

OWNER-USER, INVESTOR OR REDEVELOPMENT OPPORTUNITY

7456 WEST COLONIAL DRIVE
ORLANDO, FL 32818



**LISTING
WEBSITE**



 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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OFFERING MEMORANDUM DISCLAIMER

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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The Owner shall have no legal commitment or obligation to any person reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

SITE OVERVIEW



PROPERTY SUMMARY

PRIME ORLANDO RETAIL | HIGH TRAFFIC, HIGH VISIBILITY, HIGH POTENTIAL

Lee & Associates is pleased to present the opportunity to acquire a highly visible freestanding retail property along West Colonial Drive (SR-50), one of Orlando's most established and heavily trafficked commercial corridors. The property consists of an 11,532-square-foot retail building situated on a 1.57-acre (68,389 SF) parcel with P-D zoning, offering exceptional flexibility for a wide range of retail, restaurant, entertainment, medical, fitness, or specialty commercial uses. Originally developed for high-volume restaurant and family entertainment operations, the building features an efficient single-tenant layout well suited for repositioning, adaptive reuse, redevelopment, or owner-user occupancy.

The property benefits from 168 feet of direct frontage along West Colonial Drive and approximately 120 surface parking spaces (6.63 spaces per 1,000 SF), providing excellent visibility and parking capacity for a variety of commercial concepts. With over 44,000 vehicles per day traveling along SR-50, the site offers substantial daily traffic exposure within a dense retail corridor anchored by numerous national retailers, restaurants, and neighborhood-serving businesses that generate consistent consumer activity.

Strategically located within Orlando's established West Colonial retail submarket, the property provides convenient connectivity to State Road 408, Interstate 4, and Downtown Orlando, linking the site to the region's major employment centers and rapidly growing residential communities. The surrounding retail market remains highly constrained, with vacancy in the low single-digit range, reflecting sustained tenant demand and limited available retail space along this corridor. Supported by strong demographics and established retail infrastructure, this offering presents a compelling opportunity for investors, developers, and owner-users seeking a well-located asset with significant visibility and long-term value creation potential in one of Orlando's most active retail corridors.



For more information, please contact one of the following individuals:

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ASKING: \$3,400,000



Owner-User, Investor, and Redevelopment Opportunity



Property Details:

11,532 SF freestanding retail
1.57 AC (68,389 SF)
168' Frontage on W Colonial Dr
120 Surface Parking Spaces
P-D Zoning

Former Chuck E. Cheese:
adaptable for retail, restaurant,
entertainment, medical, fitness or
specialty uses!



Exceptional Location & Access:

Frontage on W Colonial Drive
44,407 AADT Traffic Count

Dense retail corridor surrounded by big box and national retailers:

*Burlington, Ross, H Mart,
Marshalls, Holiday Inn Express, Home
Depot, Ollie's, Olive Garden, IHop,
Wingstop, Chili's, Paris Baguette, and
more!*

