

SITUATED AT SIGNALIZED HARD CORNER



former bank branch

3755 E COLONIAL DR
ORLANDO, FL



PROPERTY FEATURES

DRIVE THRU

Three Lane Drive Thru

BUILDING SIZE

3,118 SF

SITE SIZE

0.92 AC

PROPERTY TYPE

Former Bank Branch

LEASE EXPIRATION

8/24/2034

PARKING SPACES

24

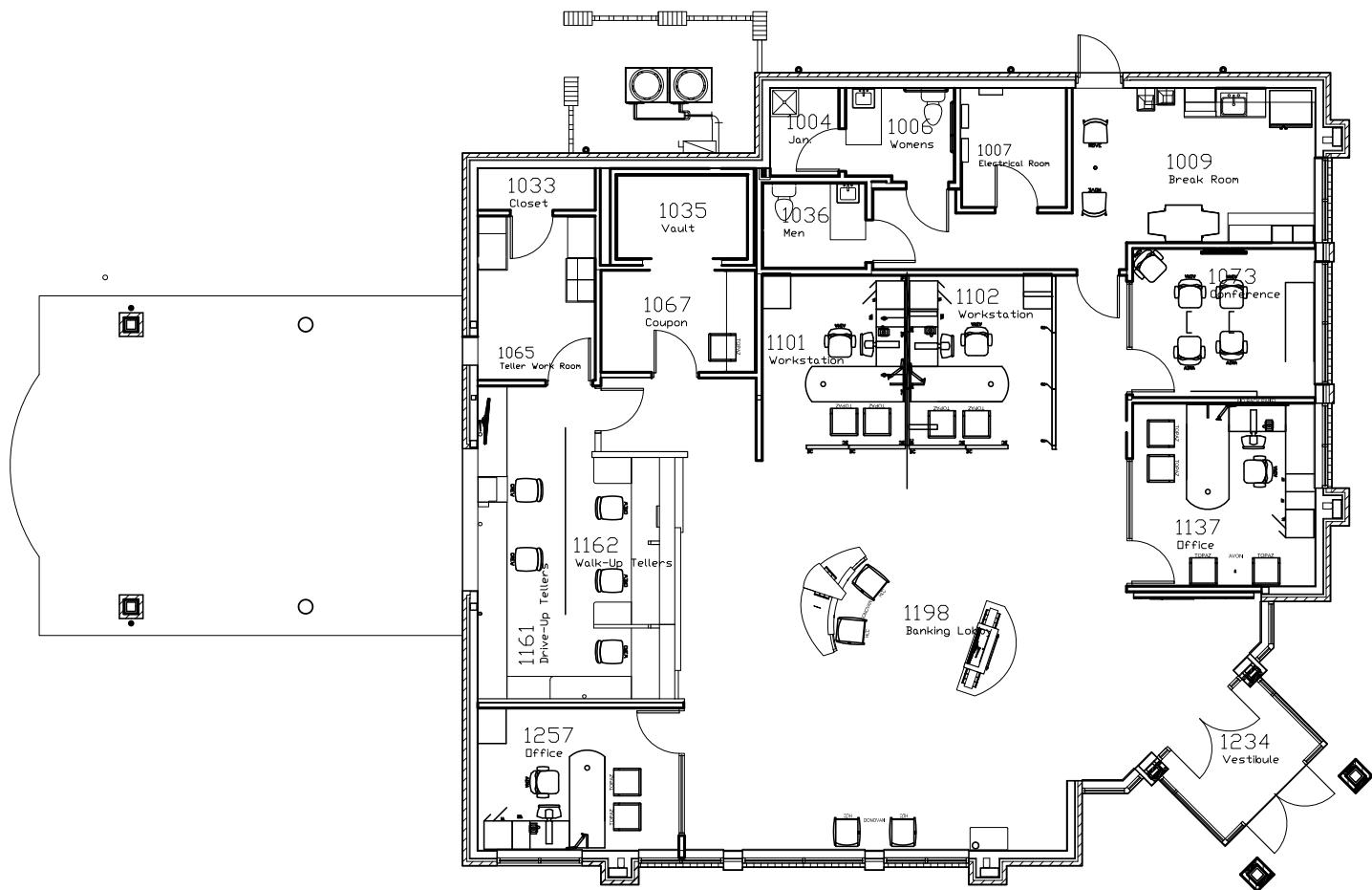
ASKING RATE

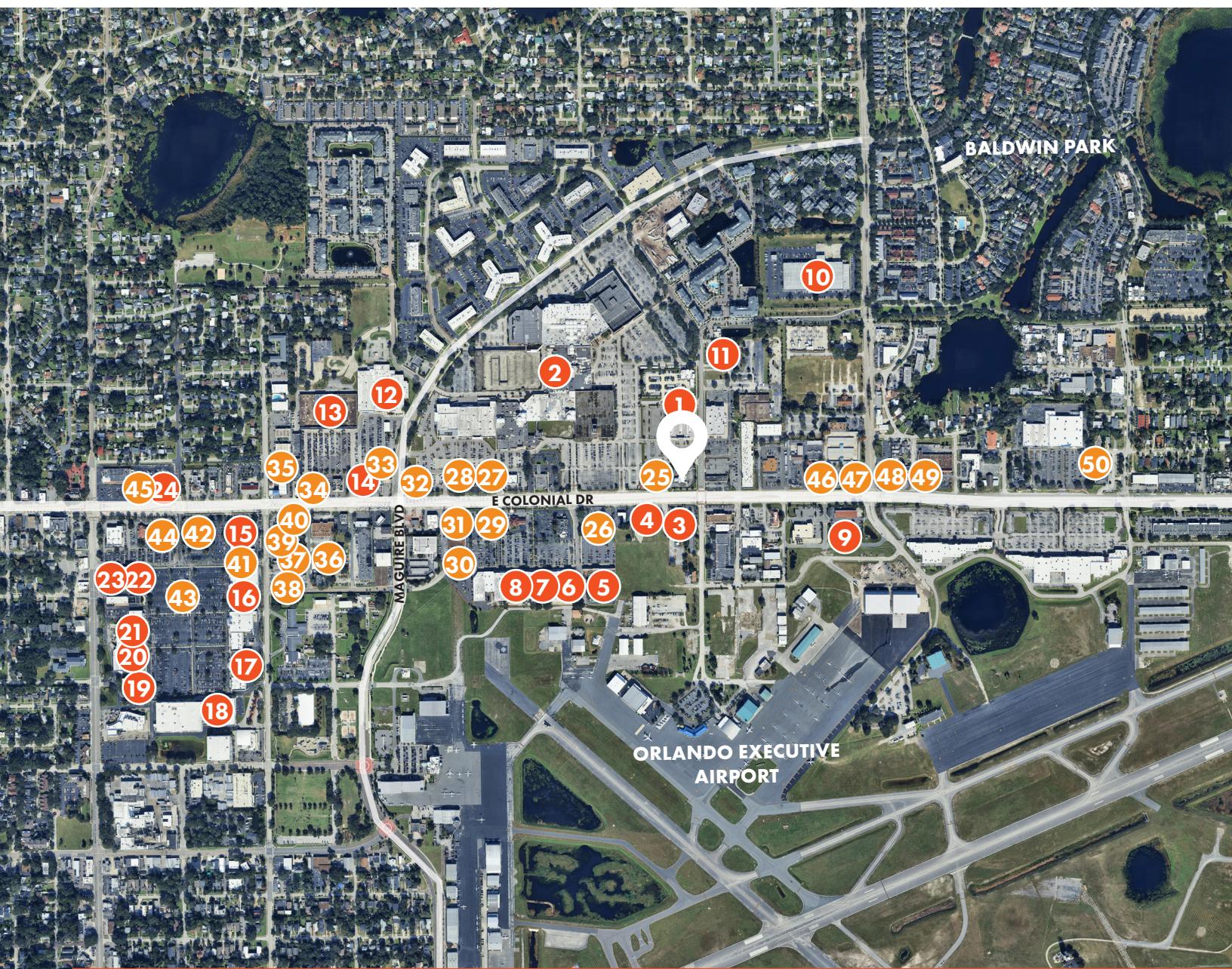
\$48.00 NNN



FLOOR PLAN

3,118 SF



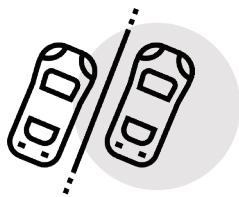


NEARBY AMENITIES

SHOPPING / CONVENIENCE	RESTAURANTS
<ol style="list-style-type: none"> 1. Dick's Sporting Goods 2. Fashion Square Mall 3. Verizon 4. Firestone 5. Joann Fabric 6. PetSmart 7. ALDI 8. Crunch Fitness 9. Wawa 10. FedEx Ship Center 11. United States Postal Service 12. Target 13. LA Fitness 	<ol style="list-style-type: none"> 14. T-Mobile 15. Total Wine & More 16. Hobby Lobby 17. Bath & Body Works 18. Ulta Beauty 19. Old Navy 20. Sprouts 21. Five Below 22. Barnes & Noble 23. Petco 24. Ace Hardware
