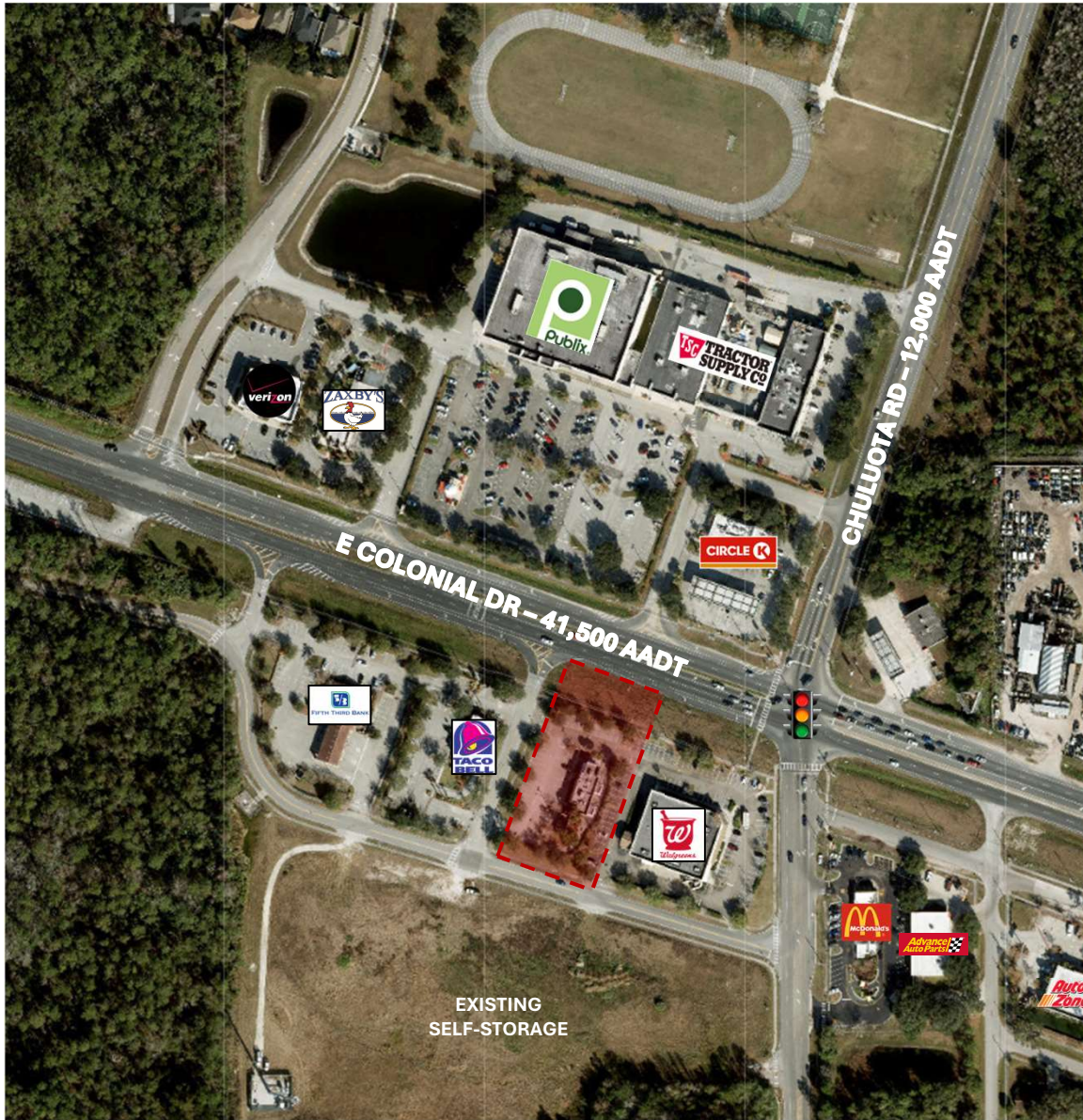


2,260 SF QSR W/ DRIVE THRU ON ±1.1 AC

16884 E COLONIAL BLVD, ORLANDO, FL 32820
(ORANGE COUNTY)

FOR SALE | LEASE



AVAILABLE SPACE

2,260 SF QSR w/ drive thru on ±1.1 AC

PROPERTY HIGHLIGHTS

- ±1.1 AC with 2,260 SF QSR w/ drive thru
- Located at the SWQ of E Colonial Blvd & Chuluota Rd
- Cross access with Walgreens, Taco Bell and 5/3 Bank
- Directly across from Publix & Tractor Supply
- Pending plans and approvals for redevelopment for an Express Car Wash consisting of 3,345 SF building, 100' tunnel, 18 vacuums and 3 pay stations