ADDITIONAL PHOTOS



AERIAL OVERVIEW



168' FRONTAGE ON W COLONIAL DR



DENSE RETAIL CORRIDOR - EAST FACING



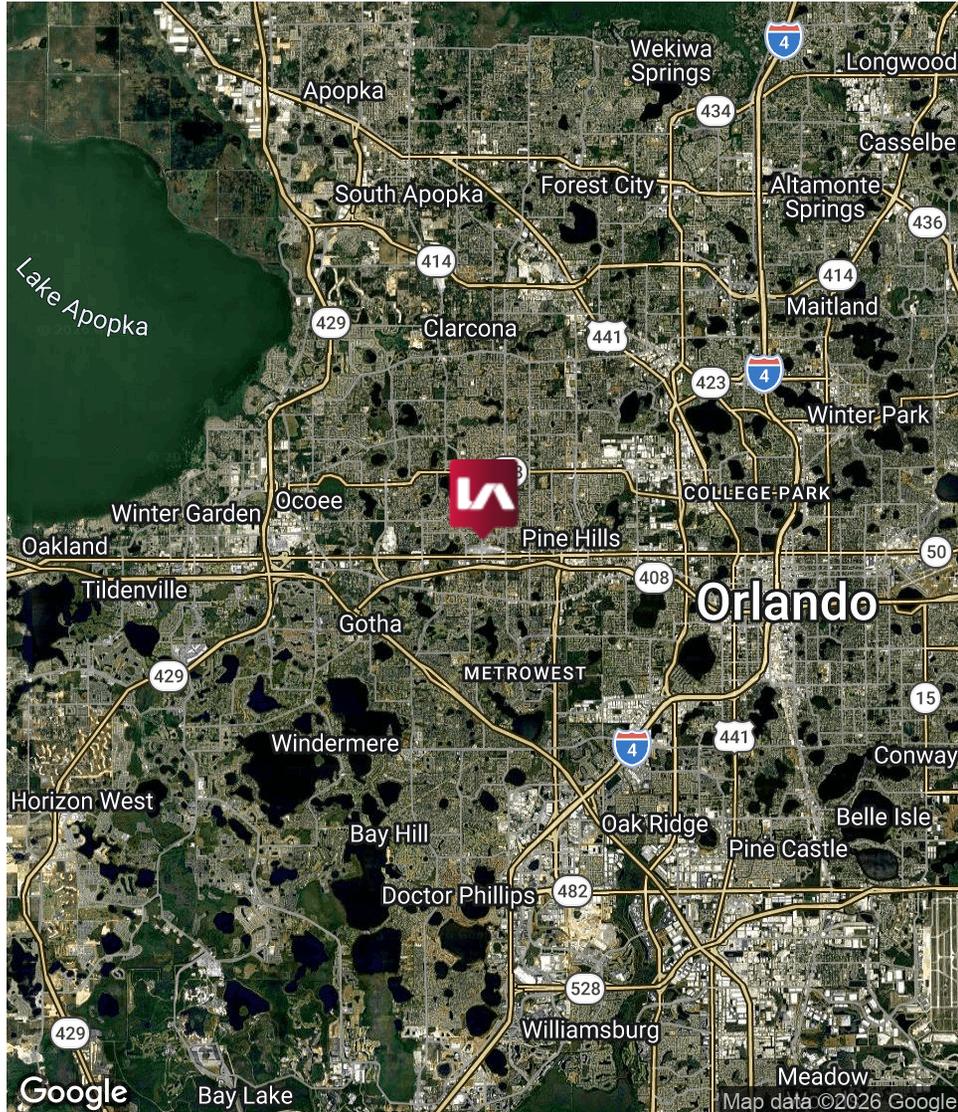
DENSE RETAIL CORRIDOR - WEST FACING



An aerial photograph of a commercial property in Orlando, Florida, featuring a large parking lot, several industrial-style buildings, and a multi-lane road. The image is overlaid with a semi-transparent red filter and a large, faint white outline of the number '11'.

LOCATION INFORMATION

REGIONAL MAP



LOCATION OVERVIEW

Positioned along West Colonial Drive (SR-50), one of Orlando's most heavily traveled retail corridors, the property benefits from outstanding visibility and accessibility within the densely populated West Orlando / Pine Hills trade area. West Colonial Drive serves as a major east-west arterial connecting Downtown Orlando to Ocoee, Winter Garden, and the rapidly growing western suburbs, carrying substantial commuter and retail traffic while providing direct access to State Road 408, Interstate 4, and Orlando's broader regional highway network. The corridor is anchored by a concentration of national retailers and daily-needs operators including Walmart, Sam's Club, Burlington, Home Depot, Ross, and numerous quick-service and casual dining concepts, generating strong cross-shopping activity and consistent consumer demand. Supported by dense surrounding residential neighborhoods and established retail infrastructure, the location offers exceptional fundamentals for value-add investment, retail repositioning, redevelopment, or owner-user occupancy seeking high visibility along one of Orlando's most active commercial corridor.

CITY INFORMATION

CITY: Orlando

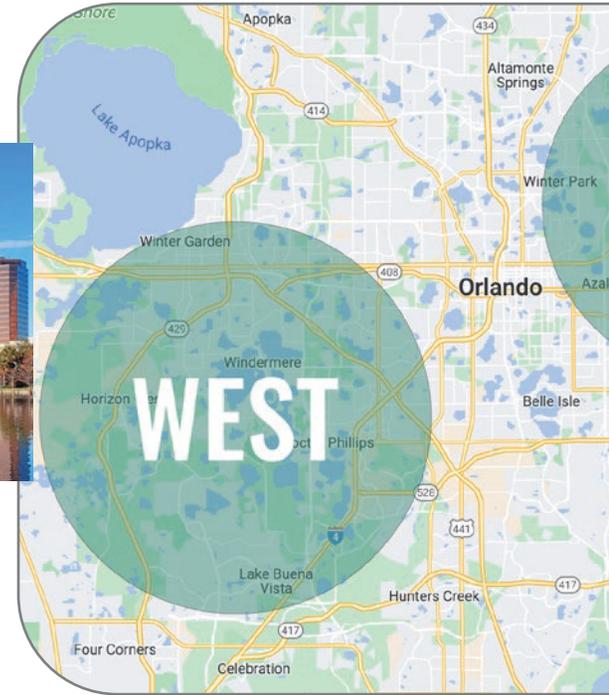
MARKET: Central Florida

SUBMARKET: West Orlando / Pine Hills Trade Area

SUBMARKET RETAILER MAP



Map data ©2026 Google Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies



Retail Market Snapshot:

7456 W Colonial Dr (SR-50), Orlando, FL 32818

Corridor Context

Primary Retail Corridor: West Colonial Drive / SR-50 is a major east-west arterial serving West Orlando with continuous retail frontage and strong daily needs demand.

Traffic Exposure: Retail at SR-50 & Hiwassee Rd is marketed at ~64,000+ cars per day (CPD), supporting high-visibility, impulse and destination retail.

