

7367 E COLONIAL DR

7367 E Colonial Dr | Orlando, FL

OFFERING MEMORANDUM



INVESTMENT • SALES • LEASING



2 ACRES AVAILABLE

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INVESTMENT • SALES • LEASING

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ISLcommercial.com

01

Executive Summary

Investment Summary

Location Summary

OFFERING SUMMARY

ADDRESS	7367 E Colonial Dr Orlando FL 32807
COUNTY	Orange
MARKET	Orlando
SUBMARKET	East Colonial and Goldenrod
PRICE	\$984,700
PRICE PSF	\$10.95
LAND SF	89,932 SF
LAND ACRES	2.06
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	RSTD C-2
# OF PARCELS	1
APN	14-22-30-0000-00-051

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Population	9,048	114,217	304,501
2023 Median HH Income	\$44,519	\$59,602	\$62,846
2023 Average HH Income	\$62,060	\$90,158	\$95,803

Property Highlights

- The daily traffic count is above 50,000 cars. There is sewer available at the property. This property is surrounded by national tenants such as Mc Donald's, CVS, Subway, Burger King, Sam's Club, AMSCOT, Papa Johns.

While wetlands are present, the chance to secure a 2-acre parcel in such a high traffic area, where similar plots fetch a minimum of \$1 million per acre within a 20-mile radius of Orange County, this is a good opportunity for creative and savvy investors to capitalize on this deal.

This parcel is zoned RSTD C-2. Retail uses.

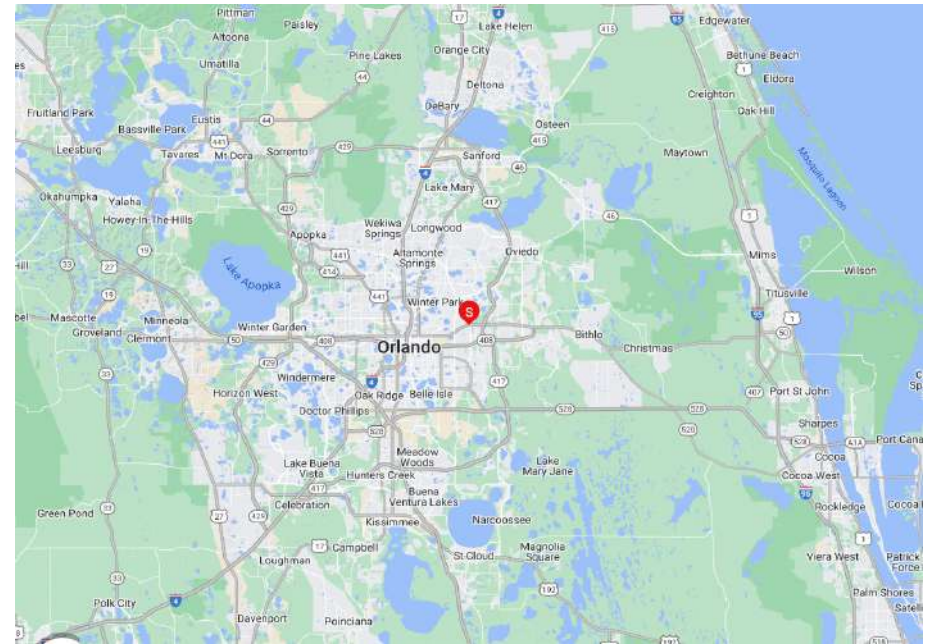
Please note there are wetlands at this property. Please confirm with Orange County as to what needs to be done to mitigate this site.

ISL Commercial recently sold a 1/2 acre property at Golden Road and E Colonial across the street from this property at 7424 E Colonial Dr. 7900 E Colonial Dr, A little further north sold for \$1million.