TRAFFIC COUNTS

41,500 AADT on E Colonial Dr
12,000 AADT on Chuluota Rd

DEMOGRAPHICS

	1 Mile	3 Mile	5 mile
Population	4,084	40,103	119,333
Households	1,407	13,788	38,122
Avg HH Income	\$97,312	\$101,429	\$94,005

TENANTS IN IMMEDIATE AREA



851 Broken Sound Parkway NW, Suite 160, Boca Raton, FL 33487 | www.sracre.com

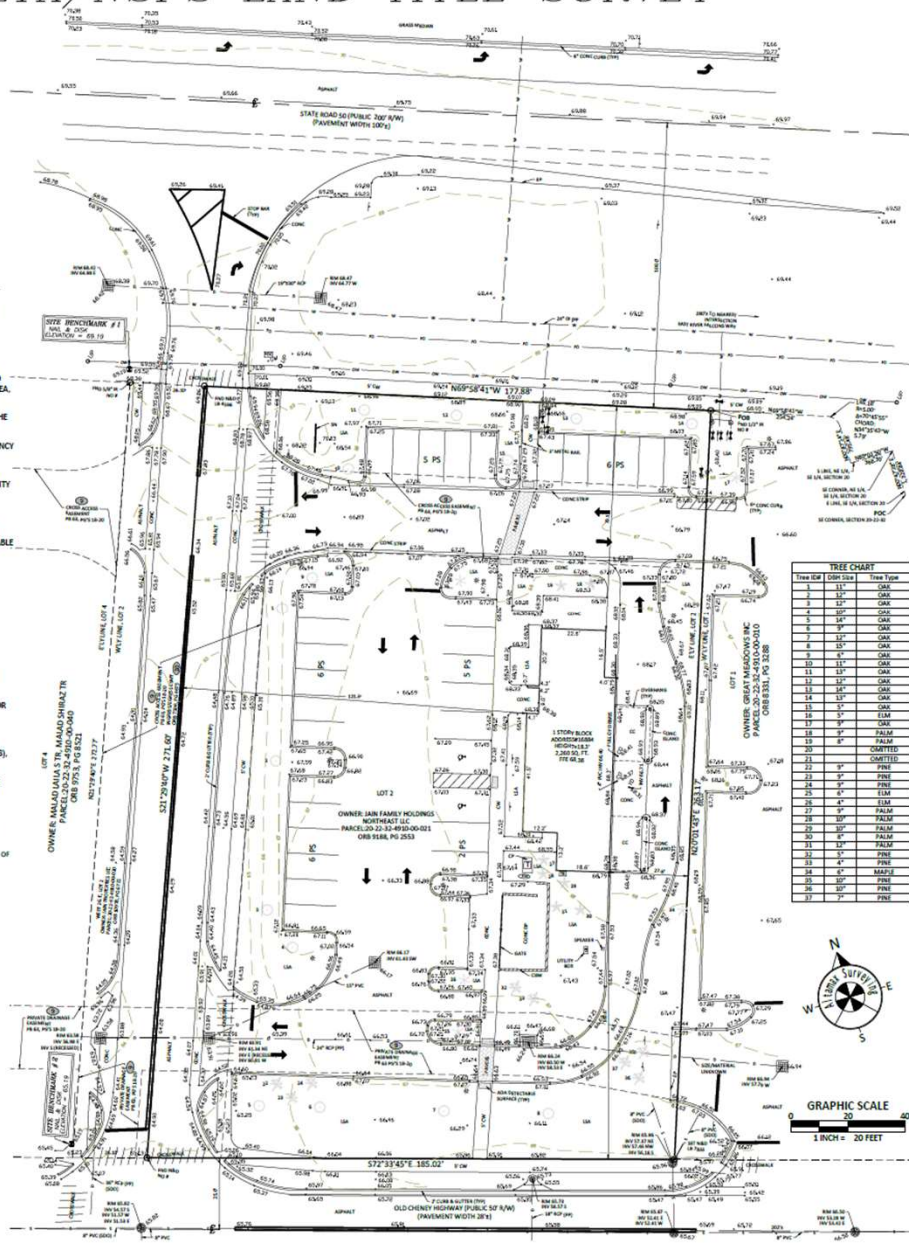
*The information herein was obtained from third parties. Any and all interested parties should have their choice of experts inspect the property and verify all information. Southeast Retail Advisors, Inc. makes no warranties or guarantees as to the information given to any prospective Buyer or Tenant.

