

For Ground Lease

1.4 ACRES AVAILABLE FOR GROUND LEASE
9524 E COLONIAL DRIVE • ORLANDO, FL 32817

1.4 ACRES (SUB-DIVIDABLE)

9524 E Colonial Drive

Orlando, FL



DESCRIPTION

This new-to-market, high profile retail pad site is a great opportunity for a future QSR, Bank, Restaurant, Daycare, or similar national user! With prominent visibility and signage directly on E. Colonial Drive, which boasts over 85,625 cars per day, this 1.4 acre parcel is ready for development. Anchored in the rear of the project is a 3-story national self-storage building with a common access driveway connecting to entrance on E Colonial Drive.

PROPERTY OVERVIEW

AVAILABLE	1.4 acres (sub-dividable)
ASKING RATE	Call for Pricing
ZONING	C-3
DELIVERY	Pad Ready, Net of Retention

HIGHLIGHTS

- The site is along East Colonial Drive (SR 50) which experiences 85,625 cars passing the site daily
- Located one parcel off of Econlockhatchee Road
- There is a population of over 160,300 with average household incomes of \$97,000 within a 15-minute drivetime
- Highly trafficked retail corridor with 85,625 cars passing the site daily
 - E Colonial Drive – 59,500 AADT
 - Econlockhatchee Road – 26,125 AADT



FOR MORE INFORMATION, PLEASE CONTACT:

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Principal
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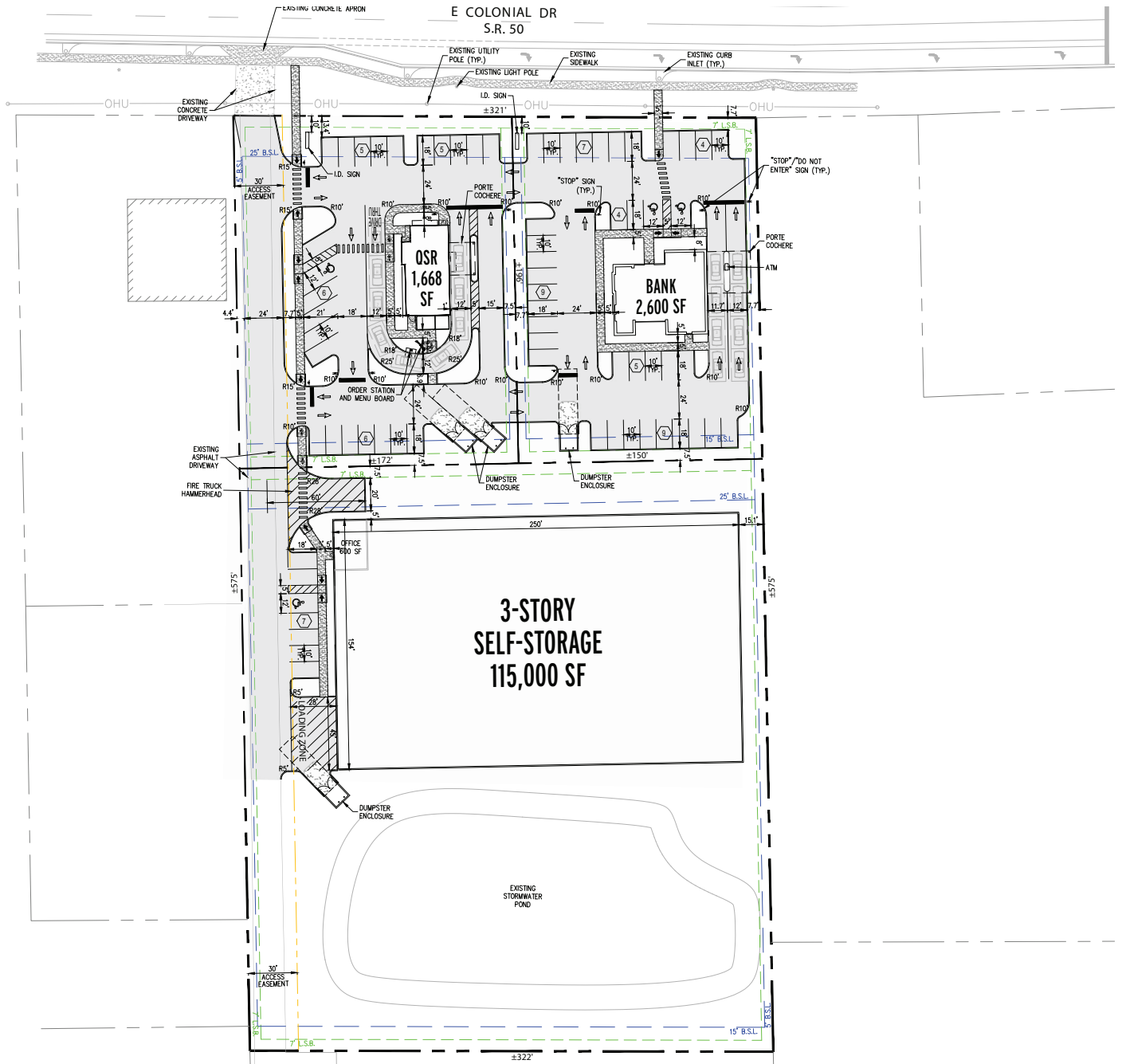
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CONCEPTUAL PLAN



