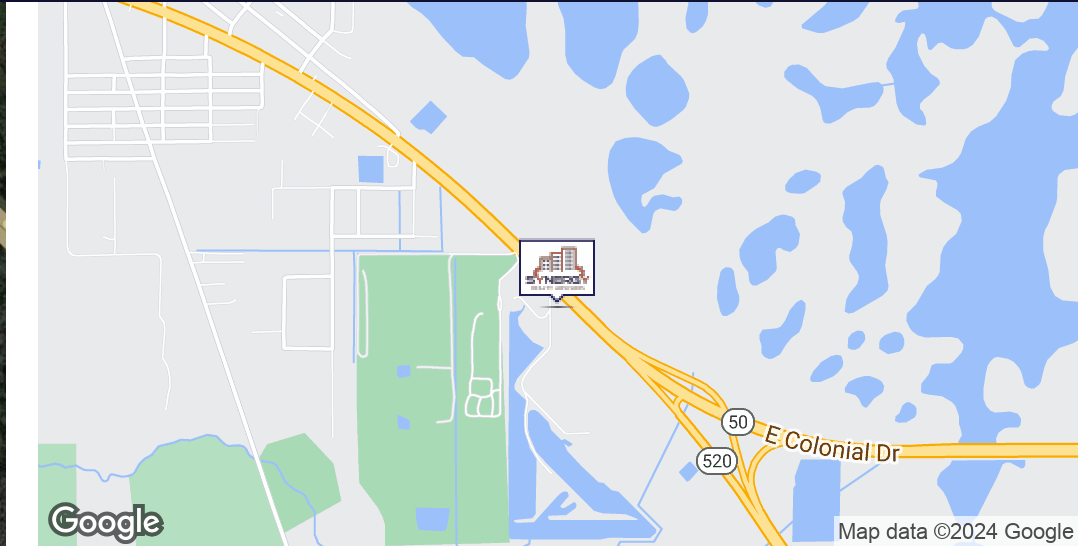
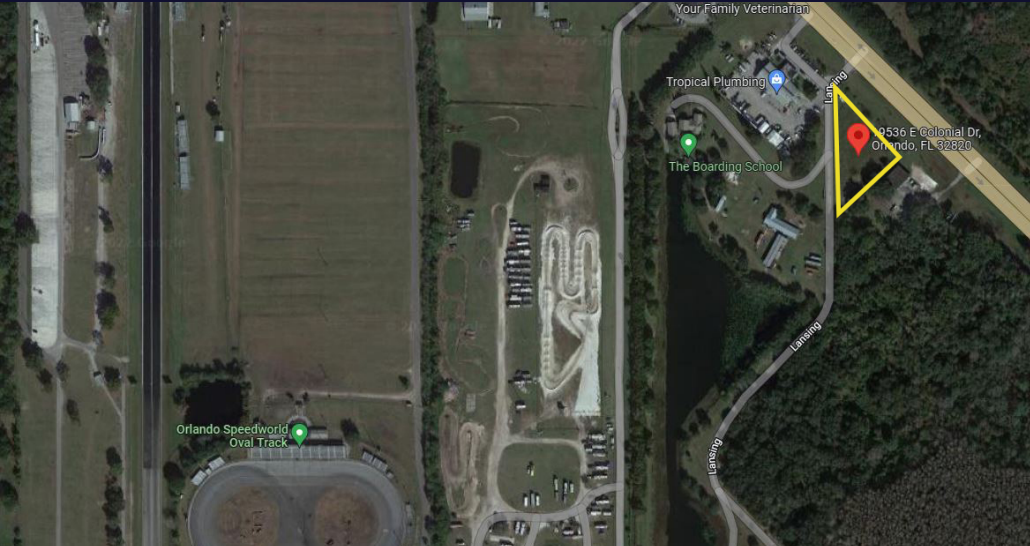


# 19536 E COLONIAL DR



## OFFERING SUMMARY

Sale Price:	\$800,000
Lease Rate:	\$8,000.00 per month (NNN)
Available SF:	1.32 Acres
Lot Size:	57,354 SF
Zoning:	C2

## PROPERTY OVERVIEW

1.32 acres of C 2 General Commercial zoned land for sale or ground lease. Asking \$800,000 or \$8,000.00 per month NNN. Permitted uses include gas station, outside storage, equipment rental, self storage, contractor yards, automotive sales, boat sales, commercial vehicle sales/ service/ storage, drive in and sit down restaurants, pharmacy, dispensary, liquor store, gas dealers, hotels / motels, repo yards, auto repair, car wash, ALF, medical, school/ daycare, other general commercial uses. Right next to Orlando Speedworld track. Utilities in front of site ready for connection. 28,007 Average Daily Traffic. 325 Foot frontage on East Colonial Dr.

