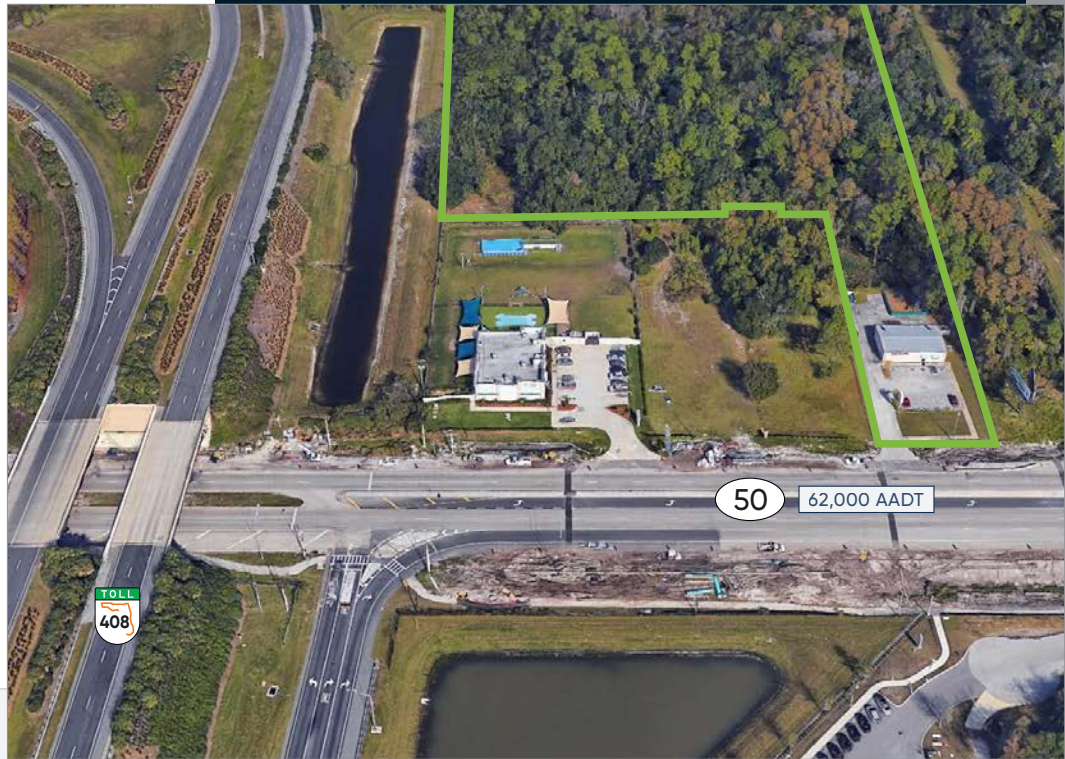
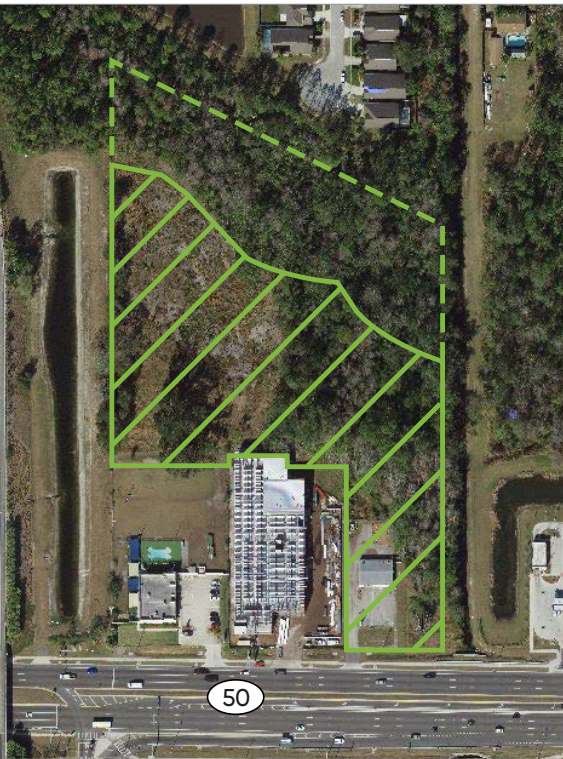




Bishop Beale Duncan
COMMERCIAL REAL ESTATE

12727 East Colonial Drive
Orlando, Florida 32826

DEVELOPMENT OPP. ON E. COLONIAL

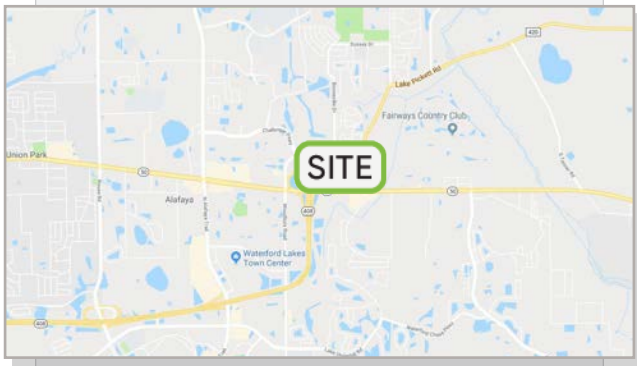


For Sale

- + **Sale Price:** Negotiable
- + **Land Size:** 8.17 Gross Acres
5.33 Developable
- + **Zoning:** R-2 & C-1

Highlights

- Future Land Use: 10 du/ac (Low-Medium Density Residential)
- Direct access to East Colonial Drive and quick access to the 408 East-West Expressway
- Road improvements are planned east along Highway 50
- Just 1.7 miles from the University of Central Florida campus consisting of over 68,000 students
- 169' of linear frontage on East Colonial Drive
- Potential Use: Student Housing/Multifamily
- 62,000 AADT on East Colonial Drive



