



RETAIL SPACE FOR SALE

7468 W Colonial Dr, Orlando, FL 32818



For More Information: [Millenia-Partners.com](https://www.Millenia-Partners.com)

Presented by: Michael Curtis | 689-254-5716 | MCurtis@Millenia-Partners.com • Brian Grandstaff | 407-370-3211 | BrianG@Millenia-Partners.com

PROPERTY INFORMATION

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OFFERING SUMMARY

7468 W Colonial Drive presents a 1.06 AC signalized outparcel opportunity along one of Orlando's most active retail corridors, with traffic counts exceeding 49k vehicles per day on SR-50. The property is directly positioned across from the newly opened H Mart, introducing a fresh grocery anchor and significant daily consumer traffic to the immediate trade area. Immediately adjacent, AdventHealth has acquired and cleared neighboring property for development of a freestanding urgent care facility, signaling long-term institutional investment and healthcare corridor expansion.

The site's 114 ft of direct frontage and existing 9,684 SF structure create a clear path to reposition the property for multi-tenant retail, medical, or service-oriented uses aligned with current corridor demand. With national retailers and high-volume operators surrounding the asset, this offering presents a merchant-builder opportunity to capitalize on strengthening fundamentals, lease to credit tenancy, and execute a stabilized cap-rate exit in a tightening submarket. Positioned at the intersection of grocery, healthcare, and established retail density, the property sits squarely within the next phase of West Colonial's commercial development.



- Lot size 1.06 AC
- 9,684 SF
- 80+ parking spaces, including cross-access parking with Chuck E Cheese & IHop and other adjacent outparcels
- Immediate vicinity features multiple national retailers such as H-Mart, Conn's HomePlus, Burlington, Ross, Home Depot, Steak n' Shake, UPS, Chili's, IHop, U-haul, T-Mobile, and more.
- 114 ft frontage on West Colonial
- Parcel ID 26-22-28-2139-02-000
- Zoning PD
- FEMA: Flood Zone "X" Area of Minimal Flood Hazard
- Ingress/egress: One (1) along Dorscher Rd

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MART

ROSS DRESS FOR LESS

DOLLAR TREE

Conn's HomePlus

UPS THE UPS STORE

Dorscher Rd

Bath & Body Works

Burlington

Pepper's

POCHA 93

50

Mobil

Future Advent Health Urgentcare



SUBJECT SITE

50

IHOP

MATTRESS FIRM

WING'S

ET

AZTECA MEXICAN RESTAURANTS

STORAGE Rentals of America

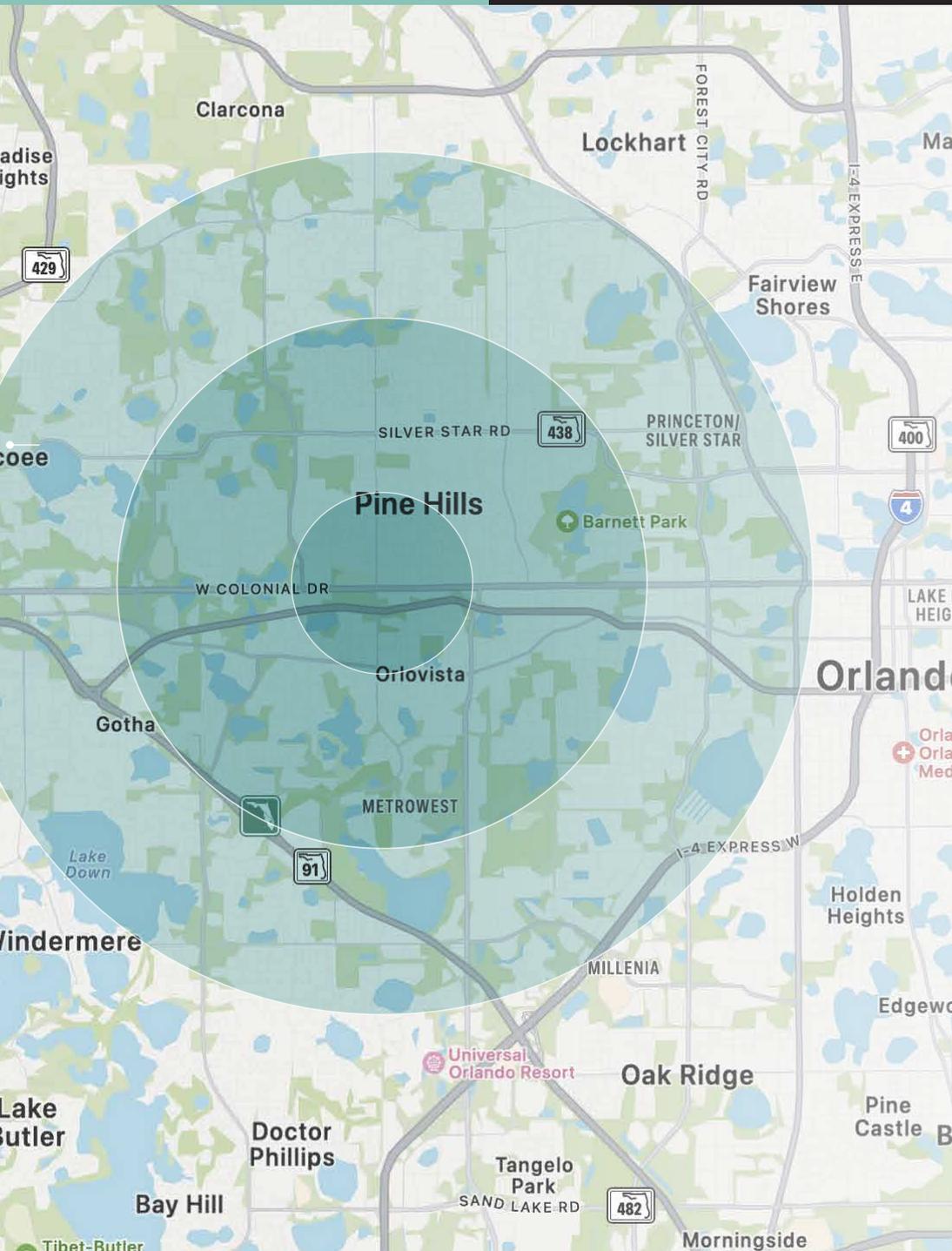
Holiday Inn Express

CUBESMART self storage

TOLL 408

TOLL 408





DEMOGRAPHIC DATA

POPULATION	1 Mile	3 Miles	5 Miles
Total Population	17,092	128,063	289,371
Average Age	38	38	38
Average Age (Male)	37	37	37
Average Age (Female)	39	39	39

HOUSEHOLD & INCOME	1 Mile	3 Miles	5 Miles
Total Households	5,608	44,508	102,887
Persons per HH	3	2.9	2.8
Average HH Income	\$57,413	\$69,398	\$84,455
Average House Value	\$318,275	\$306,658	\$354,979

TRAFFIC COUNTS	
W Colonial Dr	52,389 VPD
State Hwy 480	98,454 VPD
S Kirkman Rd	57,991 VPD
N Hiawasse Rd	39,256 VPD