## PROPERTY HIGHLIGHTS

- Right next to Orlando Speedworld
- Many permitted uses
- Ground lease
- Growing East Orlando submarket

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**SYNERGY REALTY ADVISORS** 42 NW 27TH AVE #402, MIAMI, FL 33125 786.536.7287



PRESENTED BY

# 19536 E COLONIAL DR

**Sale Price** **\$800,000**

**Lease Rate** **\$8,000.00 PER MONTH**

## LOCATION INFORMATION

Street Address	19536 E Colonial Dr
Available Acres:	1.32 Acres
City, State, Zip	Orlando, FL 32820
County	Orange County

## BUILDING INFORMATION

Number of Lots	1
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## PROPERTY INFORMATION

Property Type	Land
Property Subtype	Retail
Zoning	C2
Lot Size	57,354 SF
APN #	26-22-32-1312-04-011

## HIGHLIGHTS

- Right next to Orlando Speedworld
- Many permitted uses
- Ground lease
- Growing East Orlando submarket
- Utilities on site
- 28,007 Average Daily Traffic

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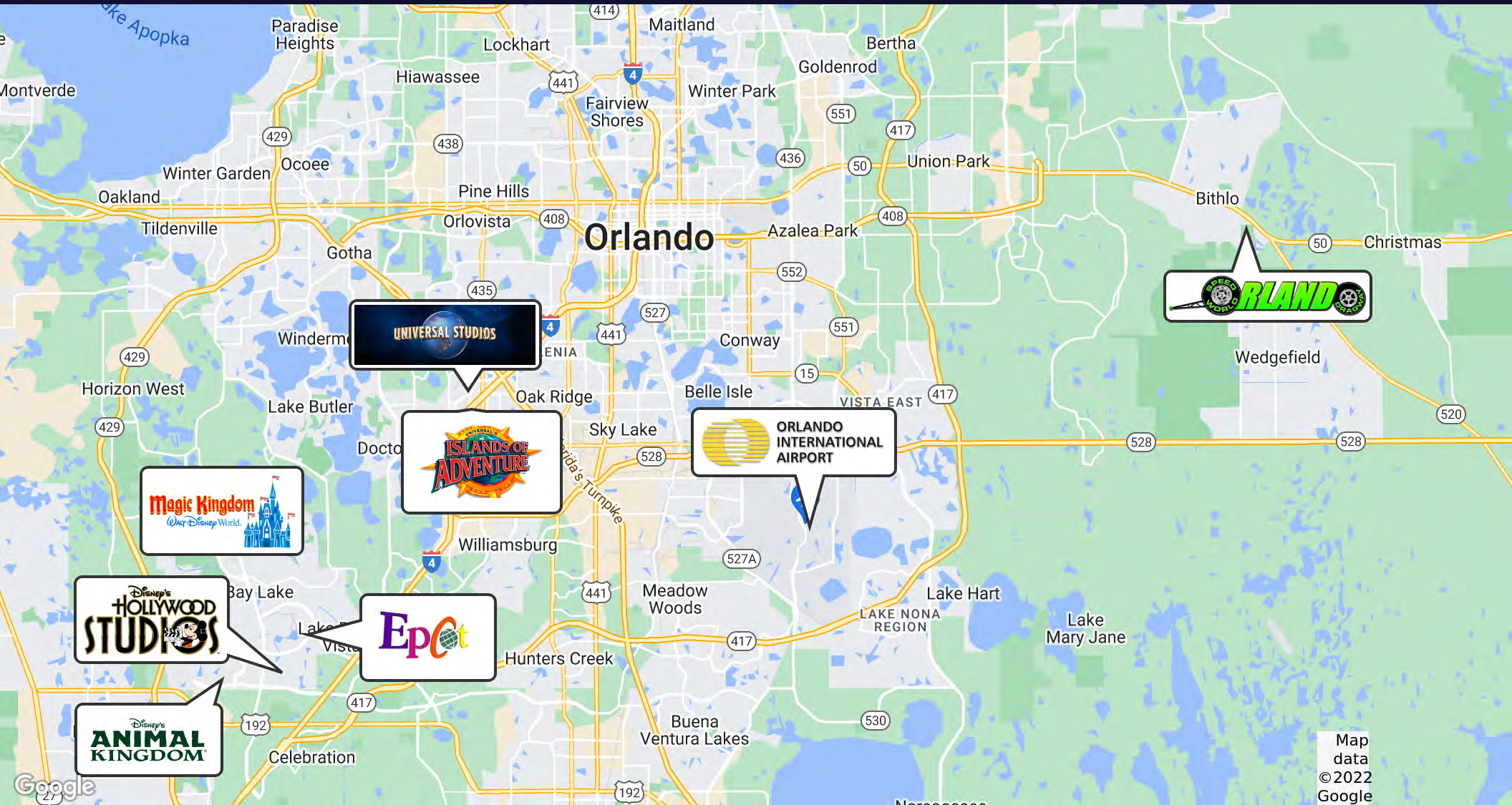
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# 19536 E COLONIAL DR