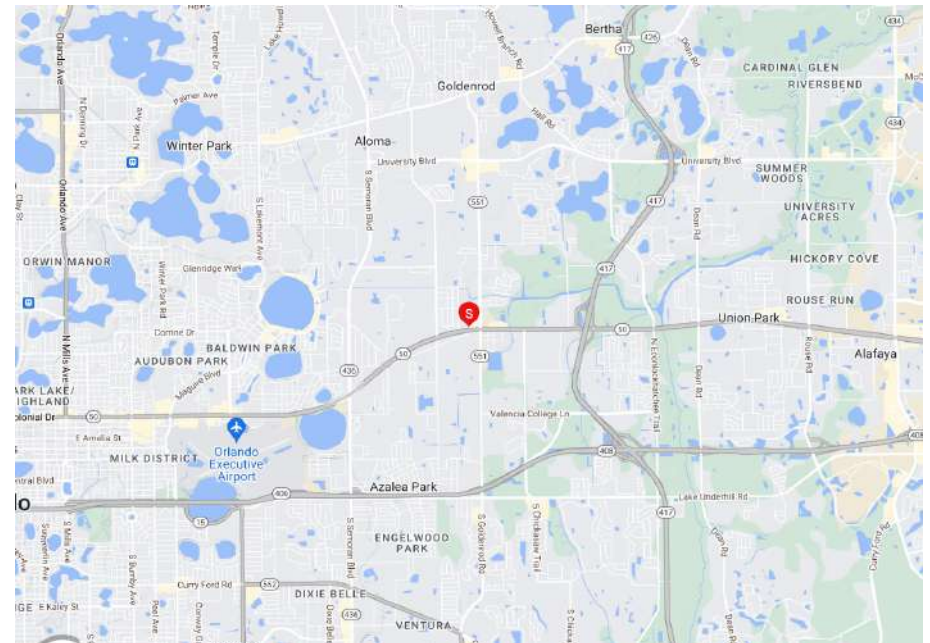
Location Highlights

- 7367 E Colonial Dr is located three doors away from the signalized intersection of Goldenrod road. That corner has a vehicle traffic count of 150,000 cars per day. The property is 2.5 miles from 408. East Colonial drives directly into downtown Orlando.

