

# FOR SALE OR LEASE



**RETAIL/OFFICE PROPERTY**  
**904 W COLONIAL DR, ORLANDO, FL 32804**



**BUILDING CONCEPT**

## PROPERTY HIGHLIGHTS

- Est Max Developable Building Size: 3,000 SF +/-
- Land Size: 0.29      Ingress/egress: 2 Curb Cuts
- Zoning: MU-1/T/PH      FLU: MUC-MED
- Frontage W Colonial Dr:      100 Linear Foot +/-
- Depth of Parcel:      127 Linear Foot +/-
- Close to: Downtown Orlando, I-4, Creative Village, Amway Center - Home of the Orlando Magic, Major League Soccer & the Citrus Bowl Stadiums - the West Side of Downtown Orlando is dynamic
- Purchase Price: \$2,199,500 (\*Build to Suit)
- Purchase Price: \$1,184,500 (Land "As Is")
- Lease Back w/ BTS:      \$43.99 PSF NNN
- \* \$1.015M Cap Construction Cost

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## RESTAURANT PHOTO PREVIEW




BUILDING CONCEPT

### TRAFFIC COUNTS

SR 50	36,188		
	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population:	12,986	89,028	299,041
Households:	5,930	40,998	120,955
Avg Income:	\$87,153	\$88,444	\$76,973



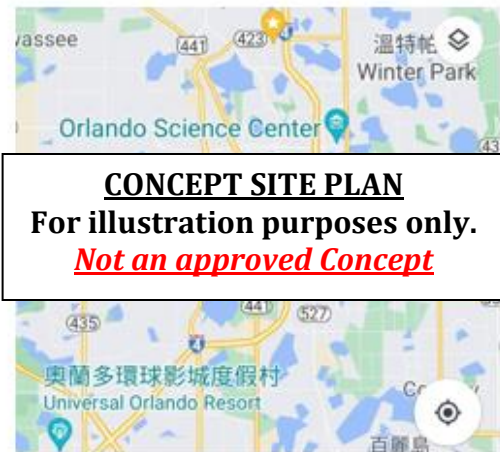
 Site Tour 360

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Turn Lane allows Access to the property for East or West Bound Traffic

A family tradition since 1947



**CONCEPT SITE PLAN**  
For illustration purposes only.  
*Not an approved Concept*

**Preliminary Design**  
One Story Building Floor Area : 3,000SF  
Parking Provided : 17Cars  
Floor Plan and Building Outlook will be adjusted to fit users' Requirements