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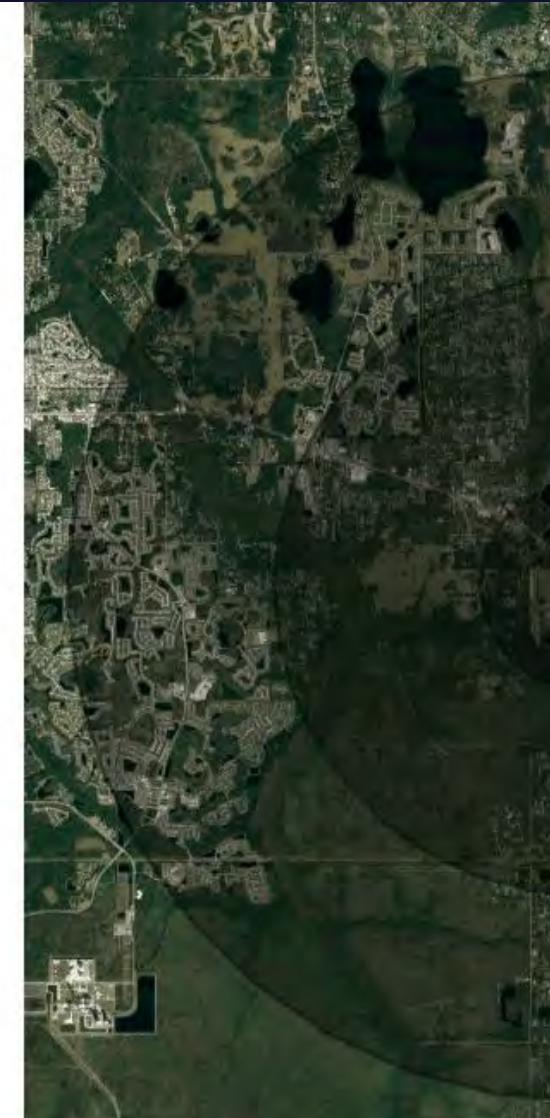




# 19536 E COLONIAL DR



	1 MILE	3 MILES	5 MILES
	561	9,810	47,568
	29.7	36.1	37.3
	25.5	35.8	36.7
	34.4	35.3	36.4
	1 MILE	3 MILES	5 MILES
	223	3,571	16,076
	2.5	2.7	3.0
	\$43,982	\$68,987	\$91,407
	1,052,846	\$393,161	\$336,346
	3.1%		
	\$43547		
	\$74310		



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# 19536 E COLONIAL DR

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	561	9,810	47,568
Average Age	29.7	36.1	37.3
Average Age (Male)	25.5	35.8	36.7
Average Age (Female)	34.4	35.3	36.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	223	3,571	16,076
# of Persons per HH	2.5	2.7	3.0
Average HH Income	\$43,982	\$68,987	\$91,407
Average House Value	\$1,052,846	\$393,161	\$336,346

Unemployment Rate:3.1%Median Household Income\$43547Average Adjusted Gross Income\$74310



Google

Imagery ©2022 TerraMetrics

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# 19536 E COLONIAL DR



## ANDROS SARDUY

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Direct: 305.297.3557

## PROFESSIONAL BACKGROUND

Andros is a top producing listing agent with ten years of experience in commercial real estate and luxury sales. His portfolio of sales include:

- Sold the most concrete plants in South East Florida in the last ten years
- Small to large multifamily properties
- Large and mid size multi-tenant office buildings
- Owner user office and retail properties
- NNN retail assets
- Small to large size shopping centers
- Industrial properties & Businesses
- Various types of development land
- Waterfront homes and other luxury properties

## EDUCATION

Andros has a degree in finance from Florida International University and has made a career out of closing complex transactions that require the repositioning of multi or single tenant buildings to achieve the highest price for his clients. An expert negotiator, Andros will often get creative to close difficult deals and get the job done.

### Synergy Realty Advisors

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### Giovanni Vasquez

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# 19536 E COLONIAL DR



## GIOVANNI VASQUEZ

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Direct: 786.202.3303

### PROFESSIONAL BACKGROUND

Giovanni Vasquez has 6 years of experience in the real-estate industry, He specializes in commercial and residential transactions throughout South Florida.He currently handles :

- Small to large multifamily properties
- Large and mid size multi-tenant office buildings
- Owner user office and retail properties
- Small to mid size shopping centers
- Industrial properties
- Various types of development land
- Business Development
- Marketing
- Agent Recruitment

### EDUCATION

Mr. Vasquez graduated from Florida International University with a business management degree. He gained extensive experience in the fields of sales, marketing, business development, and design by working for behemoth corporations such as Televisa and Linkeo. These skills have allowed him to close multimillion dollar properties that have been headlined in major real estate articles.

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