

SITUATED AT SIGNALIZED HARD CORNER



former bank branch

3755 E COLONIAL DR

ORLANDO, FL

± 3,118 SF AVAILABLE FOR SUBLEASE





## PROPERTY FEATURES

DRIVE THRU  
**Three Lane Drive Thru**

BUILDING SIZE  
**3,118 SF**

SITE SIZE  
**0.92 AC**

PROPERTY TYPE  
**Former Bank Branch**

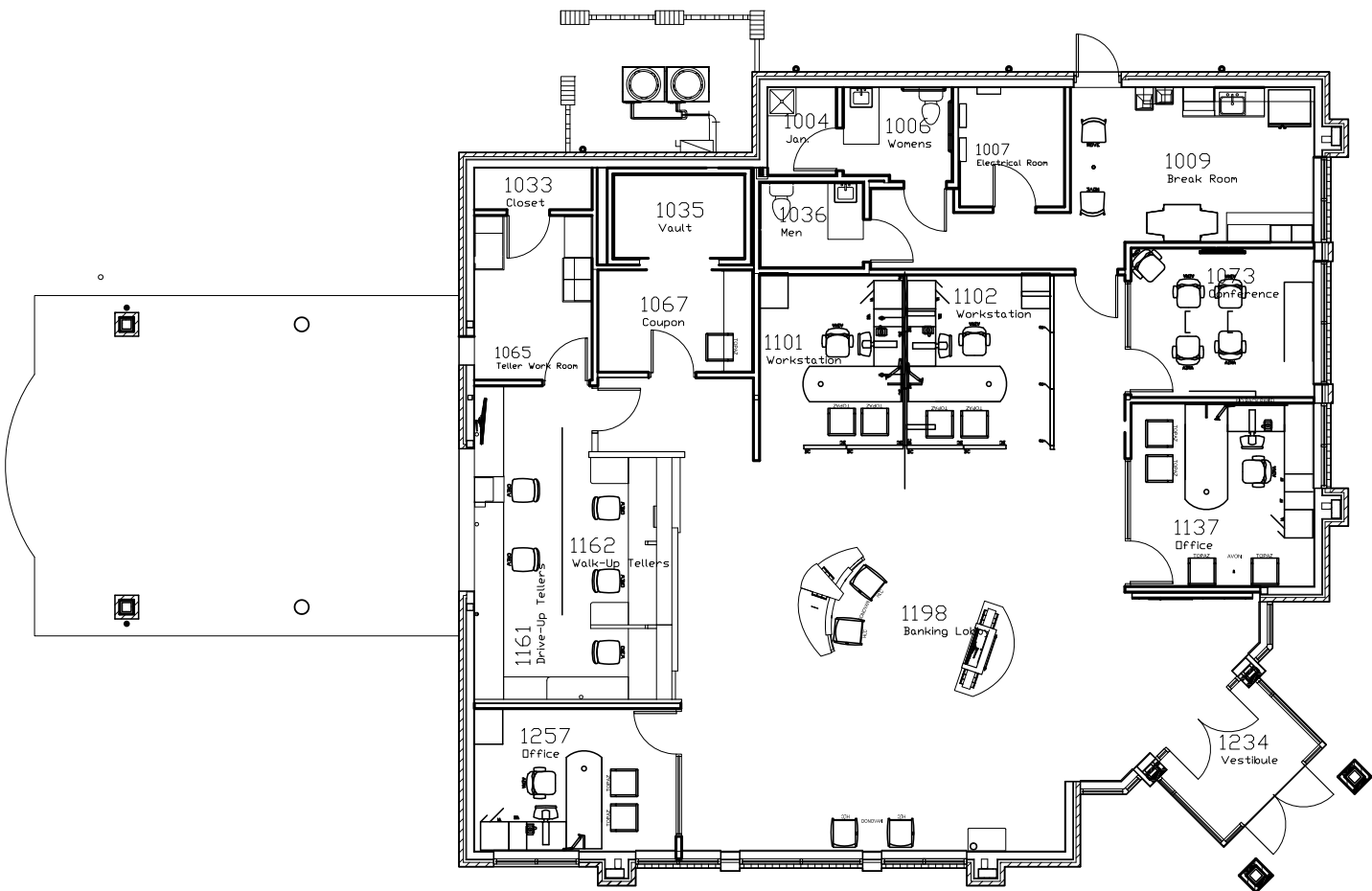
LEASE EXPIRATION  
**8/24/2034**

PARKING SPACES  
**24**

ASKING RATE  
**\$48.00 NNN**

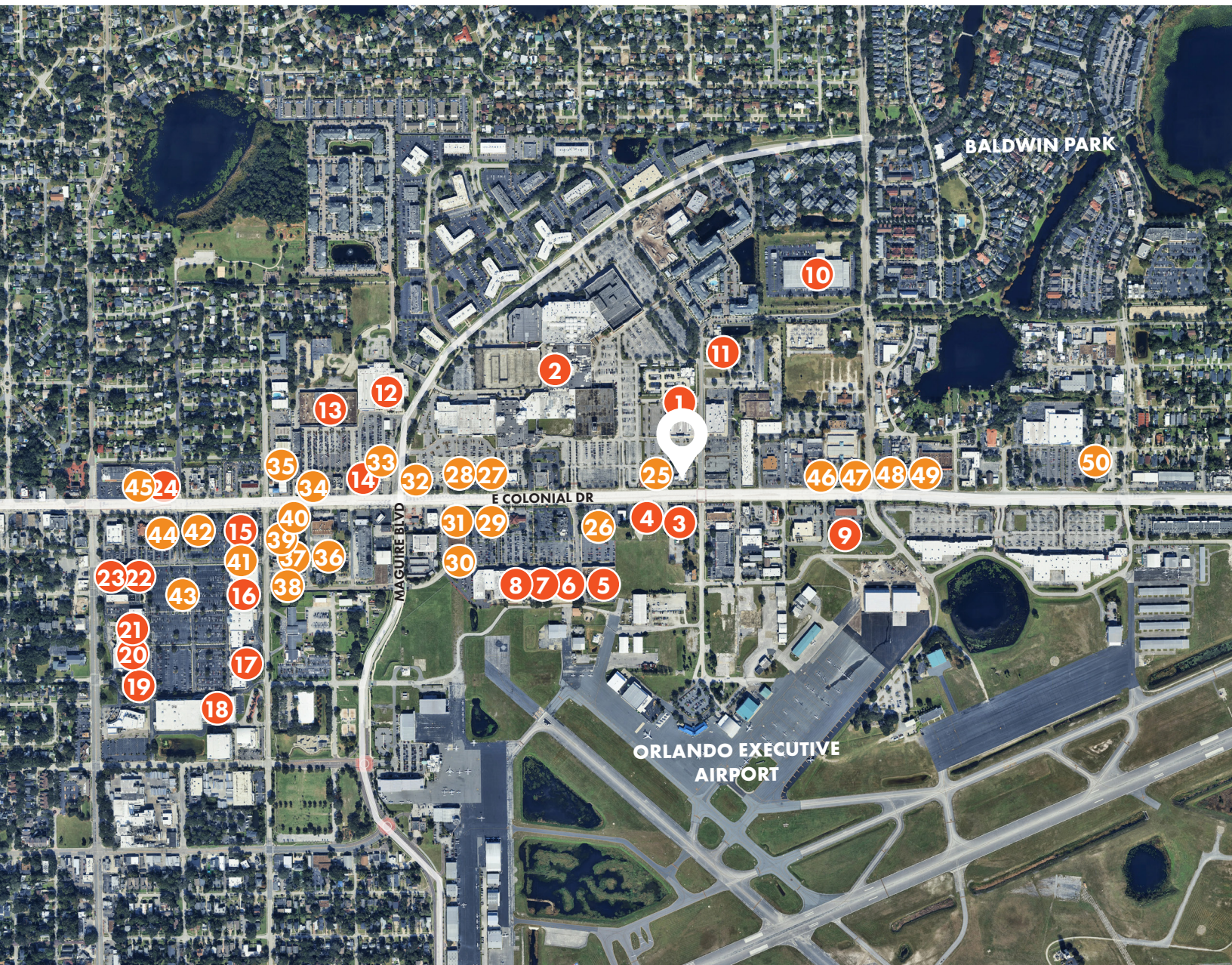


FLOOR PLAN  
3,118 SF



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## NEARBY AMENITIES

### SHOPPING / CONVENIENCE

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
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

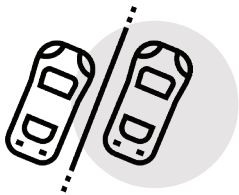
### RESTAURANTS

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
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



DEMOGRAPHICS

	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

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PARTNER

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COMMERCIAL

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