

1800

B|W

EAST COLONIAL DRIVE
ORLANDO | 32803



16,964 SF RETAIL/OFFICE & ADDITIONAL LOT ON HILLCREST ST

FOR SALE

Bishop Wood Partners



1800 E Colonial Drive and 1800 Hillcrest Street present a rare infill redevelopment, investment and owner-user opportunity along SR 50 (East Colonial Drive), one of Orlando's primary east-west commercial corridors. The combined offering includes two parcels totaling approximately 33,739 square feet of land with strong frontage, visibility, and accessibility in a well-established retail and mixed-use trade area.

The existing 16,964-square-foot concrete block building is situated on the Colonial Drive parcel, while the Hillcrest parcel functions as a dedicated parking lot serving the building.

Parcel ID's: 30-22-30-0000-00-058, 30-22-30-8584-00-050

Combined Offering Price: \$4,900,000.00

Property Highlights: 33,739 SF total land area (combined parcels); 25,602 SF on 1800 Colonial Drive; 8,137 SF on 1800 Hillcrest St.

Zoning: Colonial Parcel MU-2; Hillcrest Parcel O-1

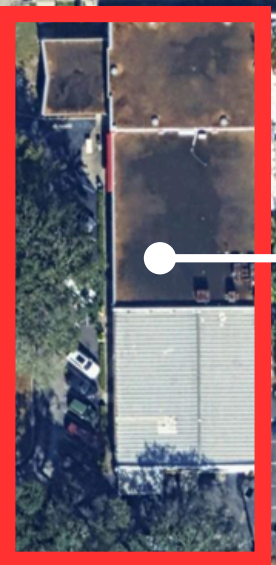
Built: 1959 Concrete/Cinderblock

2025 Property Taxes: \$39,595.67 (Both Parcels Combined)

[Click Here for a
Virtual Tour](#)

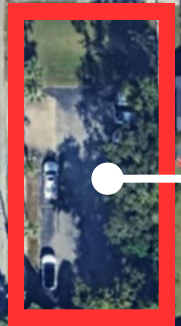


COLONIAL DRIVE



1800 E COLONIAL DRIVE
25,602 SF LAND SIZE

HILLCREST STREET



1800 HILLCREST ST
8,137 SF LAND SIZE







3 - Mile Demographics



113,948
2024 Population



49%
Bachelor's Degree or Higher



39.2
Median Age

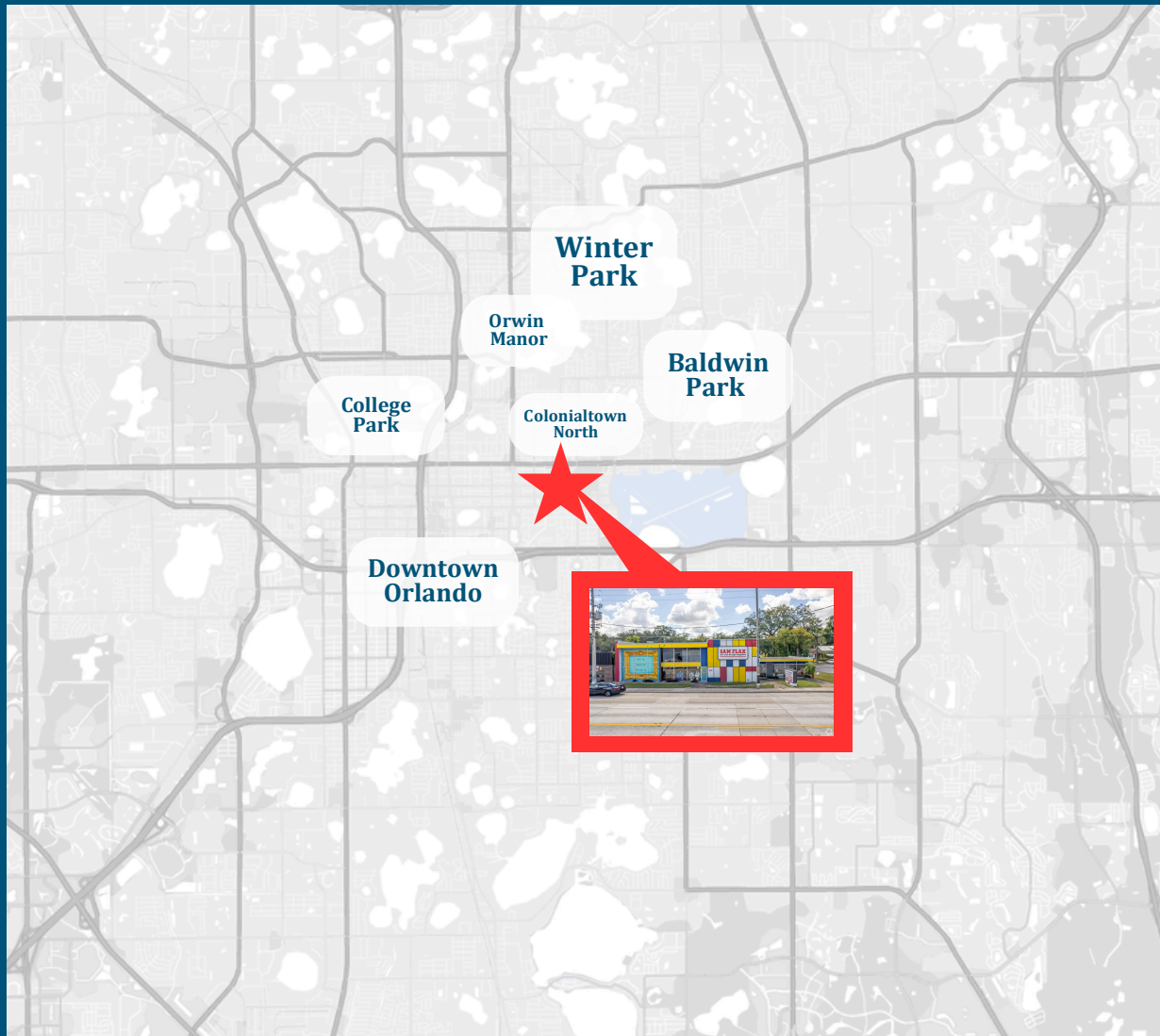


0.8%
Annual Growth '24-'29



\$410,157
Median Home Value

Local Neighborhoods



Baldwin Park

Median Household Income: \$129,700

Median Home Value: \$748,000

Colonialtown North

Median Household Income: \$101,401

Median Home Value: \$450,000

College Park

Median Household Income: \$113,500

Median Home Value: \$631,000

Orwin Manor

Median Household Income: \$179,281

Median Home Value: \$876,795

Winter Park

Median Household Income: \$100,000

Median Home Value: \$730,000

Downtown Orlando

Median Household Income: \$77,626

Median Home Value: \$377,800

Orlando MSA

Median Household Income: \$77,378

Median Home Value: \$409,400

The Orlando Metropolitan Statistical Area spans 4,012 square miles, covering Orange, Seminole, Lake, and Osceola counties. An extensive highway network connects these counties, with the Atlantic Ocean an hour away and the Gulf of Mexico two hours away. Orlando International Airport, Orlando Sanford International Airport, and Port Canaveral facilitate international trade, contributing to Orlando's reputation as a vibrant business hub.



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