Regional Accessibility: Convenient access to dense west-side neighborhoods and commuter flow; strong fit for value retail, QSR, service, and essential goods (grocer/discount adjacency).

Surrounding Retail Nodes (Close-In Competition + Co-Tenancy)

Power/big-box cluster nearby (marketed as proximate co-tenancy): Walmart, Sam's Club, Burlington, The Home Depot, Olive Garden, Office Depot, Ollie's, Chili's, and other national/regional retailers.

West Colonial Oaks (7150-7300 W Colonial Dr): Established multi-tenant center at SR-50 & Hiwassee; notable tenants marketed include Home Depot and Key Food(s); renovation activity noted.

Value/discount momentum: Additional leasing in the immediate SR-50 stretch is being marketed with dd's DISCOUNTS "coming soon" (supporting the corridor's value-oriented retail profile).

STRENGTHS

- High-visibility SR-50 frontage + strong traffic exposure (supports both destination and drive-by retail)
- Deep co-tenancy with national big-box and value retailers (supports consistent cross-shopping).
- Submarket fundamentals show tight vacancy and mid-\$20s NNN asking rents
- Ongoing public investment and CRA

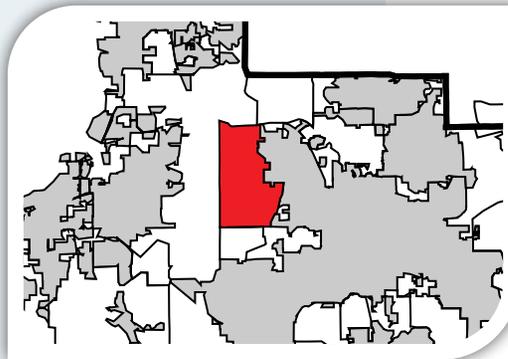
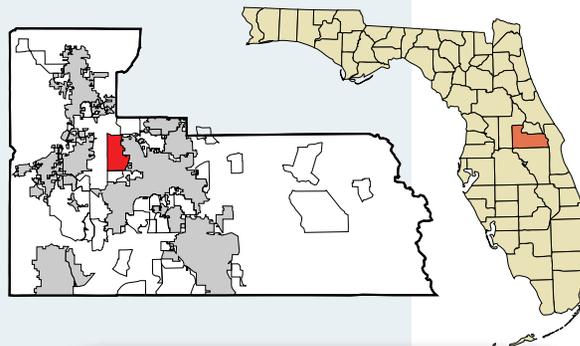
Neighborhood Demand Drivers:

ORLANDO RETAIL FUNDAMENTALS

- Orlando Overall Vacancy: 3.7% at Q4 2025
- Orlando Average Asking Rent: \$31.13/SF NNN (Q4 2025), 5.3% YoY growth
- West Colonial Submarket (for your “local” stat): 3.4% vacancy and \$25.93/SF NNN asking rent (Q4 2025).

Pine Hills Area Scale: Pine Hills CDP population is reported around 66,111 (2020 Census) with median household income \$58,673 (2020–2024, in 2024 dollars) and larger average household size (3.44 persons/household), supporting strong everyday retail and family-oriented concepts.

Retail Implications: Larger households + value sensitivity tends to favor discount, grocery, quick-service restaurants, family entertainment, wireless, health/beauty, and service retail.