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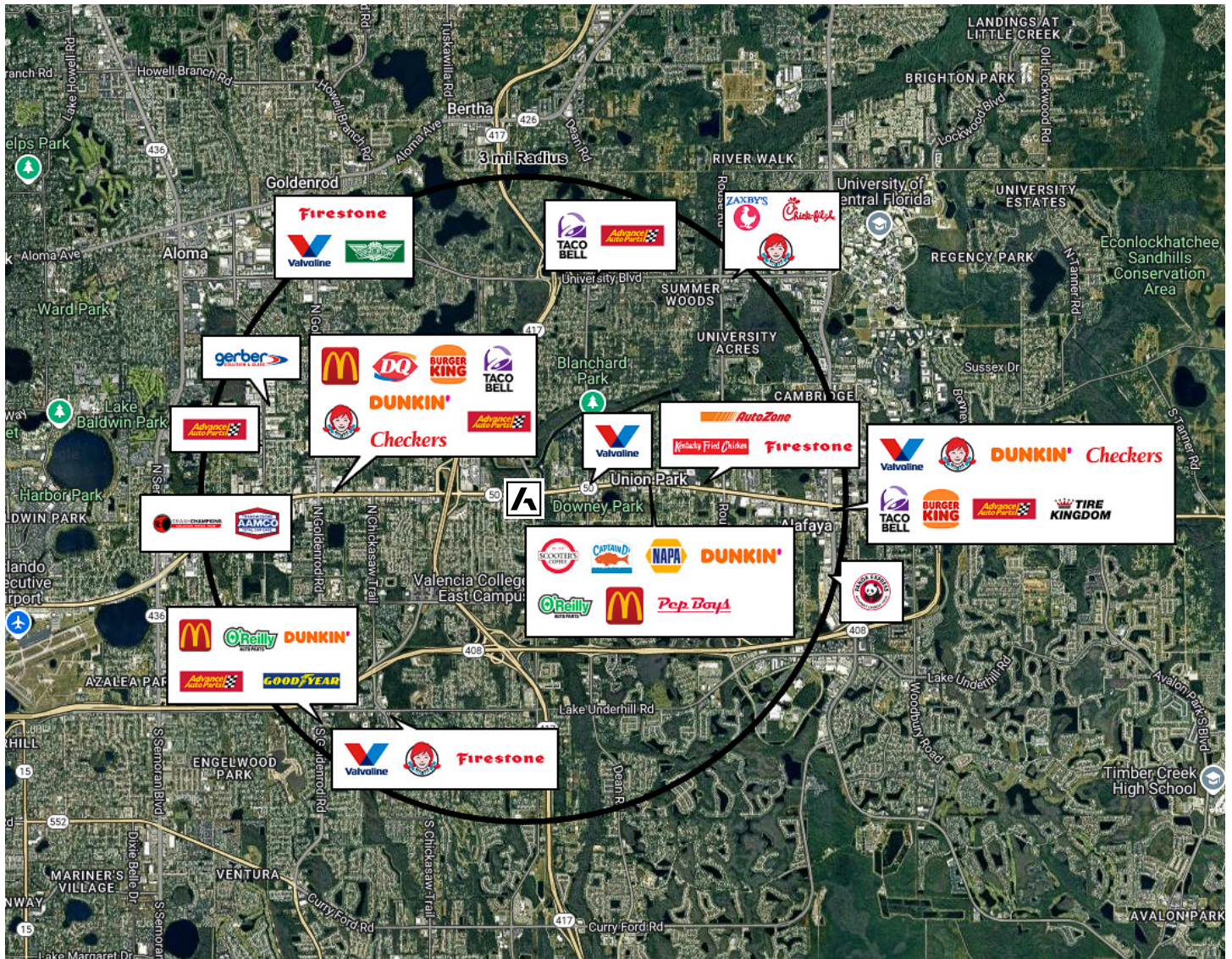
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RETAIL COMPETITION