Regional Map



Locator Map



02

Property Description

Property Features

Aerial Map

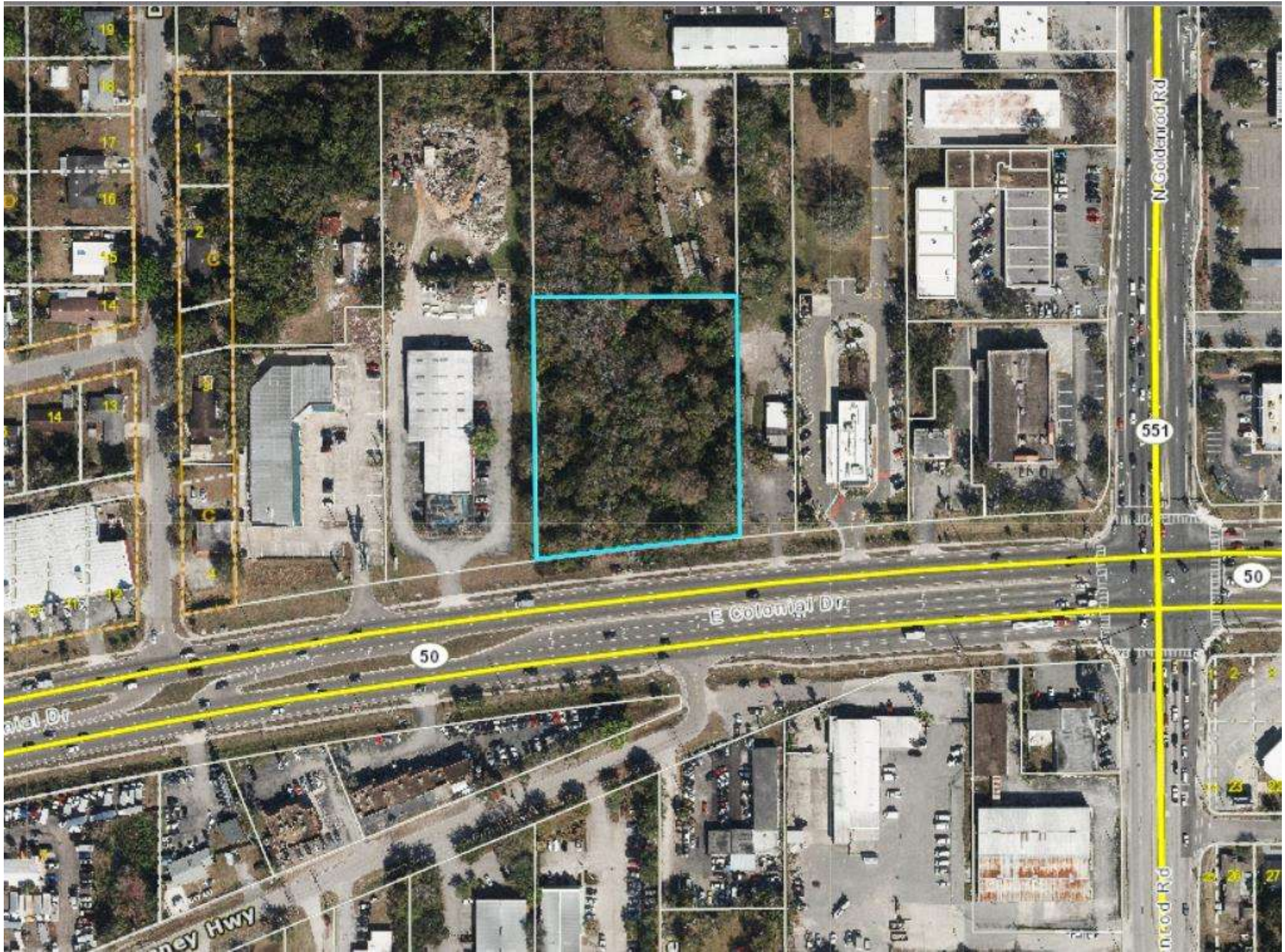
Property Images

PROPERTY FEATURES

LAND SF	89,932
LAND ACRES	2.06
# OF PARCELS	1
ZONING TYPE	RSTD C-2
TRAFFIC COUNTS	49,930

NEIGHBORING PROPERTIES

NORTH	Sam's Club and Walmart
SOUTH	Creative Multicare Plumbing
EAST	Mc Donald's
WEST	Artesian Pools



Inter Park Pines
Golf Club

**SUBJECT
PROPERTY**



ISL
COMMERCIAL

INVESTMENT • SALES • LEASING

**7367 E COLONIAL DR
ORLANDO, FL**



HCA Florida
Healthcare

Walmart
Neighborhood Market

Walgreens

Wawa

HONDA

HONDA

BARRY
UNIVERSITY

MAZDA

7-ELEVEN

AutoZone

ORLANDO

50

Bravo
DOLLAR TREE

PET SMART
PetSmart AUTO PARTS

FLOR GROWN

THE HOME
DEPOT

Advance
Auto Parts

TRUCK
REPAIR

Domino's

cricket
wireless

MI Viejo
San Juan

BARRY
UNIVERSITY

MAZDA

7-ELEVEN

AutoZone

ORLANDO

50

Bravo
DOLLAR TREE

PET SMART
PetSmart AUTO PARTS

FLOR GROWN

THE HOME
DEPOT

sam's club

DUNKIN'