**SOUTHEAST
RETAIL ADVISORS**

CONTACT INFO
LINDSEY MEYERS, Principal | Broker
Lindsey@sracre.com
404.556.4960

SITE PLAN - EXISTING

ALTA/NSPS LAND TITLE SURVEY



GENERAL SURVEY NOTES:

- BEARING STRUCTURE IS BASED ON THE MONUMENTED NORTH RIGHT OF WAY LINE OF OLD CHENNEY HIGHWAY, BEING SOUTH 72°33'42" EAST PER OFFICIAL PLAT BOOK 63, PAGE 19, OF THE PUBLIC RECORDS FOR ORANGE COUNTY, FLORIDA.
- THIS SURVEY REFLECTS ONLY MATTERS OF RECORD AS PROVIDED BY THE CLIENT OR CLIENTS REPRESENTATIVE.
- THIS SURVEY WAS MADE ON THE GROUND. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ENGINEER AND CONTRACTOR SHALL VERIFY MEASUREMENTS OF CONNECTIONS TO EXISTING UTILITIES BEFORE ORDERING MATERIALS AND BEFORE COMMENCEMENT OF CONSTRUCTION. IF THERE IS A DISCREPANCY BETWEEN THE MEASUREMENTS SHOWN HEREON AND THE VERIFYING MEASUREMENTS, THIS SURVEYOR SHALL BE CONTACTED IMMEDIATELY TO FURTHER VERIFY THE DISCREPANCY.
- THIS SITE LIES IN ZONE X, BASED ON FLOOD INSURANCE RATE MAP NO. 12095C0229F, COMMUNITY NO. 120179, UNINCORPORATED ORANGE COUNTY, FLORIDA, HAVING AN EFFECTIVE DATE OF 9/25/2009.
- ACCORDING TO FLORIDA STATUTES, CHAPTER 472.025, A LAND SURVEYOR SHALL NOT AFFIX HIS SEAL OR NAME TO ANY PLAN OR DRAWING WHICH DEPICTS WORK WHICH HE IS NOT LICENSED TO PERFORM OR WHICH IS BEYOND HIS PROFESSION OR SPECIALTY THEREIN. THEREFORE, WE ARE UNABLE TO CERTIFY AS TO MUNICIPAL ZONING COMPLIANCE, INTERPRETATION OF ZONING CODES OR THE DETERMINATION OF VIOLATIONS THEREOF.
- THIS SURVEY MADE WITH BENEFIT OF COMMITMENT FOR LOT NO. 1062-953448, EFFECTIVE: NOVEMBER 23, 2021, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY. THE PROPERTY DESCRIBED HEREIN IS THE SAME AS THE PROPERTY DESCRIBED IN SCHEDULE A OF THE TITLE COMMITMENT REFERENCED HEREON.
- THIS "BOUNDARY AND TOPOGRAPHIC SURVEY" WAS MADE IN ACCORDANCE WITH LAWS AND/OR STANDARDS OF PRACTICE FOR THE STATE OF FLORIDA.
- THE PROPERTY HAS INDIRECT ACCESS TO STATE ROAD 50, A PAVED PUBLIC RIGHT-OF-WAY.
- OBSERVABLE SURFACE EVIDENCE OF UTILITIES SERVING THE PROPERTY AND STORM DRAINAGE FACILITIES ARE SHOWN HEREON.
- ALL PARCELS AND/OR LOTS SHOWN HEREON ARE CONTIGUOUS BETWEEN SAID PARCELS AND/OR LOTS AND DO NOT CREATE ANY GAPS, GORES OR HUTURES.
- NO SURFACE EVIDENCE OF SITE USE AS A CEMETERY WAS OBSERVED.
- ELEVATIONS ARE BASED ON BENCHMARK DESIGNATION 1 600 002, BEING: 70.48 FEET, (NAVD 88), PUBLISHED BY NATIONAL GEODETIC SURVEY.
- THE MAPPED FEATURES SHOWN HEREON ARE RELATIVE TO FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE, NAD(83)-(2011) (EPOCH 2010 0000), ESTABLISHED PER FOOT 1996.