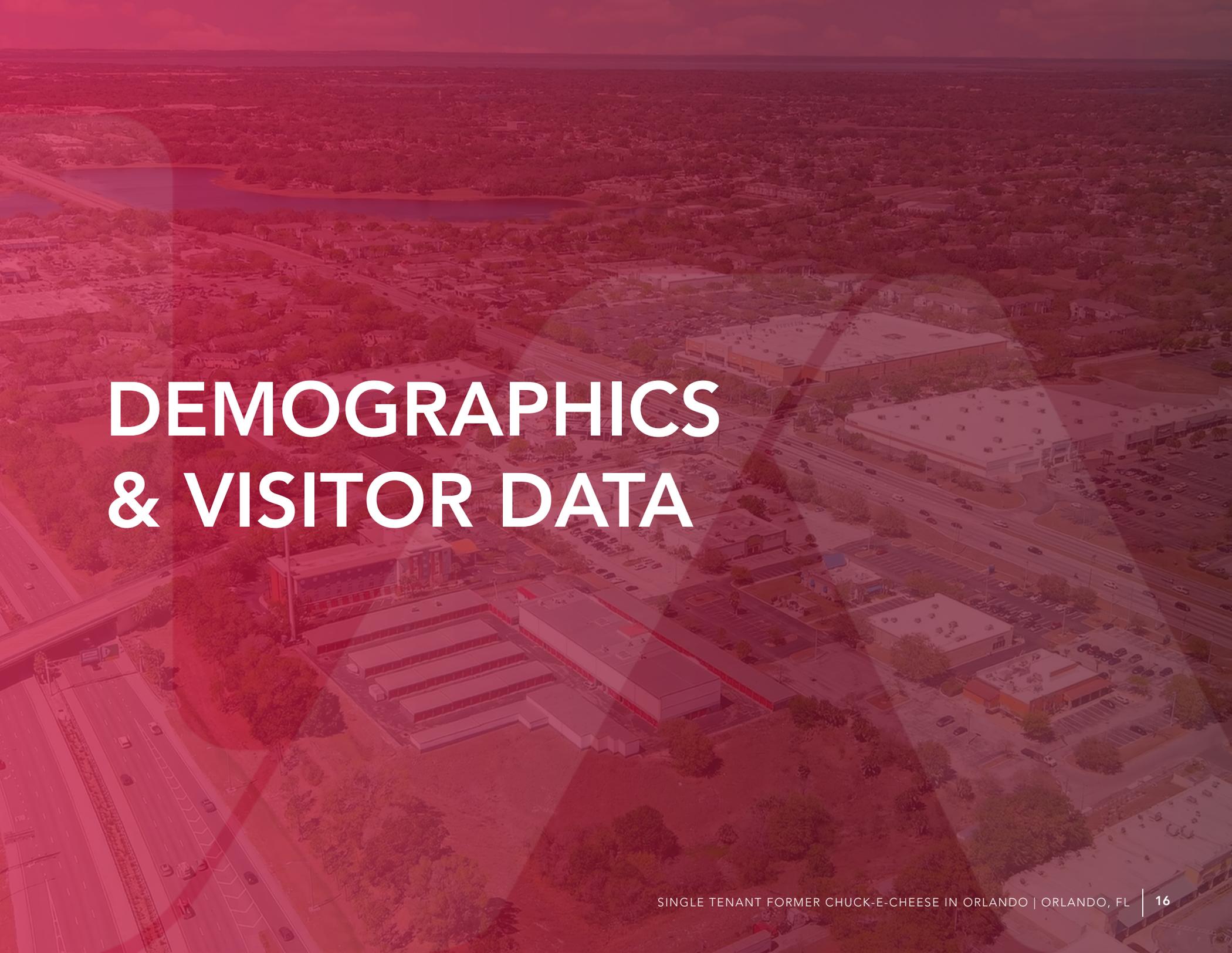


The property is located within the established West Colonial Drive (SR-50) retail corridor, serving the dense and active Pine Hills and greater West Orlando trade area. The surrounding neighborhoods provide a substantial residential population that generates consistent daily-needs retail demand, supporting restaurants, quick-service dining, service providers, and value-oriented retailers that benefit from frequent customer visits and strong local traffic patterns.

West Colonial Drive functions as a major east–west commercial artery connecting Downtown Orlando with Ocoee, Winter Garden, and the rapidly growing western suburbs, making it one of the region’s most important retail corridors. The area is anchored by numerous national retailers and regional shopping destinations, creating strong cross-shopping activity and consistent consumer traffic throughout the day.

The Orlando retail market remains highly constrained, with vacancy in the low single-digit range, reflecting sustained tenant demand and limited available retail space. The West Colonial submarket continues to demonstrate stable occupancy and strong retailer interest driven by high traffic exposure, dense surrounding neighborhoods, and established retail infrastructure, positioning the corridor as one of West Orlando’s most reliable retail environments.





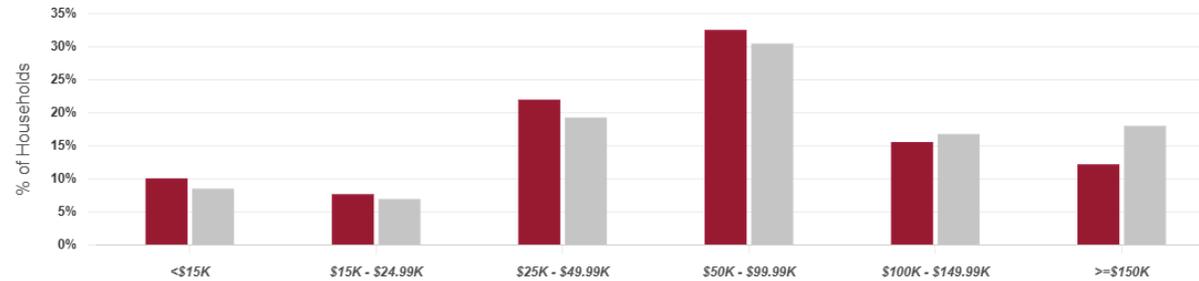
DEMOGRAPHICS & VISITOR DATA

WEST COLONIAL VISITOR DATA

Visitor Profile

Household Income

Retail node 6249 - West Co...
West Colonial Drive, Orlo Vista, FL



Favorite Places

Retail node 6249 - West Col...
West Colonial Drive, Orlo Vista, FL

Rank	Name	Distance	Visitors (%)
1	Westland Terrace Plaza 7649 W Colonial Dr, Orlando, FL 32818	0.3 mi	910.2K (58.9%)
2	H Mart 7501 W Colonial Dr, Orlando, FL 32818	0.2 mi	784.1K (50.7%)
3	Orlando International Airport 1 Jeff Fuqua Blvd, Orlando, FL 32827	13.4 mi	629.3K (40.7%)