Wendy's

JALISCO
TAPAS RESTAURANT

D'BEST
FLOORZ & MORE

MI Viejo
San Juan

BARRY
UNIVERSITY

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THE HOME
DEPOT

AMSCOT

PAPA JOHN'S

CIRCLE K

MI Viejo
San Juan

D'BEST
FLOORZ & MORE

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03

Demographics

Demographics

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,530	93,013	248,850
2010 Population	7,477	98,053	262,044
2023 Population	9,048	114,217	304,501
2028 Population	8,901	114,261	304,647
2023 African American	1,006	11,134	28,411
2023 American Indian	77	809	1,671
2023 Asian	506	6,539	16,407
2023 Hispanic	5,410	52,083	123,806
2023 Other Race	2,103	18,477	43,248
2023 White	3,210	52,612	153,514
2023 Multiracial	2,139	24,523	60,956
2023-2028: Population: Growth Rate	-1.65 %	0.05 %	0.05 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	490	5,316	12,776
\$15,000-\$24,999	361	3,783	9,730
\$25,000-\$34,999	404	4,182	10,892
\$35,000-\$49,999	460	5,570	14,558
\$50,000-\$74,999	642	7,891	21,433
\$75,000-\$99,999	390	6,646	17,043
\$100,000-\$149,999	235	6,006	17,389
\$150,000-\$199,999	101	2,639	7,872
\$200,000 or greater	75	3,199	10,181
Median HH Income	\$44,519	\$59,602	\$62,846
Average HH Income	\$62,060	\$90,158	\$95,803

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,725	38,181	106,618