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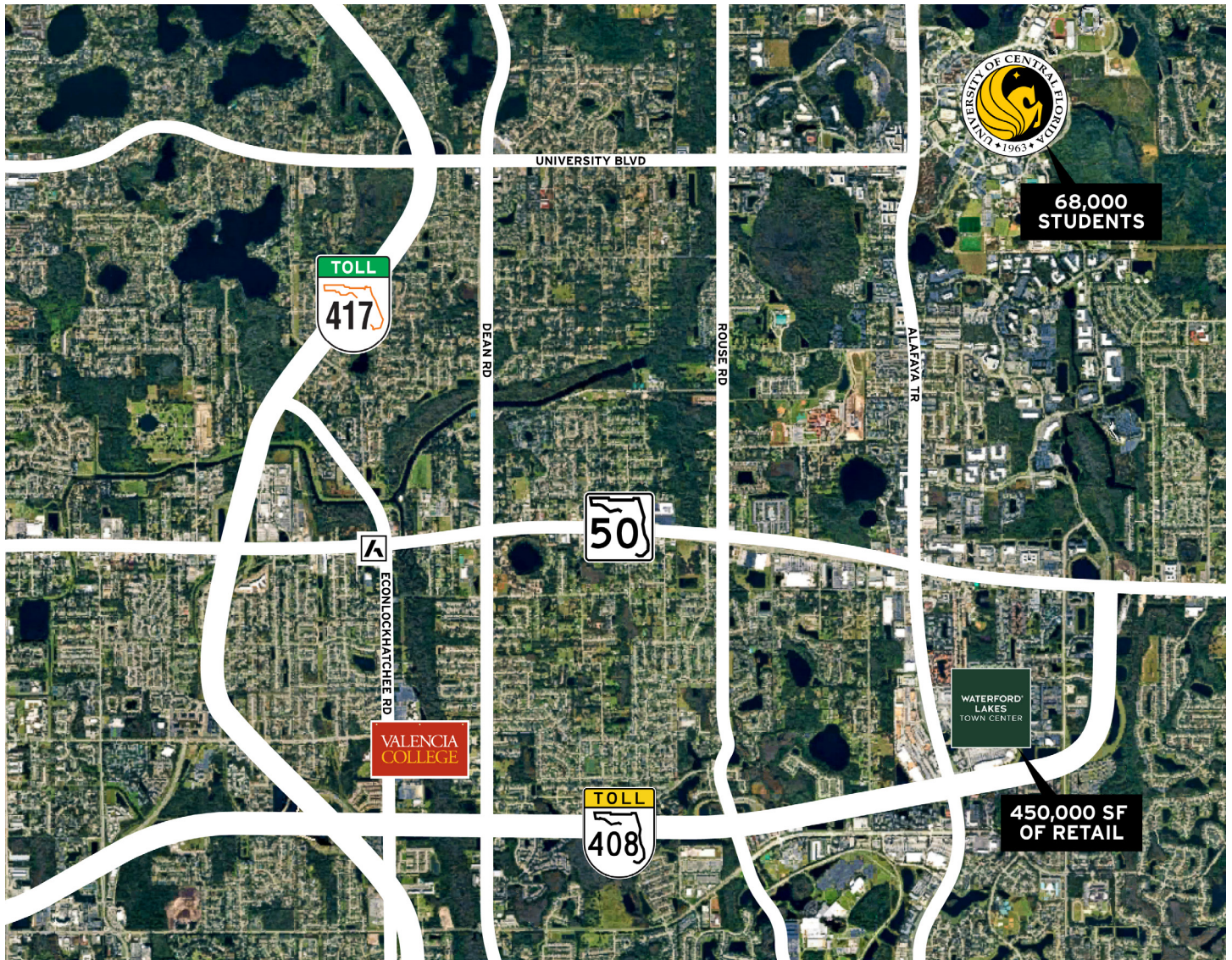
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KEY LOCATIONS



99,500 AADT
SR 417 Expressway

59,500 AADT
Colonial Dr (SR 50)