Ranking Overview

Retail node 6249 - West Co...
West Colonial Drive, Orlo Vista, FL



Data provided by Placer Labs, Inc. (www.placer.ai)

VISITOR HIGHLIGHTS

5.2M
Annual Visits

+26.7%
YoY Visitor Growth

10am-8pm
Peak Visiting Hours

72min
Avg Dwell Time

Fri-Sun
Peak Visiting Days

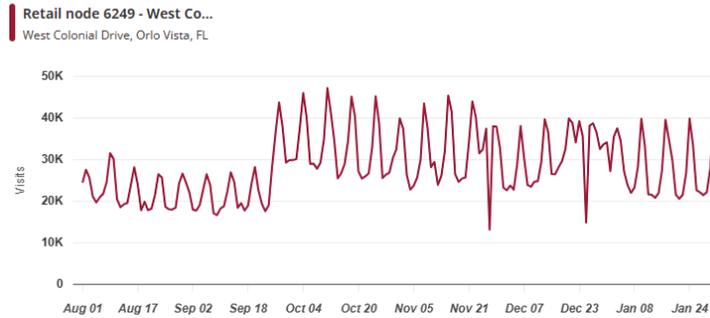
3.36x
Returning Visit Frequency Per Year



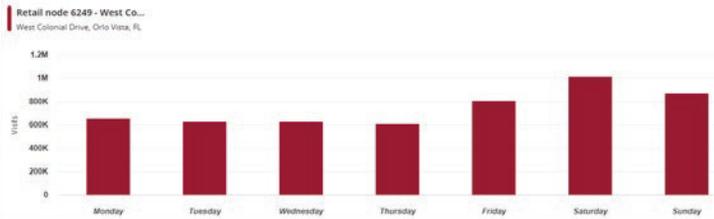
WEST COLONIAL VISITOR DATA

Visitor Trends & Journey Analysis

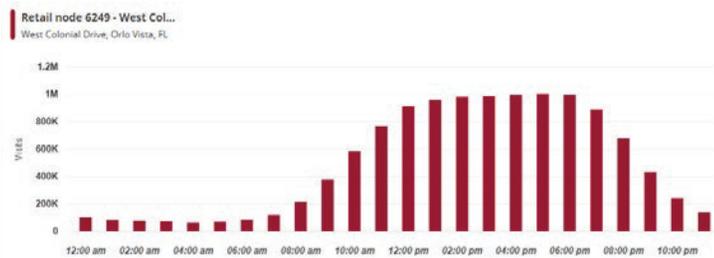
Visits Trend



Daily Visits



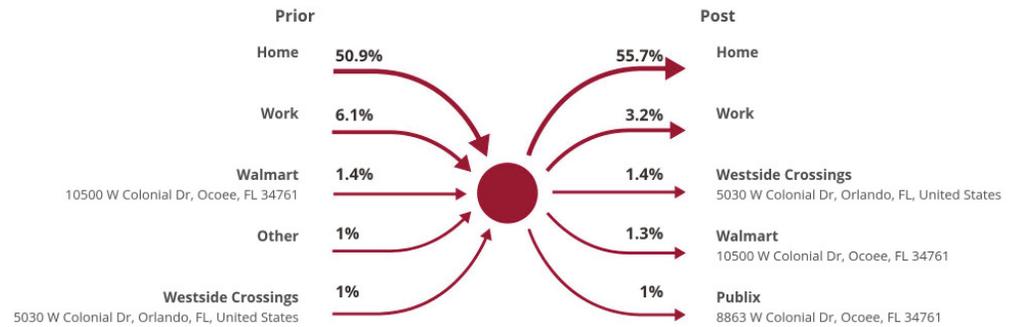
Hourly Visits



Visits | Aug 1st, 2025 - Jan 31st, 2026
Data provided by Placer Labs Inc. (www.placer.ai)

Visitor Journey

Retail node 6249 - West Co...
West Colonial Drive, Orlo Vista, FL



Prior			Post		
Rank	Property	Foot-Traffic	Rank	Property	Foot-Traffic
1	Walmart W Colonial Dr, Ocoee, FL	1.4%	1	Westside Crossings W Colonial Dr, Orlando, FL	1.4%
2	Westside Crossings W Colonial Dr, Orlando, FL	1%	2	Walmart W Colonial Dr, Ocoee, FL	1.3%
3	Lowe's W Colonial Dr, Orlando, FL	1%	3	Publix W Colonial Dr, Ocoee, FL	1%
4	Sun Plaza W Colonial Dr, Orlando, FL	0.6%	4	Lowe's W Colonial Dr, Orlando, FL	0.7%
5	Parkwood Plaza W Colonial Dr, Orlando, FL	0.5%	5	Wawa S Clarke Rd, Ocoee, FL	0.7%
6	McDonald's W Colonial Dr, Orlando, FL	0.5%	6	Parkwood Plaza W Colonial Dr, Orlando, FL	0.6%
7	Aldi W Colonial Dr, Ocoee, FL	<0.5%	7	Silver Crossing E Silver Star Rd, Ocoee, FL	0.5%
8	Winter Garden Village Daniels Rd, Winter Garden, FL	<0.5%	8	Aldi W Colonial Dr, Ocoee, FL	<0.5%
9	Murphy USA W Colonial Dr, Orlando, FL	<0.5%	9	Pine Hills Marketplace W Colonial Dr, Orlando, FL	<0.5%