2010 Total Households	2,634	39,473	106,556
2023 Total Households	3,158	45,233	121,874
2028 Total Households	3,137	45,709	123,300
2023 Average Household Size	2.85	2.50	2.43
2000 Owner Occupied Housing	1,459	19,408	55,574
2000 Renter Occupied Housing	1,151	17,063	45,302
2023 Owner Occupied Housing	1,526	21,782	62,150
2023 Renter Occupied Housing	1,632	23,451	59,724
2023 Vacant Housing	169	2,885	7,467
2023 Total Housing	3,327	48,118	129,341
2028 Owner Occupied Housing	1,560	22,582	63,844
2028 Renter Occupied Housing	1,577	23,127	59,456
2028 Vacant Housing	204	3,062	8,187
2028 Total Housing	3,341	48,771	131,487
2023-2028: Households: Growth Rate	-0.65 %	1.05 %	1.15 %

Source: esri

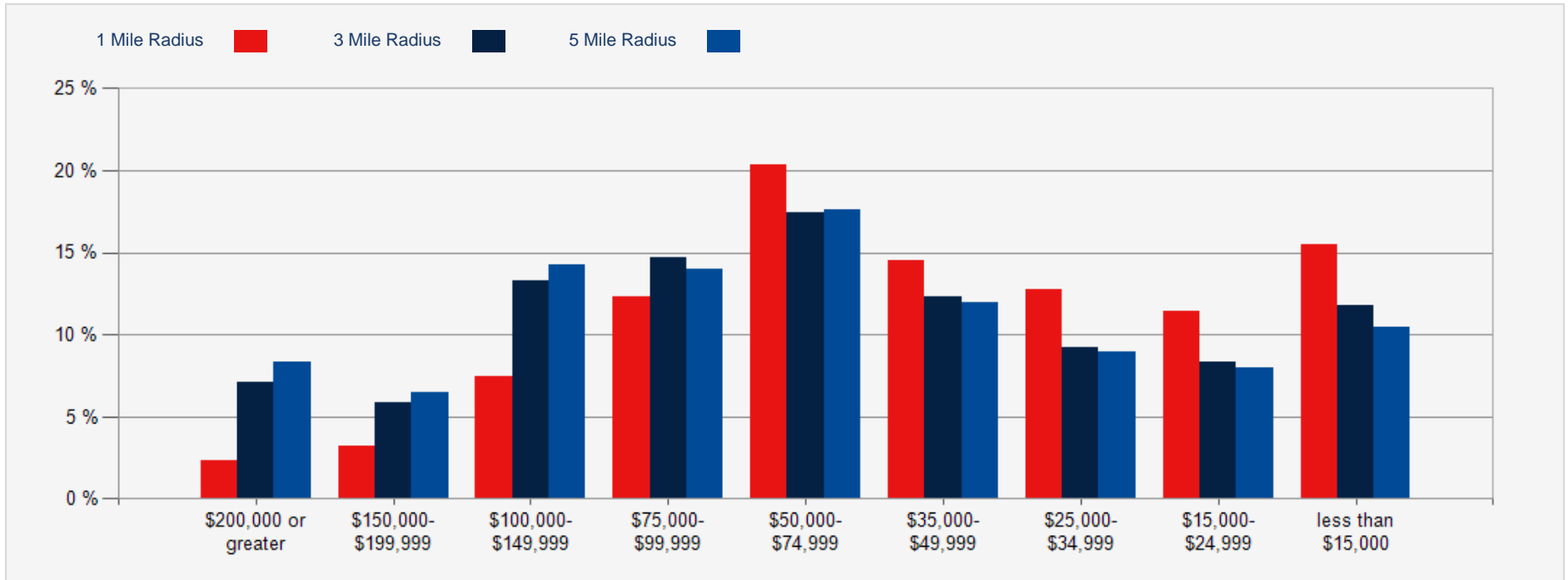
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	931	11,164	28,285
2023 Population Age 35-39	600	8,114	21,806
2023 Population Age 40-44	510	6,654	18,731
2023 Population Age 45-49	449	6,018	16,411
2023 Population Age 50-54	442	6,168	17,005
2023 Population Age 55-59	464	6,286	17,331
2023 Population Age 60-64	406	5,965	16,886
2023 Population Age 65-69	343	5,108	14,431
2023 Population Age 70-74	284	4,248	12,072
2023 Population Age 75-79	193	2,845	8,267
2023 Population Age 80-84	132	1,970	5,510
2023 Population Age 85+	101	2,148	5,620
2023 Population Age 18+	7,263	93,301	250,597
2023 Median Age	32	34	35

