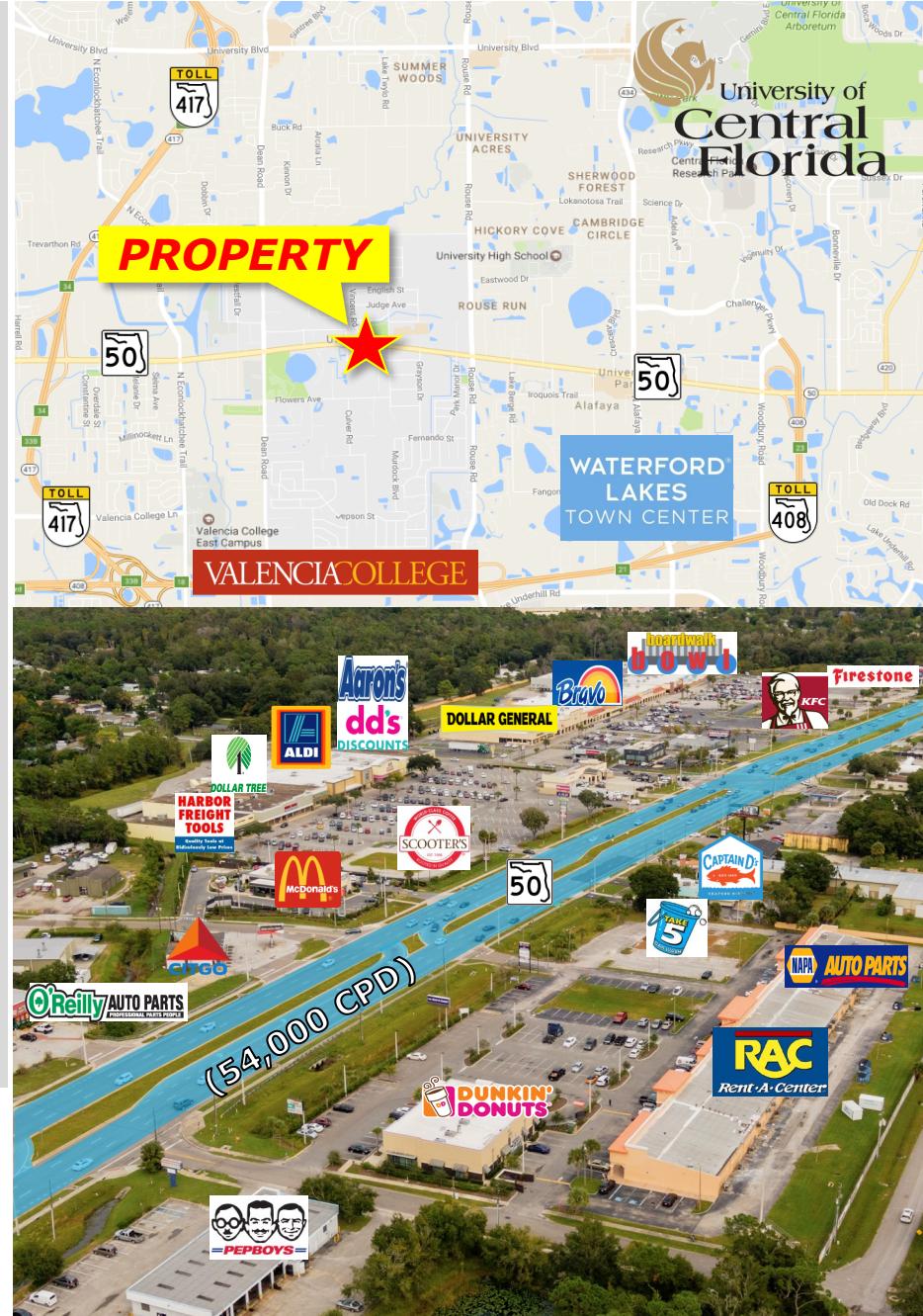
JOIN DUNKIN', RENT-A-CENTER, NAPA AUTO, JUICI PATTIES & +20 TENANTS

10376 E Colonial Dr (SR 50), Orlando, FL 32817



## PROPERTY FEATURES

- ♦ Corner of E Colonial Dr and Culver Rd
- ♦ Between major signalized intersections of SR 50/Dean Rd and SR 50/Rouse Rd. Nearest signalized crossing is 0.2 mi away
- ♦ Heavy traffic (54,000 CPD)—Road widened to six lanes in 2017
- ♦ Densely populated (116,000 to 283,000 residents in 3 to 5 mi radius)
- ♦ Newly-renovated and redeveloped retail center leased by Rent-A-Center, Dunkin, Napa Auto
- ♦ Directly across from Aldi, Dollar Tree, Dollar General, McDonalds, KFC and a few blocks from Walmart
- ♦ Close to UCF (3 mi), Valencia College (1 mi) and Full Sail University (6 mi)
- ♦ Pole signage on highway