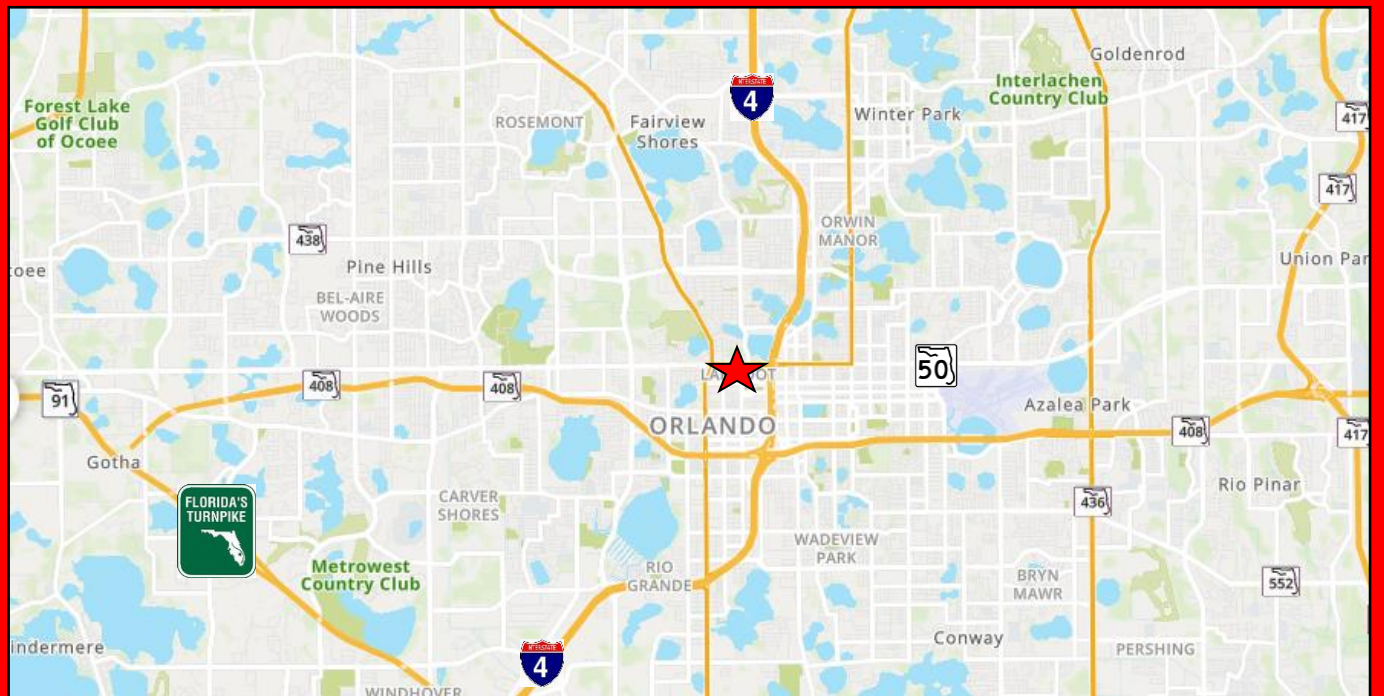
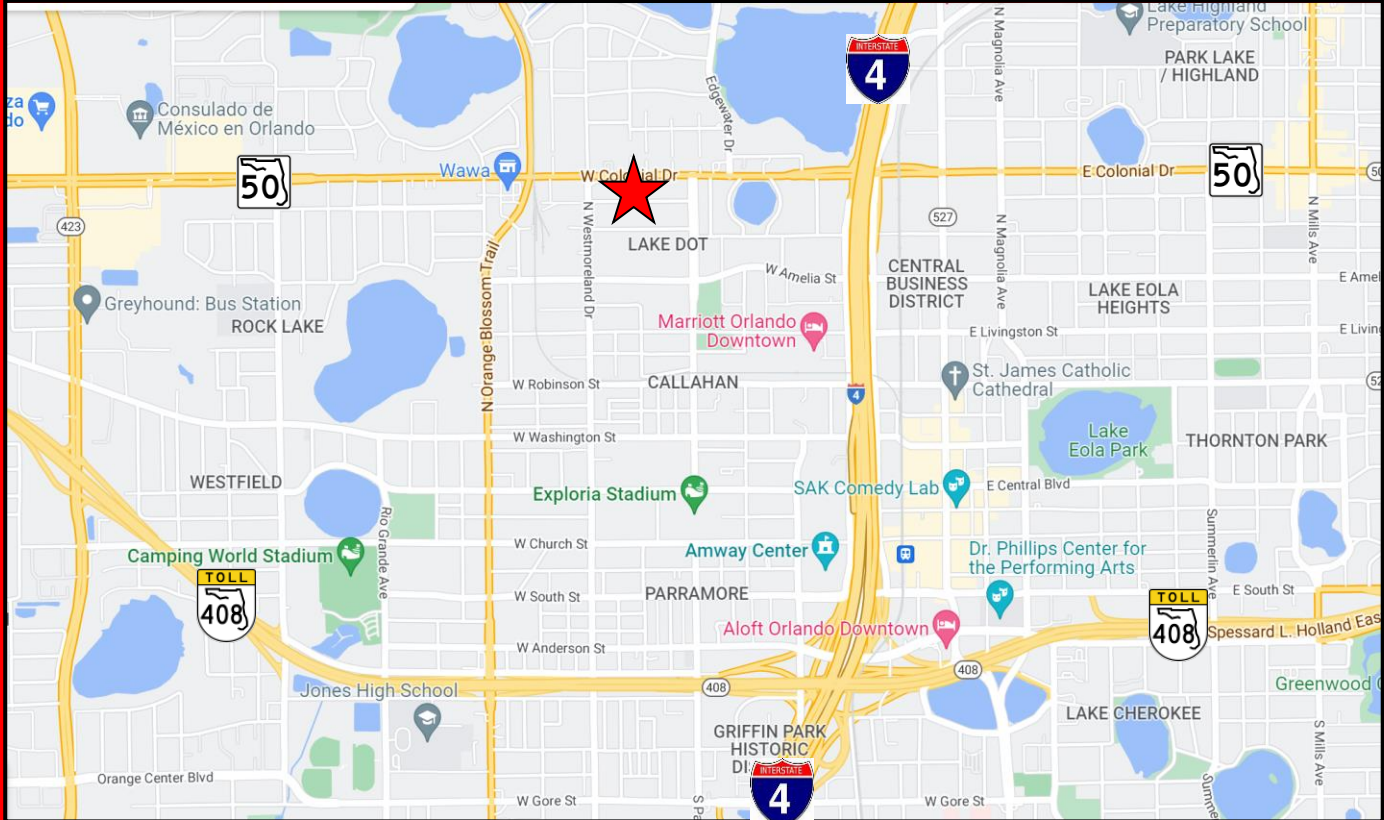
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SITE PLAN

