

For Sale

14855 W Colonial Drive

Winter Garden, FL 34787



**Subject
Lot**

Major road visibility, 0.25± acres available

**AVISON
YOUNG**

Bill Nguyen
Vice President
407.440.6658
bill.nguyen@avisonyoung.com



Introduction

Situated along heavily travelled **W. Colonial Drive** with prime visibility to the 46,000± vehicles per day, this shovel-ready development site offers seamless access to major thoroughfares including Florida's Turnpike, SR-429, and SR-408. With utilities in place and site plans prepared, the property is ideal for an office or medical office development. Positioned in one of Central Florida's fastest-growing submarkets, the site offers a rare opportunity to establish a presence in a highly accessible, high-traffic corridor surrounded by established residential communities and retail amenities.

PROPERTY HIGHLIGHTS

SALE PRICE: \$649,000

MONUMENT SIGNAGE AVAILABLE

**HIGH VISIBILITY ON W COLONIAL
DRIVE**

**PAVED PARKING LOT WITH AMPLE
PARKING**

UTILITIES-READY

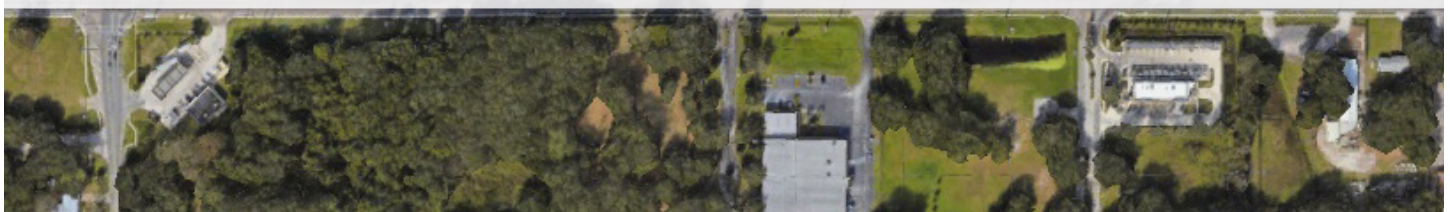
TRAFFIC COUNT: 46,363± CARS/DAY

LOT SIZE: 0.25± ACRES

ZONING: WG-C-2



Colonial Drive 46,363 VPD



Nearby Amenities

14855 W COLONIAL DRIVE
WINTER GARDEN, FL 34787



**AVISON
YOUNG**

Bill Nguyen
Vice President
407.440.6658
bill.nguyen@avisonyoung.com





FUTURE OFFICE - 3,500± SF