Data provided by Placer Labs, Inc. (www.placer.ai)

DEMOGRAPHIC PROFILE

KEY FACTS

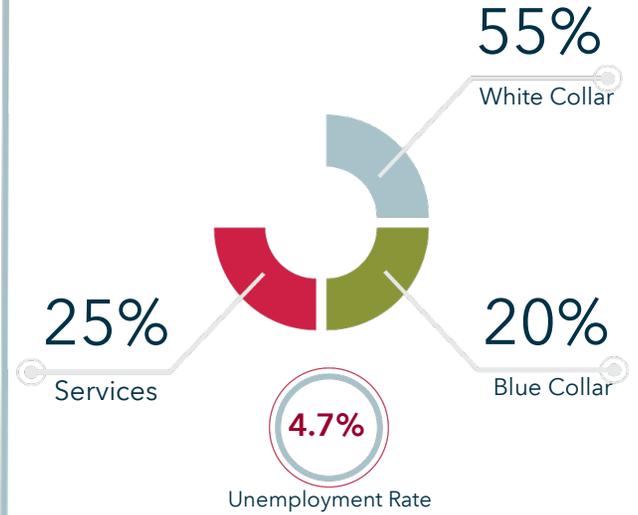
Drive time of 5 minutes



Annual Average Consumer Spending



EMPLOYMENT TRENDS



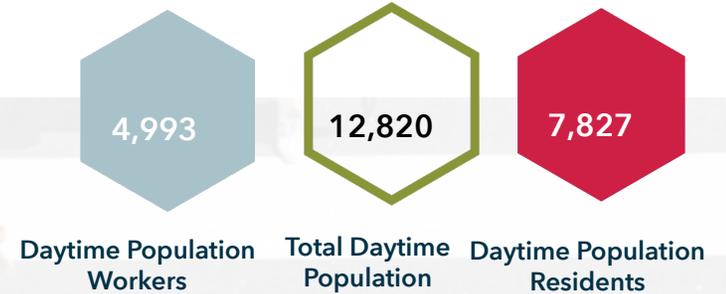
BUSINESS



HOUSING UNITS



DAYTIME POPULATION



DEMOGRAPHIC PROFILE

KEY FACTS

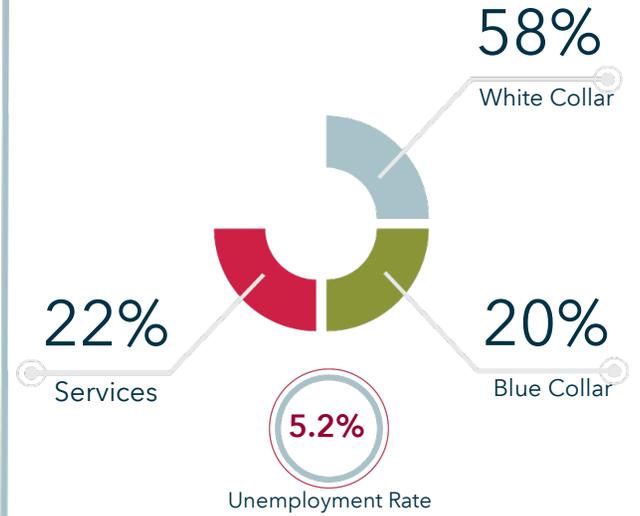
Drive time of 10 minutes



Annual Average Consumer Spending



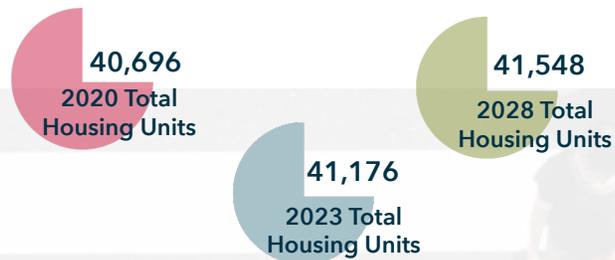
EMPLOYMENT TRENDS



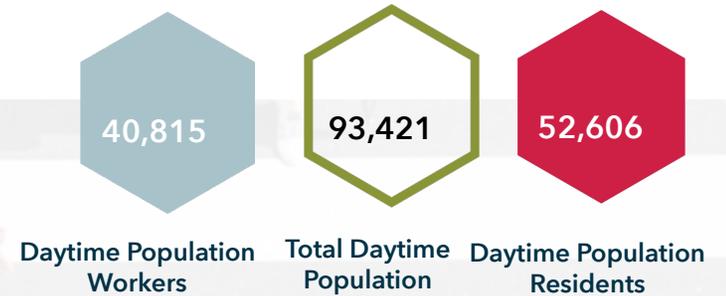
BUSINESS



HOUSING UNITS



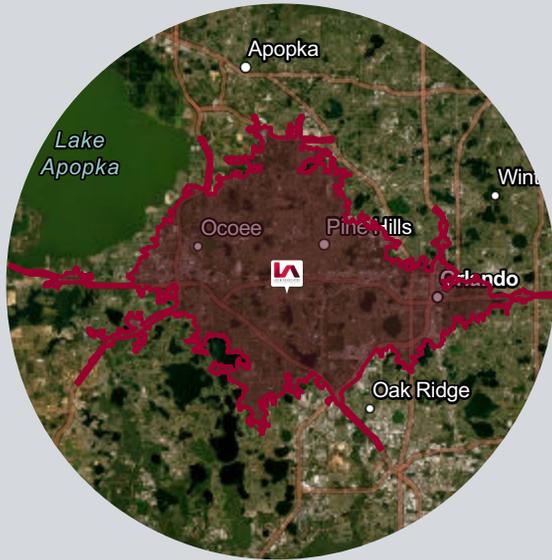
DAYTIME POPULATION



DEMOGRAPHIC PROFILE

KEY FACTS

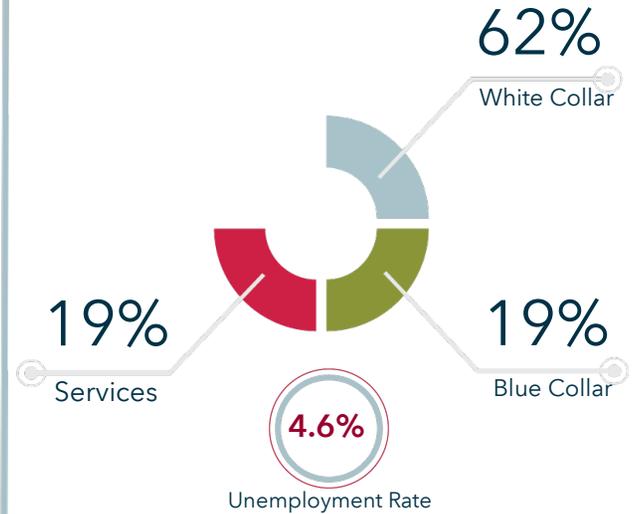
Drive time of 15 minutes



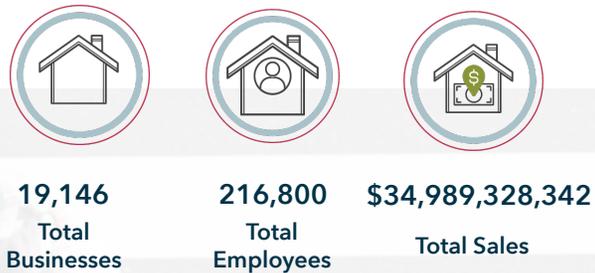
Annual Average Consumer Spending



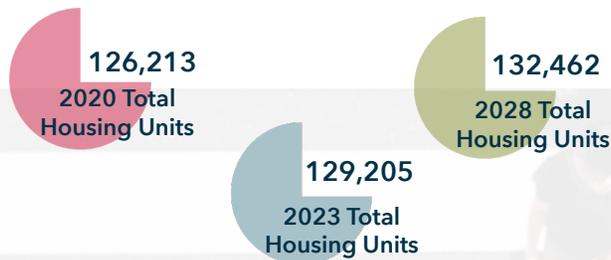
EMPLOYMENT TRENDS



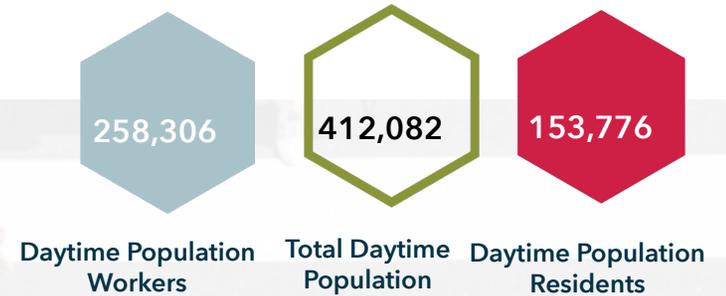
BUSINESS



HOUSING UNITS



DAYTIME POPULATION



CONTACT US

MEET THE TEAM



MATTHEW ROTOLANTE, SIOR, CCIM

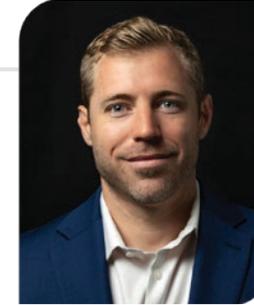
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Matthew Rotolante serves as the President of Lee & Associates South Florida. Born and raised in Miami, Matt is 4th generation in a pioneer family that has bought and sold over 3,000 acres of land in South Florida since 1928. As the Broker for the Lee & Associates South Florida office, Matt focuses on Industrial properties and has developed a specialization in refrigerated warehouses leasing a 330,000 SF multi-tenant freezer facility. Matt has a close relationship with Port Miami through his father-in-law, John Ballestero, who was Director of Operations for 25 years. Additionally, he has a deep understanding of entitlements, zoning, market trends, financial analysis, foreclosures/bankruptcy, estate and tax planning, receivership, and other value add services that benefit his longtime clients.