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$46,311	\$58,806	\$60,414
Average Household Income 25-34	\$60,738	\$84,230	\$85,609
Median Household Income 35-44	\$53,071	\$77,609	\$80,895
Average Household Income 35-44	\$68,765	\$112,670	\$115,748
Median Household Income 45-54	\$54,704	\$78,506	\$83,157
Average Household Income 45-54	\$72,047	\$114,586	\$120,489
Median Household Income 55-64	\$51,328	\$68,511	\$74,260
Average Household Income 55-64	\$72,427	\$101,897	\$111,306
Median Household Income 65-74	\$39,771	\$54,921	\$56,327
Average Household Income 65-74	\$62,401	\$83,228	\$89,529
Average Household Income 75+	\$47,228	\$59,900	\$66,697

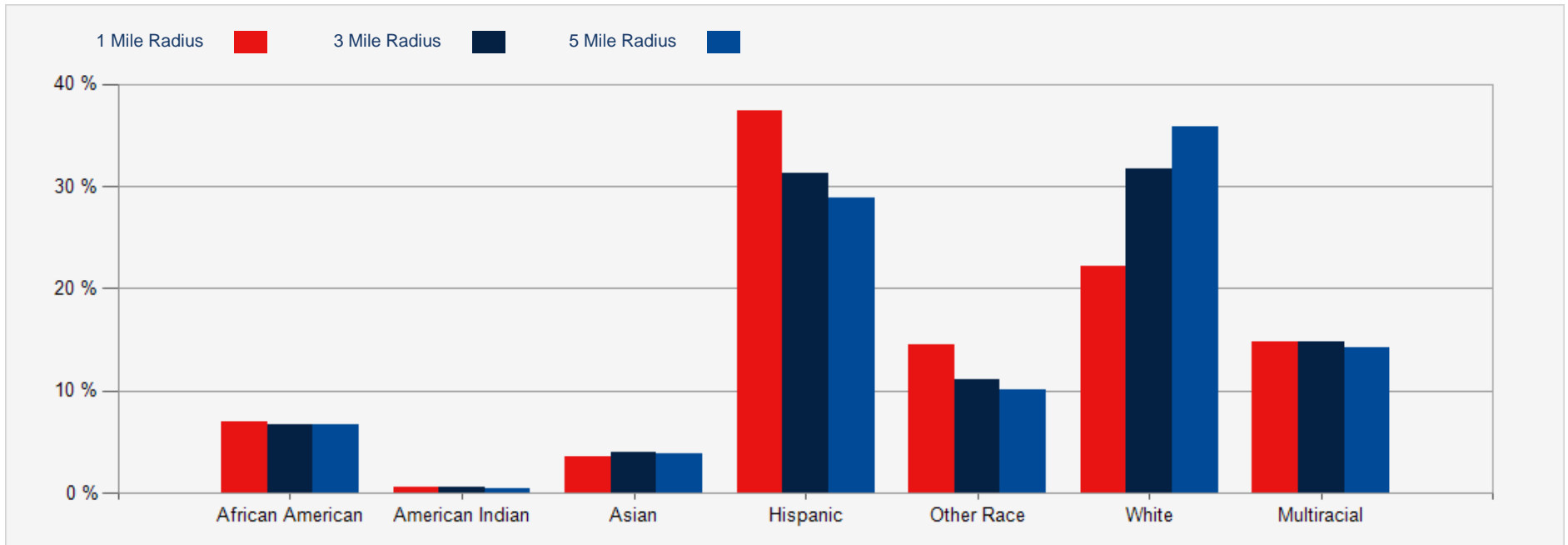
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	809	9,512	23,231
2028 Population Age 35-39	783	9,669	25,513
2028 Population Age 40-44	500	7,072	19,881
2028 Population Age 45-49	457	6,285	17,789
2028 Population Age 50-54	402	5,636	15,618
2028 Population Age 55-59	399	5,688	15,791
2028 Population Age 60-64	393	5,572	15,722
2028 Population Age 65-69	336	5,172	14,797
2028 Population Age 70-74	273	4,406	12,577
2028 Population Age 75-79	203	3,436	9,917
2028 Population Age 80-84	135	2,269	6,578
2028 Population Age 85+	112	2,352	6,303
2028 Population Age 18+	7,113	93,375	250,906
2028 Median Age	32	35	37

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$51,797	\$68,824	\$69,762
Average Household Income 25-34	\$68,885	\$100,950	\$100,064
Median Household Income 35-44	\$59,633	\$85,534	\$90,538
Average Household Income 35-44	\$80,798	\$123,392	\$129,316
Median Household Income 45-54	\$61,228	\$86,703	\$93,692
Average Household Income 45-54	\$83,274	\$126,603	\$134,270
Median Household Income 55-64	\$56,250	\$78,426	\$84,308
Average Household Income 55-64	\$83,045	\$114,965	\$125,597
Median Household Income 65-74	\$45,834	\$66,324	\$68,023
Average Household Income 65-74	\$76,313	\$98,436	\$105,945
Average Household Income 75+	\$55,653	\$72,118	\$81,082