NOTES PERTAINING TO TABLE A ITEMS OF ALTA/NSPS LAND TITLE SURVEY STANDARDS:

ITEM 56: NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ALTERATIONS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.

ITEM 57: NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. SURVEYOR IS NOT AWARE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.

PARKING COUNT:

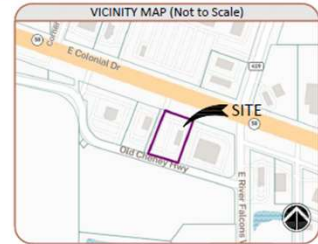
REGULAR SPACES: 30
HANDICAP SPACES: 3
TOTAL SPACES: 33

LAND AREA:

48,482 SQUARE FEET
1.1225 ACRES
MORE OR LESS.

ZONING INFORMATION:

NOT PROVIDED AT TIME OF SURVEY



LEGEND

1	ALTA/NSPS SURVEY
2	EXISTING SURVEY
3	EXISTING EASEMENT
4	EXISTING ENCUMBRANCE
5	EXISTING RIGHT-OF-WAY
6	EXISTING CURB
7	EXISTING DRIVEWAY
8	EXISTING DRIVEWAY
9	EXISTING DRIVEWAY
10	EXISTING DRIVEWAY
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98	EXISTING DRIVEWAY
99	EXISTING DRIVEWAY
100	EXISTING DRIVEWAY

DESCRIPTION:

A PORTION OF LOT 2, LOCKWOOD CROSSING, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 63, PAGES 18, 19 AND 20A, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 20, TOWNSHIP 22 SOUTH, RANGE 32 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 22 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 22 SOUTH, RANGE 32 EAST; THENCE NORTH 00°47'28" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 1326.84 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20; THENCE NORTH 89°03'30" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER 368.39 FEET; THENCE NORTH 00°47'14" EAST, 795.48 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 5.00 FEET AND A CHORD BEARING OF NORTH 34°35'14" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 70°45'33" A DISTANCE OF 18 FEET; THENCE NORTH 89°58'41" WEST, 254.34 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°58'41" WEST 177.83 FEET; THENCE SOUTH 21°29'40" WEST 271.60 FEET; THENCE SOUTH 72°33'45" EAST, 385.62 FEET; THENCE NORTH 00°41'43" EAST 263.17 FEET TO THE POINT OF BEGINNING.

SCHEDULE B-2 EXCEPTIONS NOTES:

- RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF LOCKWOOD CROSSING, AS RECORDED IN PLAT BOOK 63, PAGES 18, 19 AND 20, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE USC 3604(i), (ON SUBJECT PROPERTY SHOWN HEREON).
- DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, INCLUDING AMENDMENTS OR MODIFICATIONS THEREIN, WHICH CONTAINS PROVISIONS FOR A PRIVATE CHARGE OR ASSESSMENTS, RECORDED IN BOOK 7506, PAGE 4675, AMENDED IN BOOK 8246, PAGE 2767, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE USC 3604(i), (ON SUBJECT PROPERTY SHOWN HEREON).
- AGREEMENT RECORDED IN BOOK 8465, PAGE 1539 (ON SUBJECT PROPERTY-BLANKET IN NATURE).
- TERMS AND CONDITIONS OF THE LEASE WITH OPTION TO PURCHASE FROM RAI RESTAURANTS, INC., A FLORIDA CORPORATION TO BURGER KING CORPORATION, A FLORIDA CORPORATION DATED MARCH 24, 2006 A MEMORANDUM OF SAID LEASE BEING RECORDED IN BOOK 8711, PAGE 3175; AS AFFECTED BY THE MEMORANDUM OF TERM COMMITMENT AGREEMENT DATED NOVEMBER 30, 2006, RECORDED DECEMBER 12, 2006 IN BOOK 9011, PAGE 4222; AND AS AFFECTED BY THE ASSIGNMENT OF LANDLORD'S INTEREST (INDEXED BY THE ASSIGNMENT AND ASSUMPTION OF LEASE RECORDED IN BOOK 9188, PAGE 2556 (ON SUBJECT PROPERTY-BLANKET IN NATURE).