## AMEER DIAB, BROKER

O: (407) 352-0175

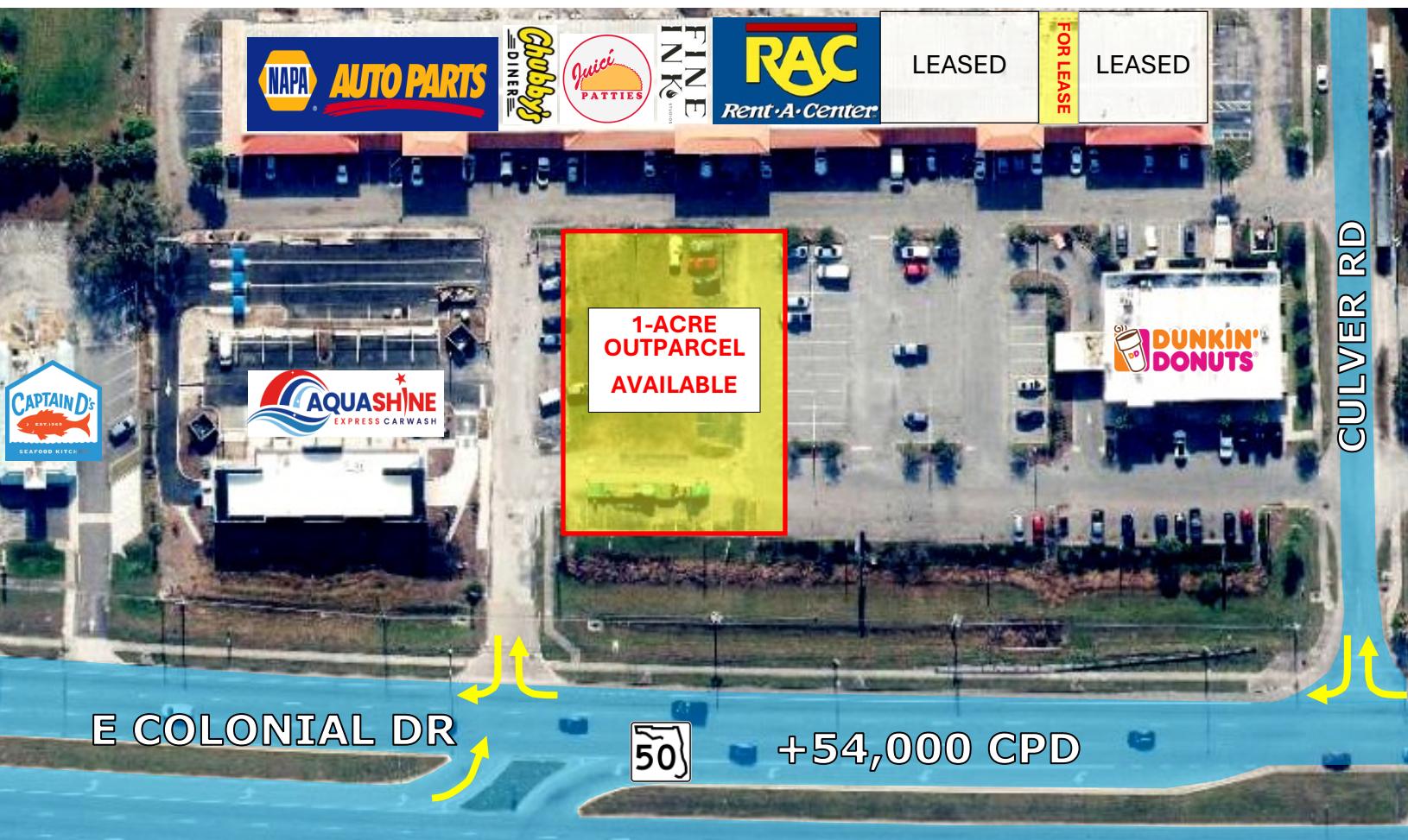
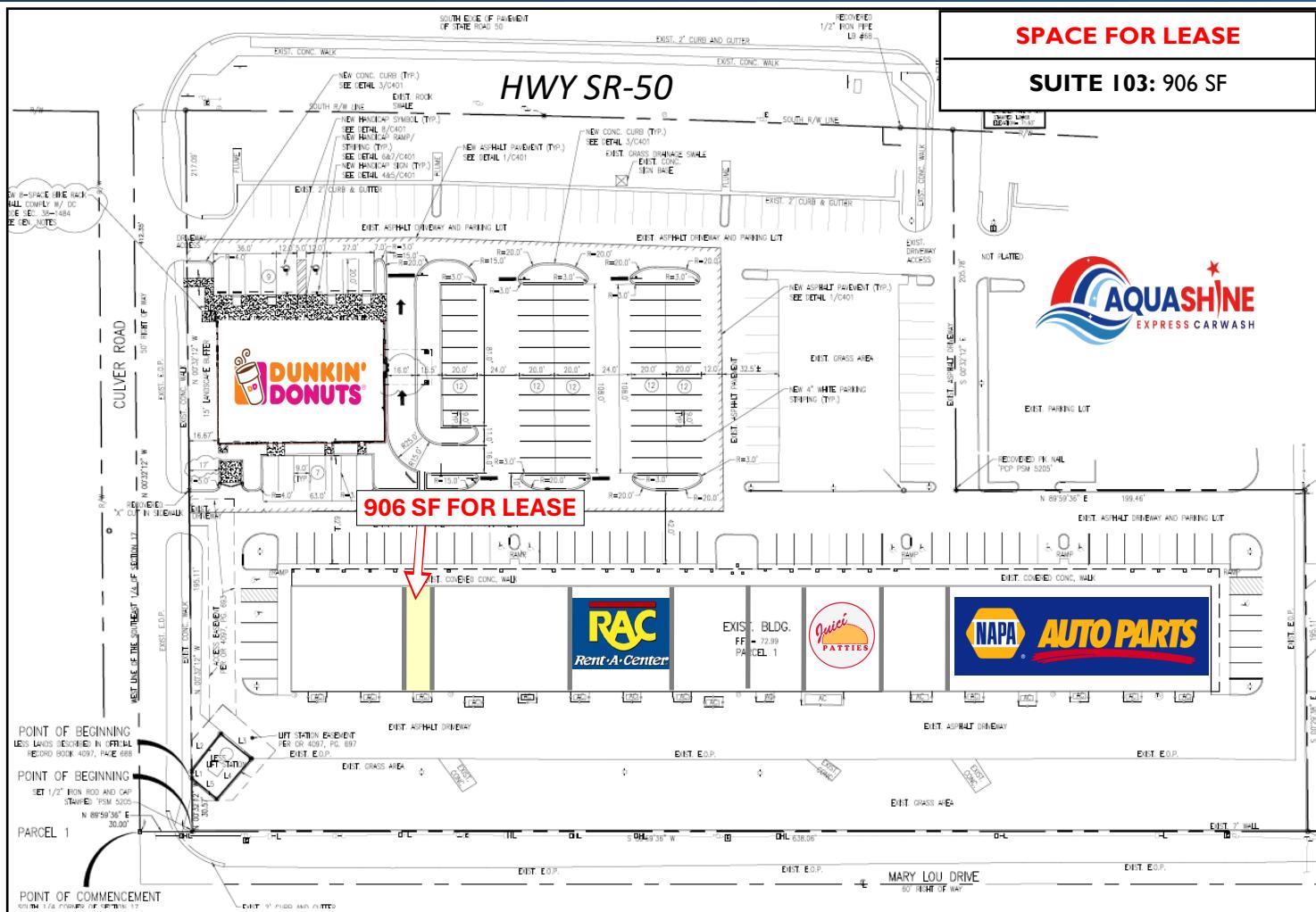
M: (407) 222-9336

diabameer@sundev.com

BK3253677



# SITE PLAN & SPACE INFORMATION



# AREA INFORMATION



## DEMOGRAPHICS (2025)

	1 MI	3 MI	5 MI
POPULATION	10,500	116,000	283,200
AVG HH INCOME	\$87,000	\$90,500	\$99,000
EMPLOYEES	11,750	119,430	295,400

## TRAFFIC COUNTS (2022)

ROADS	VEHICLES PER DAY
E Colonial Dr (SR 50), between Dean Rd & Rouse Rd	54,000
Dean Rd	28,000
Rouse Rd	23,000