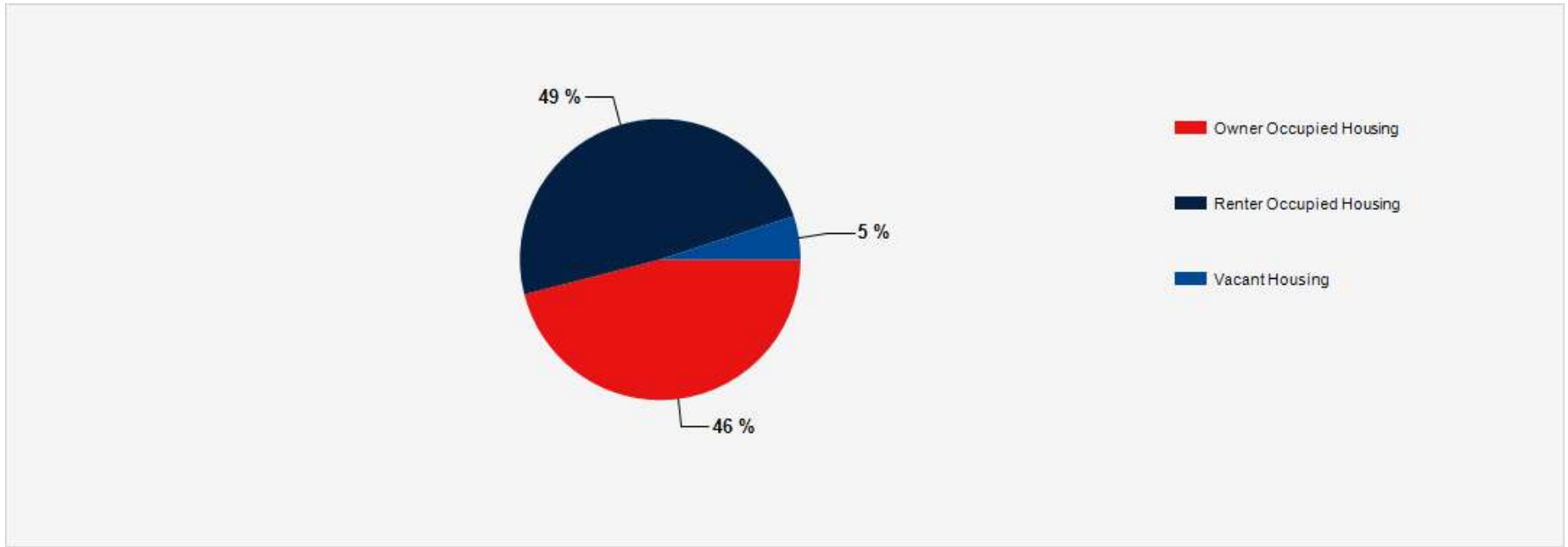
2023 Household Income



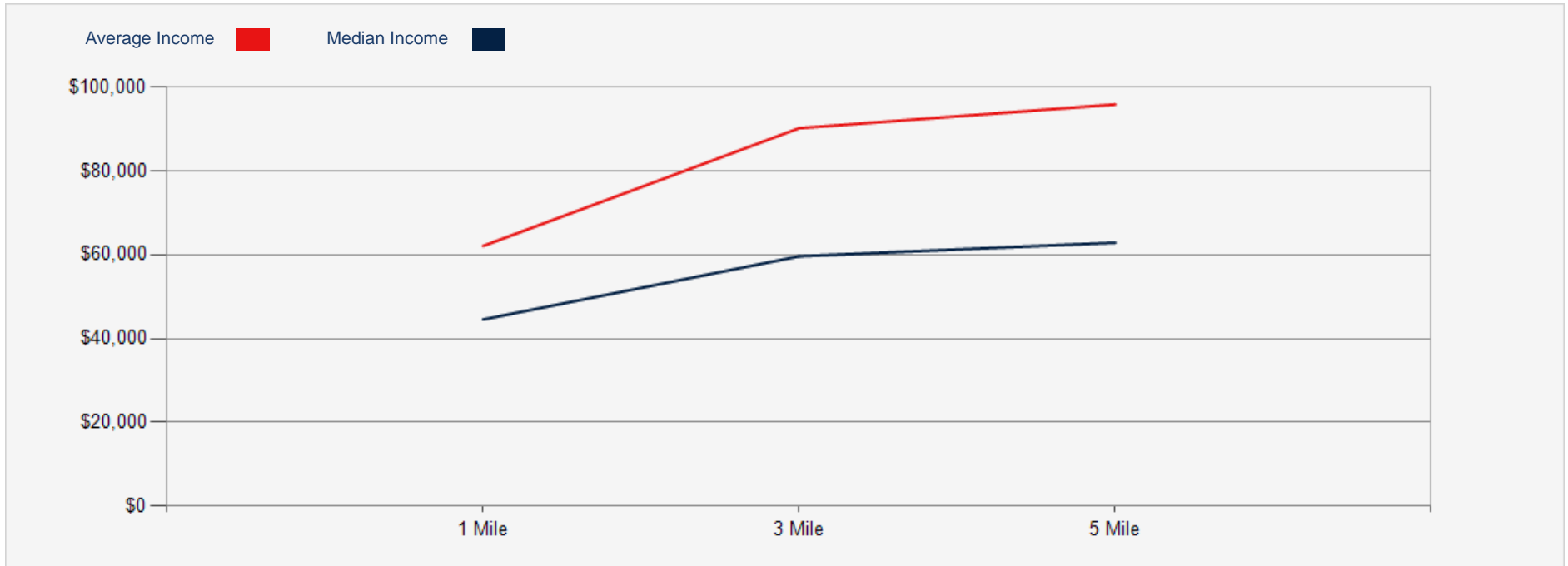
2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