TREE CHART

Tree ID	Species	Tree Type
1	11'	OKM
2	12'	OKM
3	12'	OKM
4	12'	OKM
5	12'	OKM
6	12'	OKM
7	12'	OKM
8	12'	OKM
9	12'	OKM
10	12'	OKM
11	12'	OKM
12	12'	OKM
13	12'	OKM
14	12'	OKM
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26	12'	OKM
27	12'	OKM
28	12'	OKM
29	12'	OKM
30	12'	OKM
31	12'	OKM
32	12'	OKM
33	12'	OKM
34	12'	OKM
35	12'	OKM
36	12'	OKM
37	12'	OKM

ALTA/NSPS Land Title Survey Certification
 To: PURSUIT DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY; JAIN FAMILY HOLDINGS NORTHEAST, LLC, A DELAWARE LIMITED LIABILITY COMPANY; SCHREEDER, WHEELER & PLUNT, L.L.P.; FIRST AMERICAN TITLE INSURANCE COMPANY; FLINT COMMUNITY BANK.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 13, 14, and 17 of Table A thereof. The field work was completed on 11/17/2021.

Date: 11/17/2021
 Digitally signed by James D. Bray
 DN: cn=James D. Bray, o=ALTA/NSPS, ou=Surveyors, email=jbray@altnsps.com, c=US
 Date: 2021.11.17 14:30:09 -0500

JAMES D. BRAY PSM 6507

This Survey is "Not Valid" without the original signature and seal of this Florida Licensed Surveyor and Mapper, unless provided with electronic signature with the ability to validate. (See: www.altansps.com for instructions on signature validation). The seal appearing on this document was authorized by the signing Professional Surveyor and Mapper on the Date of the electronic signature.

ADDRESS:
 16884 E COLONIAL DR
 ORLANDO, FLORIDA 32820

Job Information
 JOB NO. 59458
 CD NO. OR-63-63-1072
 FIELD DATE: 11/17/2021
 SCALE: 1" = 20'
 DRAWN BY: JTB