	<ol style="list-style-type: none"> 25. Noodles and Company 26. Smokey Bones 27. Olive Garden 28. Del Taco 29. Pollo Tropical 30. Pizzeria Del-Dio 31. Kabookie Sushi 32. LongHorn Steakhouse 33. JUJU 34. Chipotle 35. Adelita's Mexican 36. A La Cart 37. Se7enBites 38. Smoke & Donuts BBQ
	<ol style="list-style-type: none"> 39. Pho Hoa Noodle Soup 40. Einstein Bros. Bagels 41. Potbelly Sandwich 42. Miller's Ale House 43. TooJay's Deli 44. Chick-fil-a 45. Chicken Fire 46. Arby's 47. Dunkin 48. Fazoli's 49. Taco Bell 50. Linda's La Cantina Steakhouse

DEMOCRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population	7,512	120,531	313,451
2024 Households	3,702	56,139	135,182
Avg Household Income	\$109,724	\$101,033	\$90,382



TRAFFIC

44,000 Annual Average Daily Traffic



ZONING:

AC-3 Metropolitan Activity Center



ALLOWABLE USES

Restaurants, Retail, Medical, Office,
Lab, Automotive, and more



TI ALLOWANCE:

Tenant Improvement Allowance Available



CONTACT US

GABE DE JESUS
PARTNER
407.650.1501
gabe.dejesus@foundrycommercial.com

former bank branch



± 3,118 SF AVAILABLE FOR SUBLLEASE