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## MAP OVERVIEW



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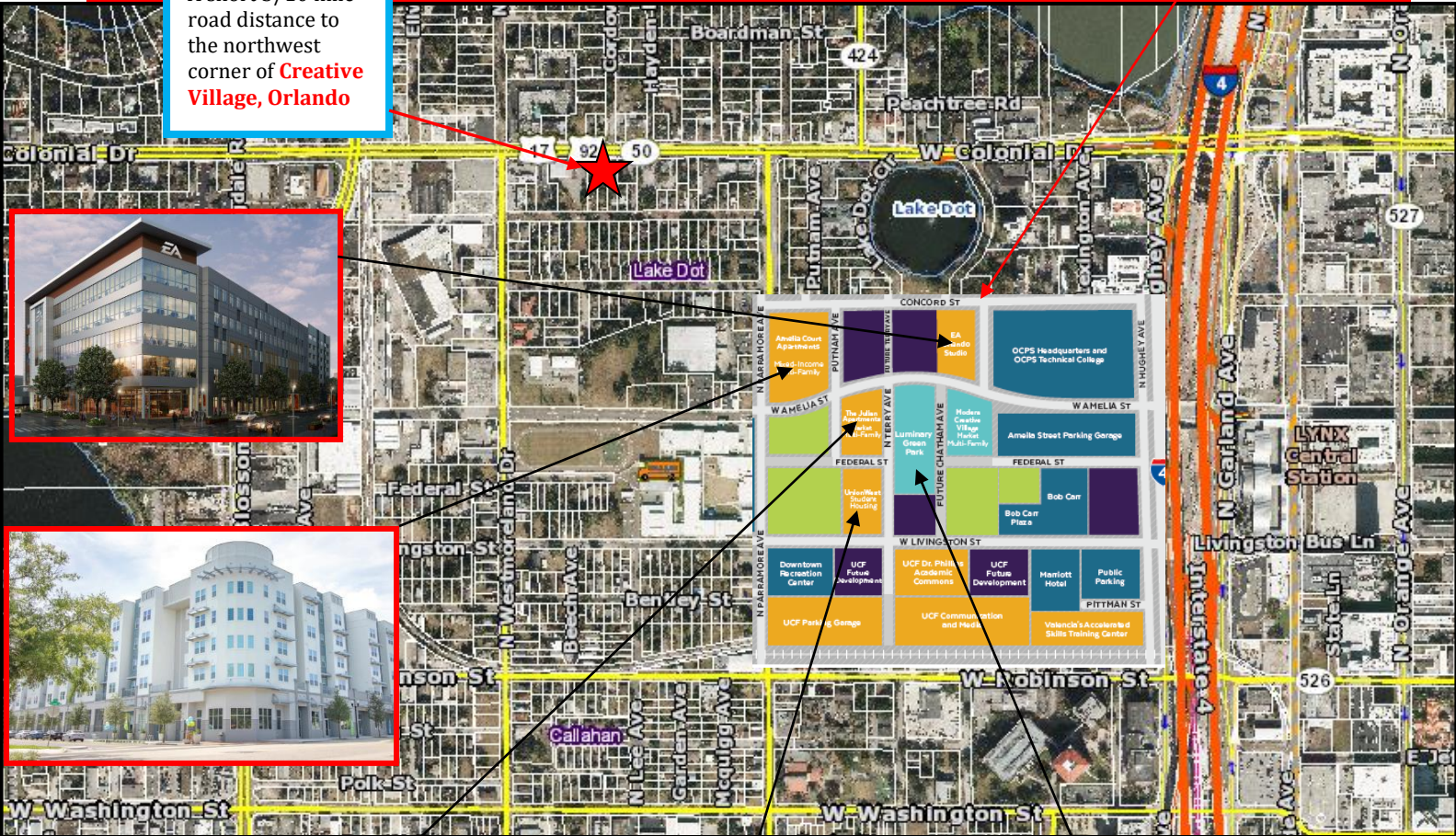


## AERIAL OVERVIEW

Orlando's Creative Village

Subject Property  
904 W Colonial Dr

A short 3/10 mile road distance to the northwest corner of **Creative Village, Orlando**



## CONTACT

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