Revisions

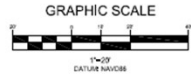
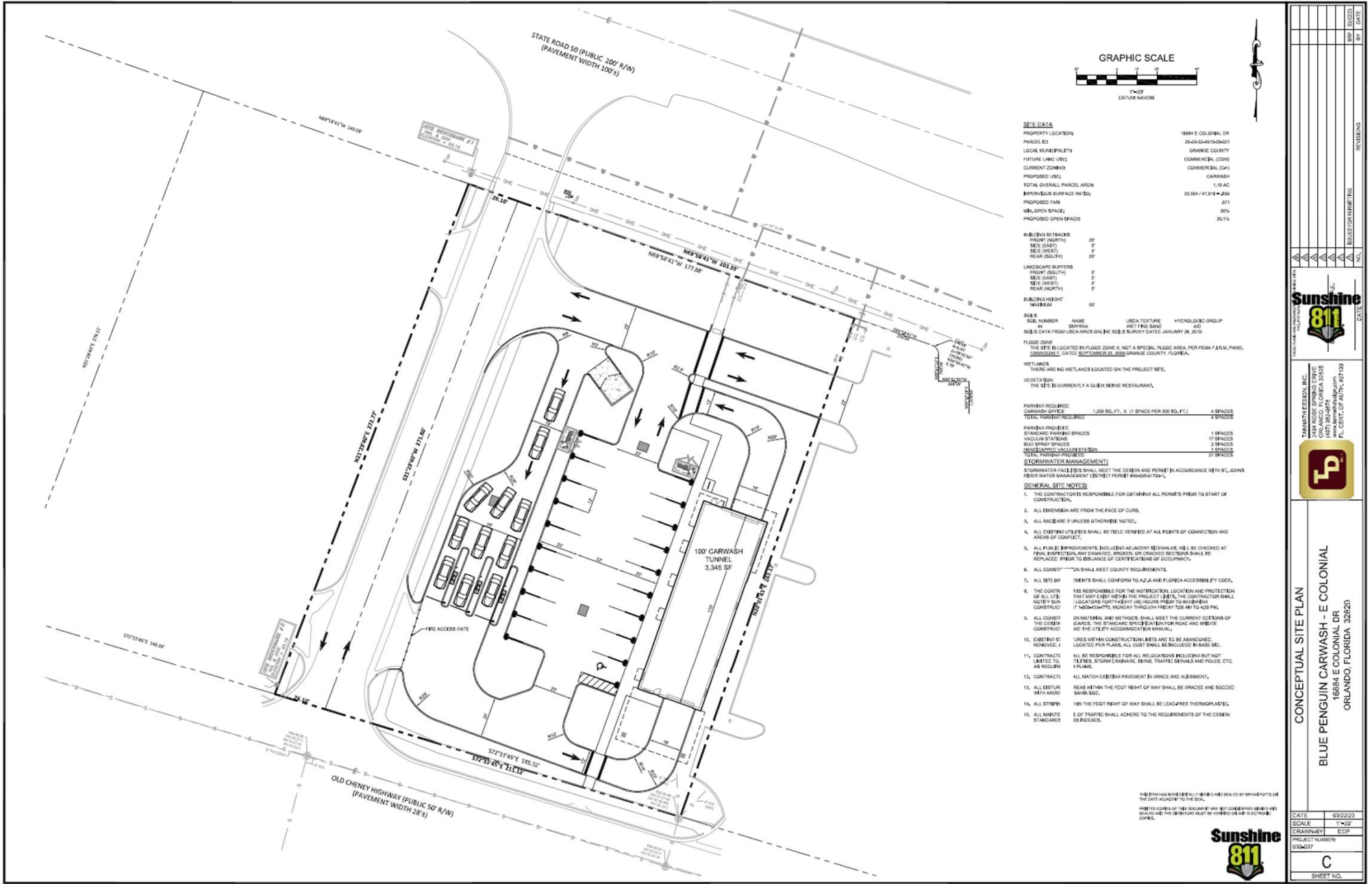
Date	Description	By
12/1/2021	ADDED TITLE COMMITMENT	GLT
11/7/2021	CERTIFICATION	JB

Altamax Surveying
 950 Belle Avenue, Suite 1100
 Casselberry, FL 32706
 Phone: 407-677-0200
 Licensed Business No. 7833
 www.altamaxsurveying.com



SHEET 1 OF 1

PROPOSED CAR WASH SITE PLAN



SITE DATA

PROPERTY LOCATION	1888 E COLONIAL DR
PARCEL ID	20-23-4915-40-21
LOCAL MUNICIPALITY	ORANGE COUNTY
FUTURE LAND USE	COMMERCIAL (C20)
CURRENT ZONING	COMMERCIAL (C4)
PROPOSED USE	CARWASH
TOTAL OVERALL PARCEL AREA	1.10 AC
IMPERVIOUS SURFACE RATIO	33.004 / 47,514 = .694
PROPOSED PAIR	30%
MIN. OPEN SPACE	30%
PROPOSED OPEN SPACE	35.1%

BUILDING SETBACKS

FRONT (NORTH)	20'
REAR (SOUTH)	5'
LEFT (WEST)	5'
RIGHT (EAST)	20'

LANDSCAPE BUFFERS

FRONT (SOUTH)	5'
REAR (NORTH)	5'
LEFT (WEST)	5'
RIGHT (EAST)	5'

BUILDING HEIGHT

MAXIMUM	30'
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SOILS

SOIL NUMBER	44	USDA TEXTURE	HYDROLOGIC GROUP
NAME	SANDY	WET FINE SAND	A-2
SOILS DATA FROM US DNR DIVISION SOIL SURVEY DATED JANUARY 18, 2018			

FLOOD ZONE

THE SITE IS LOCATED IN FLOOD ZONE X, NOT A SPECIAL FLOOD AREA, PER FEMA FIRM PANEL 18080C0121C DATED SEPTEMBER 18, 2009 ORANGE COUNTY, FLORIDA.

WETLANDS

THERE ARE NO WETLANDS LOCATED ON THE PROJECT SITE.

VEGETATION

THE SITE IS CURRENTLY A QUICK SERVICE RESTAURANT.