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SAMUEL GASLIN

Vice President

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Samuel Gaslin is a Florida native who grew up in Jacksonville before moving to Orlando to attend UCF, where he graduated with a Bachelor's Degree in Finance. While at UCF, Samuel became acquainted with Commercial Real Estate through various Real Estate investment courses. His interest in real estate lead him to the UCF Real Estate club to which he got involved and became the Vice President of the club his senior year. This led to his first internships at Marcus & Millichap & BishopBeale, from there, Samuel knew his passion was to become a CRE expert.

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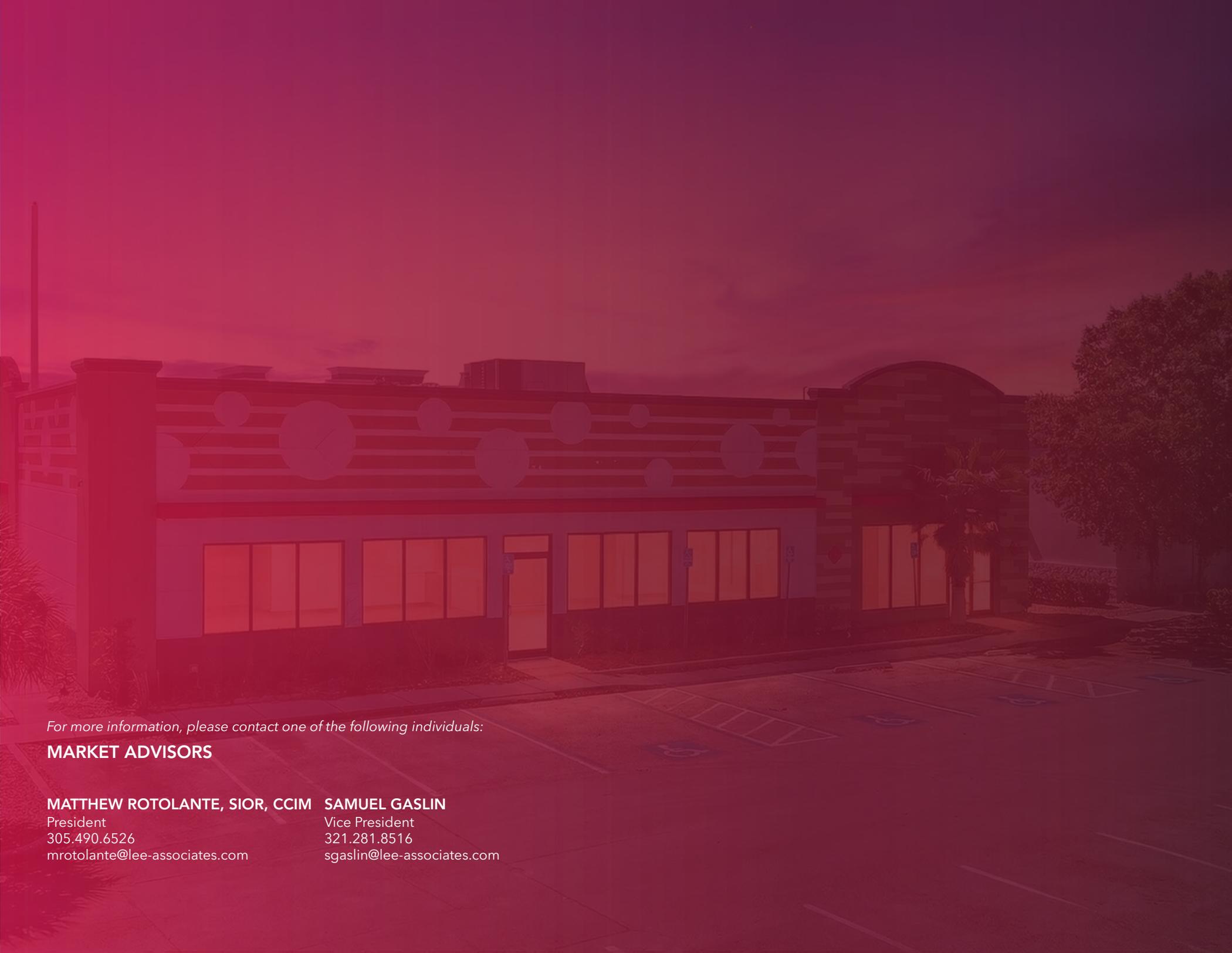
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