## PAD-READY OUTPARCEL AVAILABLE | 200" FRONTAGE HWY FRONTAGE

Major Orlando Hwy S.R. 50 | 2 MI from Waterford Lakes—3 MI from UCF 10392 E Colonial Dr (S.R. 50), Orlando, FL 32817 | Join Dunkin, Napa, Rent-A-Center and 20 other



### **PROPERTY FEATURES**

- 0.96-Acre Outparcel Pad on Hwy 50 between
  Dean and Rouse roads
- Frontage: 200 FT on Hwy 50
- Heavy traffic (57,500 CPD)—Road recently widened to accommodate traffic surge
- Densely populated (100,000 to 260,000 people in 3 to 5 mi radius)
- Join 20+ tenants, including Rent-A-Center,
  Dunkin, Napa Auto, and Allstate
- 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)
- Two ingress/egress points from Hwy 50
- Surplus parking
- Pylon signage



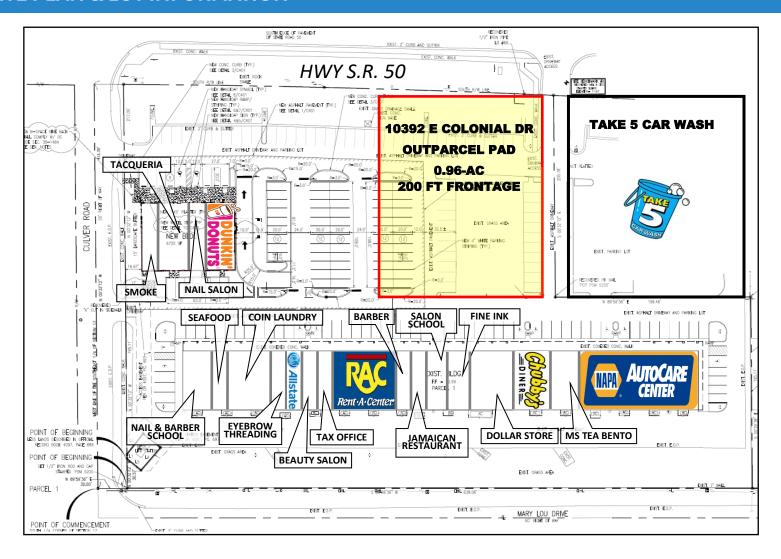
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## **SITE PLAN & LOT INFORMATION**





# **AREA INFORMATION**



DEMOGRAPHICS (2022)			
	1 MI	3 MI	5 MI
POPULATION	11,000	151,000	353,000
MEDIAN HH INCOME	\$72,300	\$74,600	\$76,000
EMPLOYEES	22,700	130,000	295,000

TRAFFIC COUNTS (2022)			
ROADS	VEHICLES PER DAY		
E Colonial Dr (SR 50), between Dean Rd & Rouse Rd	57,260		
Dean Rd	19,800		
Rouse Rd	23,300		