PARKING REQUIRED

CARWASH OFFICE	1,200 SQ. FT. @ 11 SPACE PER 500 SQ. FT.	4 SPACES
TOTAL PARKING REQUIRED		4 SPACES

PARKING PROVIDED

STANDARD PARKING SPACES	17 SPACES
VARIABLE SPACES	17 SPACES
BUS SPACES	2 SPACES
TOTAL PARKING PROVIDED	36 SPACES

STORMWATER FACILITIES SHALL MEET THE DESIGN AND PERMIT IN ACCORDANCE WITH ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT PERMIT #18-0454-079-1.

GENERAL SITE NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS PRIOR TO START OF CONSTRUCTION.
2. ALL DIMENSIONS ARE FROM THE FACE OF CURB.
3. ALL FACE AREAS UNLESS OTHERWISE NOTED.
4. ALL EXISTING UTILITIES SHALL BE FIELD VERIFIED AT ALL POINTS OF CONNECTION AND AREA OF CONFLICT.
5. ALL PUBLIC IMPROVEMENTS, INCLUDING ADJACENT SIDEWALKS, WILL BE CHECKED AT FINAL INSPECTION. ANY CHANGES, REVISIONS, OR CHANGED SECTIONS SHALL BE REPRODUCED PRIOR TO RESUMPTION OF CONSTRUCTION.
6. ALL CONSTRUCTION SHALL MEET COUNTY REQUIREMENTS.
7. ALL SETBACKS SHALL CONFORM TO A.Z.A. AND FLORIDA ACCESSIBILITY CODE.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE NOTIFICATION, LOCATION AND PROTECTION OF ALL UTILITIES PRIOR TO THE PROJECT START. THE CONTRACTOR SHALL NOTIFY ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL UTILITIES THROUGHOUT THE PROJECT.
9. ALL CONSTRUCTION MATERIAL AND METHODS SHALL MEET THE CURRENT EDITIONS OF ALL APPLICABLE CODES. THE STANDING SPECIFICATIONS FOR ROAD AND SIDEWALK CONSTRUCTION SHALL BE THE LATEST EDITIONS OF ALL APPLICABLE CODES.
10. EXISTING UTILITIES SHALL BE ABANDONED. ALL UTILITIES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED. LOCATED FOR PLANS. ALL COST SHALL BE INCLUDED IN BASE BIDDING.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS INCLUDED BUT NOT LIMITED TO: UTILITIES, STORM DRAINAGE, SIGNALS, TRAFFIC SIGNALS AND POLICE, ETC. AS REQUIRED.
12. CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.
13. ALL CURB AND SIDEWALKS SHALL BE CONCRETE. THE FOOT RIGHT OF WAY SHALL BE GRADED AND SOCCED WITH GRASS.
14. ALL STRIPPED PAVEMENT SHALL BE LEAD-FREE THERMOPLASTIC.
15. ALL MAINTENANCE STRIPES SHALL BE CONCRETE. THE FOOT RIGHT OF WAY SHALL BE LEAD-FREE THERMOPLASTIC. ALL TRAFFIC SHALL ADHERE TO THE REQUIREMENTS OF THE DESIGN AND CONSTRUCTION.

DATE	09/23/23
SCALE	1"=20'
DRAWN BY	EDP
PROJECT NUMBER	0346037
SHEET NO.	C

CONCEPTUAL SITE PLAN

BLUE PENGUIN CARWASH - E COLONIAL
1888 E COLONIAL DR
ORLANDO, FLORIDA 32820

Sunshine 811

TAMMIE EISEN, INC.
2504 ROSE SPRING DRIVE
ORLANDO, FLORIDA 32825
www.sunshine811.com
FL. CERT. OF AUTH. #27139

AERIAL



**SOUTHEAST
RETAIL ADVISORS**

CONTACT INFO
LINDSEY MEYERS, Principal | Broker
✉ Lindsey@sracre.com
☎ 404.556.4960

851 Broken Sound Parkway NW, Suite 160, Boca Raton, FL 33487 | www.sracre.com

*The information herein was obtained from third parties. Any and all interested parties should have their choice of experts inspect the property and verify all information. Southeast Retail Advisors, Inc. makes no warranties or guarantees as to the information given to any prospective Buyer or Tenant.