JONATHAN CLAYTON
Associate
(407) 734.7212
Jonathan@BBDRE.com

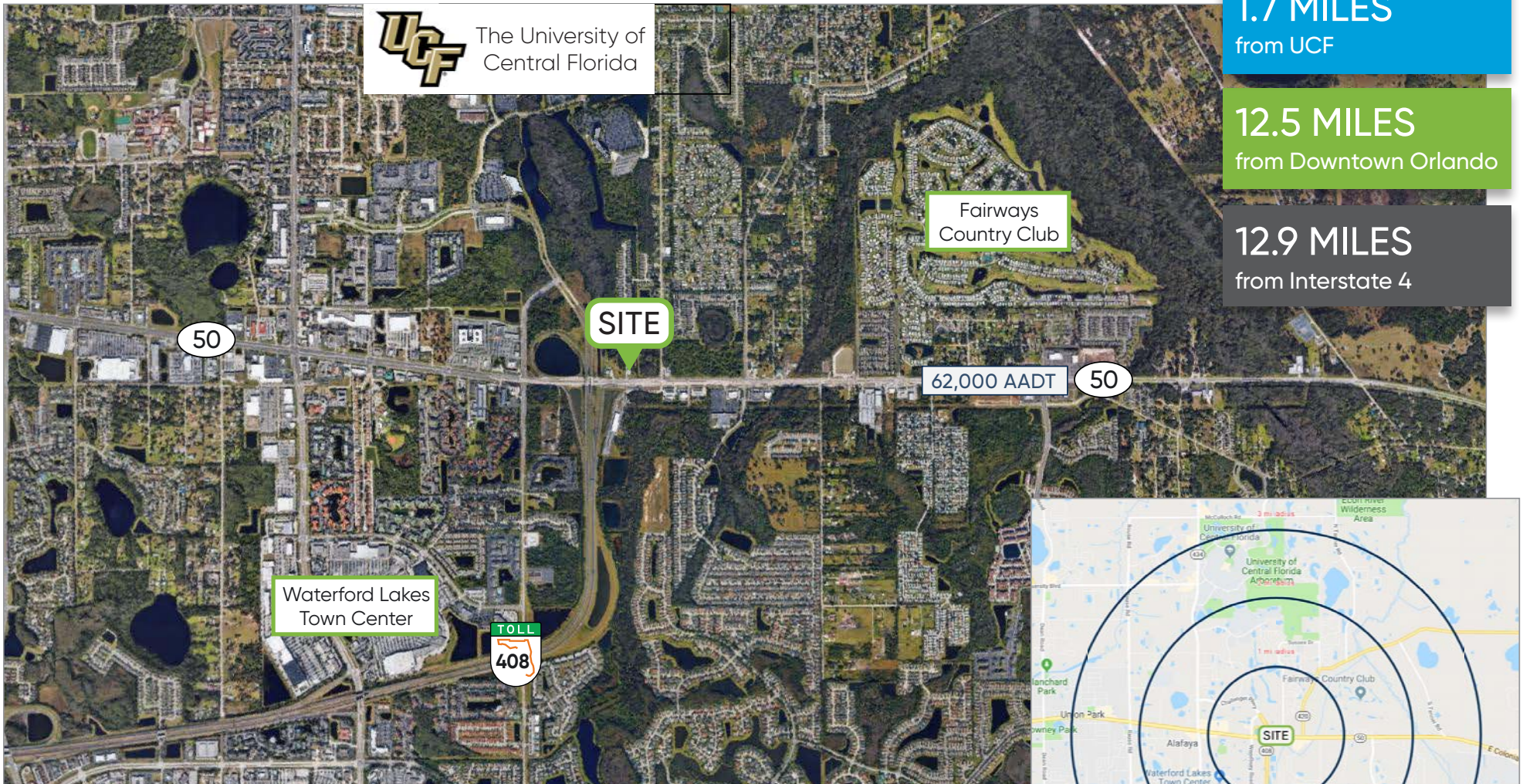
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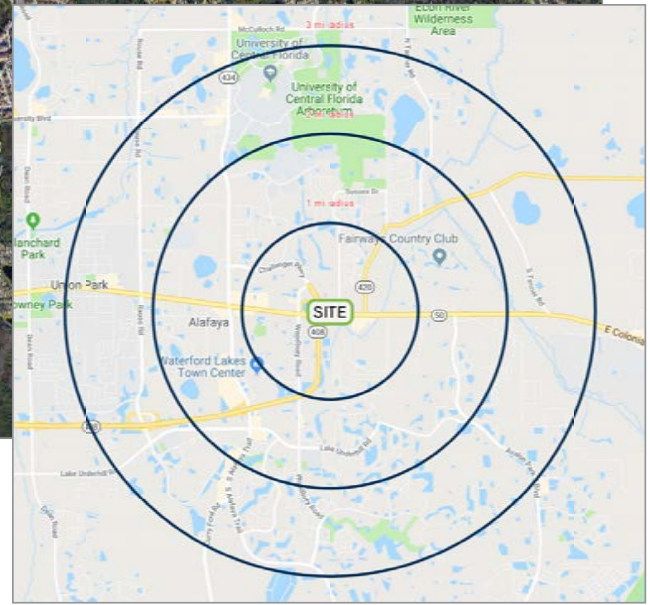
Location Aerial & Demographics



1.7 MILES
from UCF

12.5 MILES
from Downtown Orlando

12.9 MILES
from Interstate 4



Radius	Population	HH Income	Businesses	Employees
1-Mile	14,783	\$60,915	226	3,563
2-Mile	47,673	\$63,233	1,403	20,045
3-Mile	92,264	\$71,567	2,457	45,594

