

# FORMER NAPA AUTO PARTS BUILDING - PERFECT FOR USER OR INVESTOR!

5307 E. COLONIAL DRIVE • ORLANDO, FL 32807



## SALE/LEASE



ORLANDO FASHION SQUARE MALL	
FLOOR & DECOR	MACY'S
PLANET FITNESS	SPENCER'S GIFTS
HOT TOPIC	PANERA BREAD
OLIVE GARDEN	EXPRESS
JC PENNY	LONGHORN
DILLARDS	THE LIMITED
SMOKEY BONES	CHARLOTTE RUSSE

DOWNTOWN BALDWIN PARK	
CVS	PUBLIX
PLANET SMOOTHIE	GATOR'S DOCKSIDE
FIVE GUYS	SUBWAY
SEITO SUSHI	SUNTRUST
EAST COAST FLOATS	OSPREY TAVERN
DANCE 360	IN STYLE HAIR

EAST ORLANDO SHOPPING CENTER	
PIZZA HUT	AUTOZONE
BRAVO SUPERMARKET	DISCOUNT TIRE
7-11	DOLLAR TREE
VALVOLINE	TIRES 4U
SHERWIN WILLIAMS PAINT	MARTIN'S BARBERSHOP
AMSCOT	FL CAREER COLLEGE

LEASE PRICE.....\$15.00 NNN  
 BUILDING SIZE..... 10,916 RSF  
 VACANT SUITE ..... 5,901 RSF  
 ZONING .....C-2  
 LAND SIZE.....0.44 ACRES  
 PARKING .....4/1000  
 SIGNAGE.....MONUMENT/  
 BUILDING

This former NAPA Auto Parts Box is located on the highly traveled East Colonial Rd. This dual Tenant building has one VACANT suite making this an IDEAL property for an OWNER/USER or an INVESTOR. An Owner/User can use the current income on the property to offset their debt service which effectively makes the effective operating cost of the space \$10.09 NNN PSF when comparing to lease rates. This is a perfect way for a business to offset their operating cost and build equity. Alternatively, and investor with a Tenant in tow (or not) can buy this at our LOW ask rate and plug in a Tenant at \$15.00 NNN and instantly turn the property into an 8.36% CAP! Don't miss this opportunity!

### CONTACT US

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\*The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified



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# 5307 East Colonial Drive - Traffic / Parking



5,901 ± SF

(All Measurements are Approximate)