04

Company Profile

Advisor Profile





Oren Stephen
Principal

Oren Stephen of ISL Commercial Real Estate offers his knowledge and experience to every transaction. His strengths as a brokerage professional include securing and servicing new and repeat business through a passion for effective client business needs assessment, understanding the mindset of an investor, tenant or landlord, and creating successful client outcomes. Oren has a successful track record of selling and leasing Single Tenant Net Leased Retail Properties, Retail Strip Centers, Office Buildings, and Warehouses.

Oren Stephen is a graduate of Duquesne University with a Bachelor's Degree in Business Management. He is committed to the highest quality of service for his clients, making their real estate investment, sales, purchasing, and leasing goals his highest priority. Oren started in his commercial real estate career after college as an intern in the Washington DC office of Marcus and Millichap Real Estate Investment Services and then transitioned to Sales Associate specializing in Office, Industrial and Retail Investment properties in Maryland, DC, and Virginia.

While attending college, he played Division 1 singles and doubles in tennis on Duquesne's team. In his free time, he enjoys playing tennis, swimming, and paddle boarding

AGENT

Emmanuel Pena of ISL Commercial offers his knowledge and experience. His strengths include experience in acquiring investment properties, flipping distressed property and has consistently averaged 20 deals closed yearly since becoming a real estate agent. Emmanuel has a strong understanding of the mindset of investor's being an investor himself therefore creating successful client experiences. He is committed to the highest quality of service for his clients, with a successful track record of selling, leasing and adding value to the properties he purchased or sold.

Emmanuel started as a retail business owner in Massachusetts with 6 employees and operated for 5 years. He purchased his first property in 2016. He fell in love with real estate investing and property acquisition. Emmanuel plans to start a portfolio of commercial buildings and continue to help clients pursue their investment goals.

MICHAEL VOSS

Michael Voss has extensive knowledge of the local central Florida area. He is currently going to school for economics at UCF. He has his real estate license and is working with the ISL team on leasing and investing. He enjoys networking with emerging property developers and new business owners to help find functional office spaces for businesses. In Michael's spare time, he likes to skydive, hunt, and has a passion for outdoor activities.

FRANK DAVI, JR

Frank Davi, Jr.'s expertise and eclectic career journey set him apart in the investment arena. Boasting an impressive 17-year tenure, he's artfully navigated the worlds of luxury residential and commercial ventures, spanning from Central Florida to Northern California. His keen sense for balancing high-end aesthetics with practical buildouts has garnered attention and respect in the industry. With a Master's degree emphasizing spatial creativity, environmental site design, and tailored branding, Frank demonstrates a profound understanding of constructing spaces that resonate with clients and their specific business visions.

As a visionary entrepreneur, he's established an interior architecture firm and ventured into the realm of construction ownership on both U.S. coasts. His background reveals an in-depth knowledge of project development, complemented by a passion for crafting investment-grade spaces that offer compelling opportunities for stakeholders.

He's adept at connecting private equity investors and venture capitalists to ventures that not only supplement but also amplify their existing portfolios.

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The information contained herein is not a substitute for a thorough due diligence investigation. ISL Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, ISL Commercial has not verified, and will not verify, any of the information contained herein, nor has ISL Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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