101,000 AADT
SR 408 Expressway

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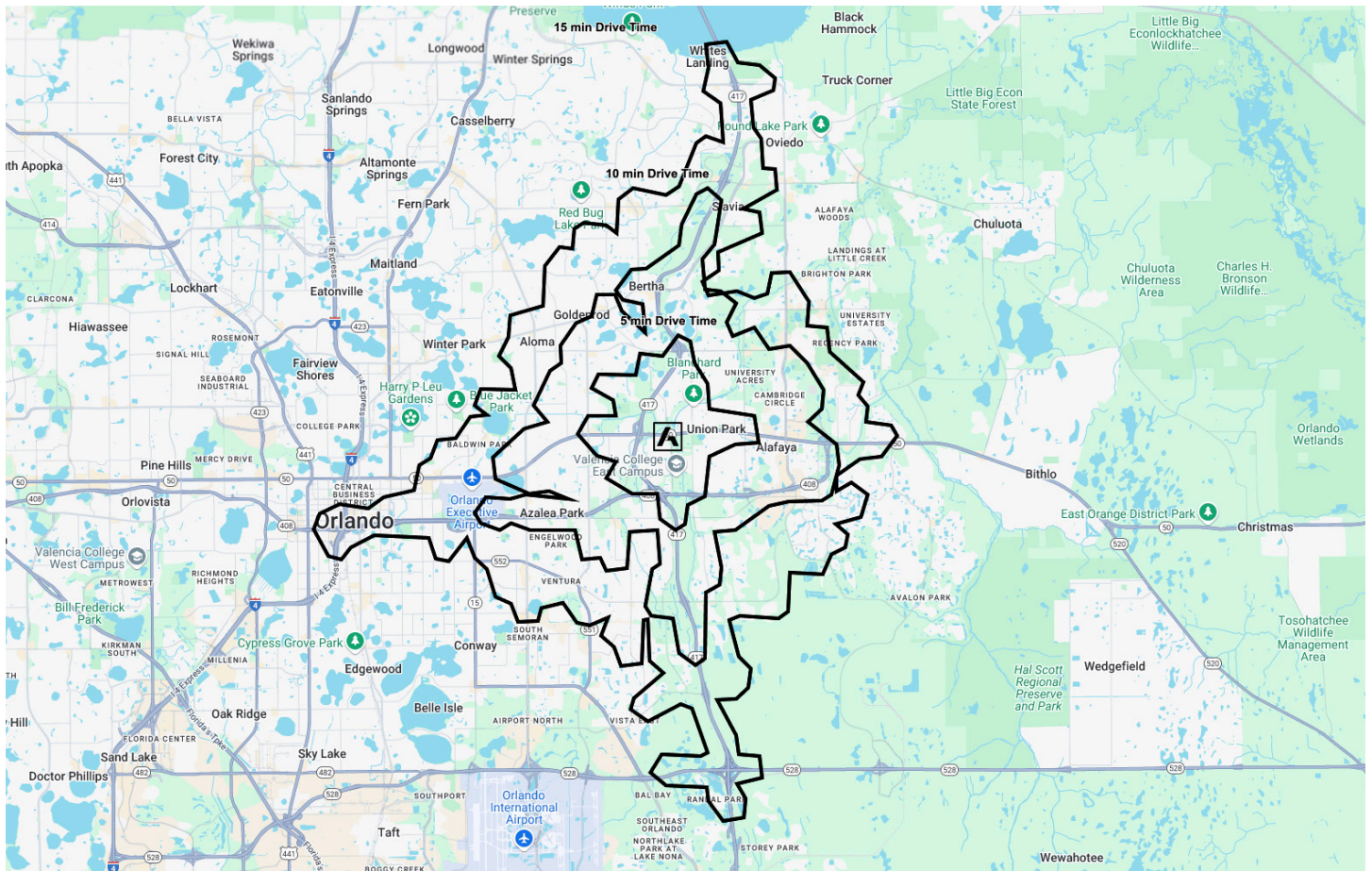
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DRIVE TIMES & DEMOGRAPHICS



5-MINUTE DRIVE TIME



36,250
ESTIMATED POPULATION



13,336
HOUSEHOLDS



7,082
TOTAL EMPLOYEES



\$97,125
AVERAGE HOUSEHOLD INCOME

10-MINUTE DRIVE TIME



160,313
ESTIMATED POPULATION



59,448
HOUSEHOLDS



56,987
TOTAL EMPLOYEES



\$97,331
AVERAGE HOUSEHOLD INCOME

15-MINUTE DRIVE TIME



342,061
ESTIMATED POPULATION



132,325
HOUSEHOLDS



132,232
TOTAL EMPLOYEES



\$106,348
AVERAGE HOUSEHOLD INCOME

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