



FOR LEASE

Westmoreland Square
Ground Lease Opportunity

1006 W Colonial Dr, Orlando, FL 32804

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PROPERTY SUMMARY

- Prime Opportunity for Industrial Outdoor Storage (IOS) & Vehicle Parking
- Located in the heart of Orlando with proximity to Interstate 4, 408 Expressway, Orange Blossom Trail, and John Young Parkway.
- Zoned PD

PROPERTY OVERVIEW

- Ground Lease: Inquire for Pricing
- Lot Size: 1.33 AC

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**PROFESSIONAL COMMERCIAL
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300 S. Orange Ave, Ste 1000
Orlando, FL 32801

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W COLONIAL DR 33,000 cars per day

JOHN YOUNG PKWY 52,000 cars per day

N. ORANGE BLOSSOM TRL 22,000 cars per day

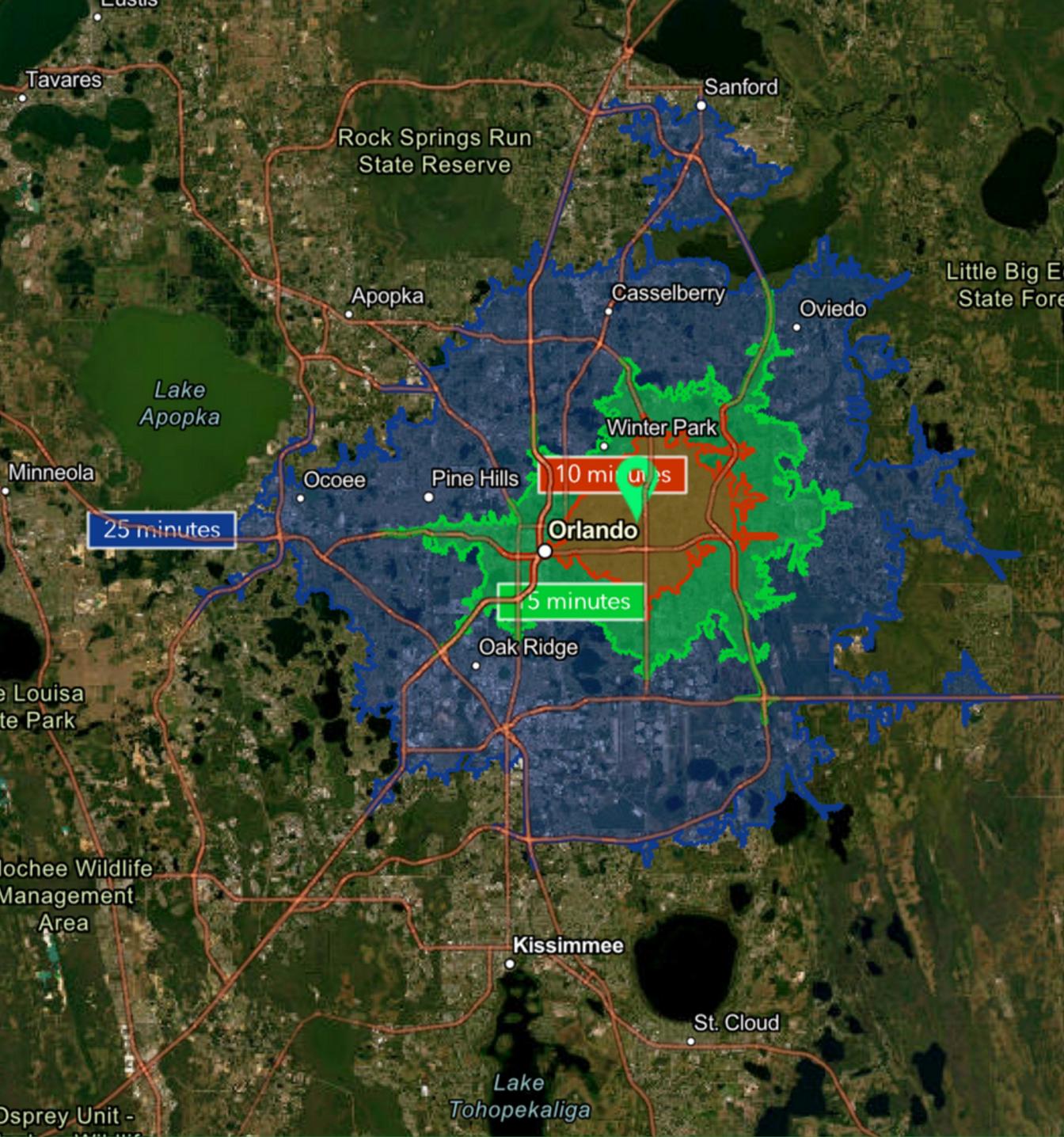


176,000 cars per day



408 EAST-WEST EXPY 122,500 cars per day

MAJOR ROAD MAP



2025 Estimated Population

10 minutes	130,546
15 minutes	534,151
25 minutes	1,576,692

2025 Total Households

10 minutes	58,661
15 minutes	217,226
25 minutes	595,388

2025 Average Household Income

10 minutes	\$113,819
15 minutes	\$99,241
25 minutes	\$110,263



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