

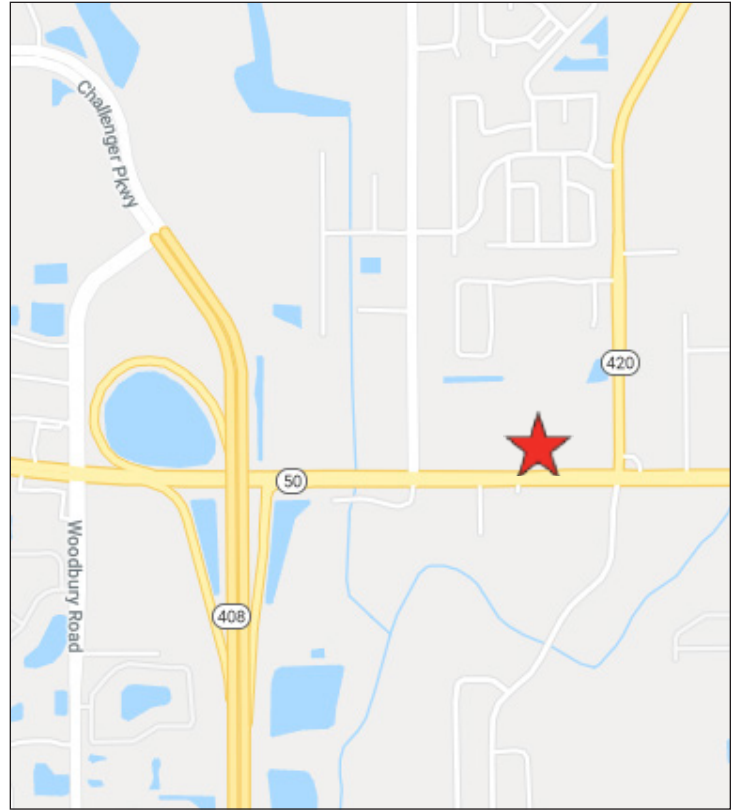
FOR SALE

1 acre Vacant Commercial Land, E. Colonial Dr., Orlando, FL 32826

PROPERTY OVERVIEW

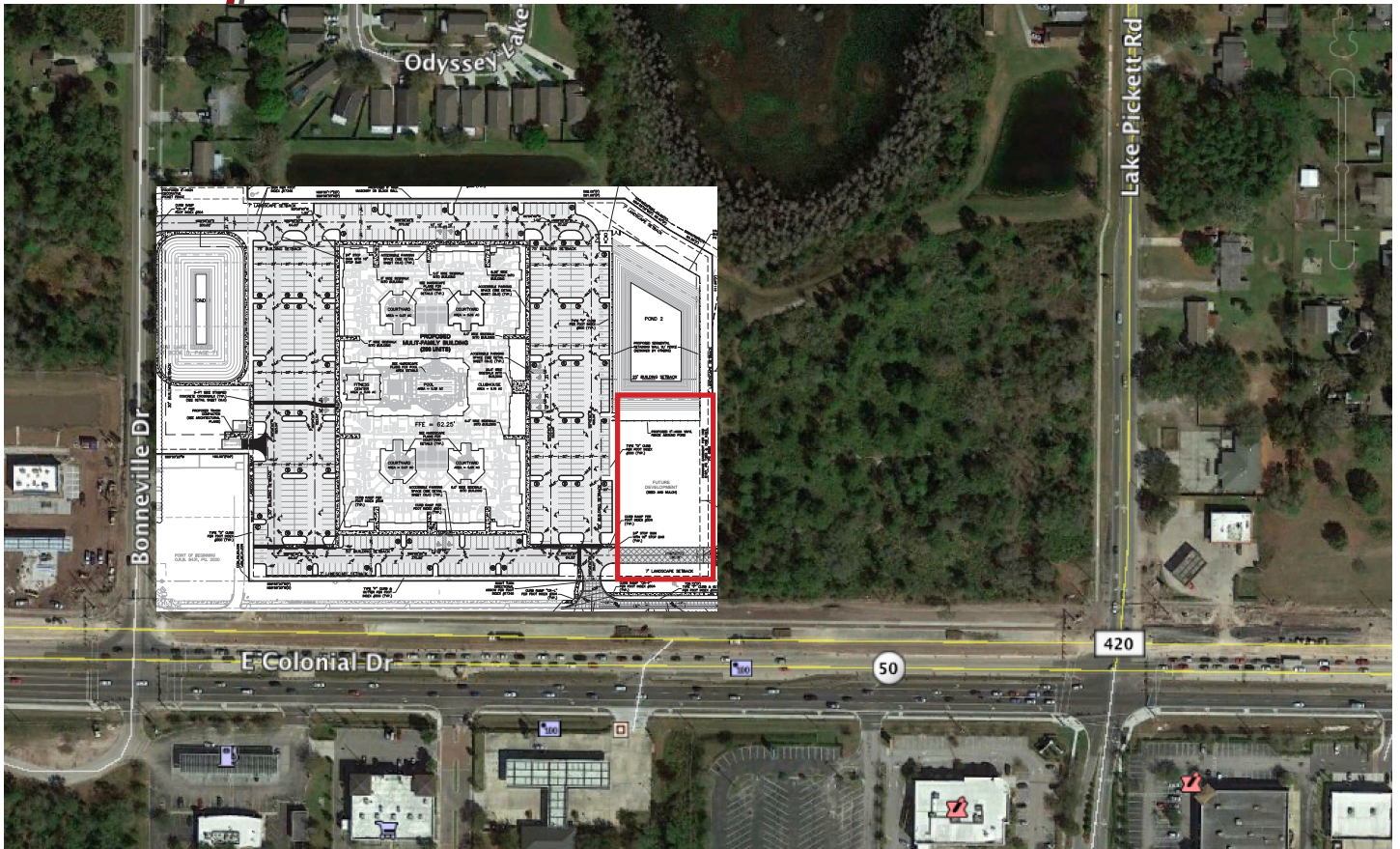
- 1.00± acres vacant commercial land strategically located on E. Colonial Dr. between Bonneville Drive & Lake Pickett Road
- Approx. 150' frontage on E. Colonial Dr.
- Zoning: PUD - entitled for 5,000 SF commercial retail uses under current PUD. FLU: PUD
- Traffic Count: 48,000± cars/day
- Demographics

	1 mi.	3 mi.	5 mi.
Population	12,817	89,795	205,461
Avg. HH Income	\$56,752	\$68,689	\$76,051
- **Listing Price: \$1,100,000**
*Owner will consider build-to-suit or ground lease options



DL
Delaney
Land Co.

FOR ADDITIONAL
INFORMATION, CONTACT:
Troy Drinkwater
407-917-9174 Office
321-388-6714 Cell
tdrinkwater@delaneylandco.com



FOR SALE

1 acre Vacant Commercial Land, E. Colonial Dr., Orlando, FL 32826

PROPERTY HIGHLIGHTS

- One of the last remaining outparcels on E. Colonial Dr.
- Owner will install retention and sewer to site. Site is cleared and will be graded ready for final pad preparations. Water will have to be brought in from E. Colonial Dr.
- Right in / right out on the AM side of E. Colonial Dr.
- Property is an outparcel excluded from a larger development that is currently under construction consisting of a Class-A multi-family project totaling 296 units. The adjacent property is the future home of Florida Hospital's Waterford Lakes emergency center (anticipated to break ground in June 2018)
- Property is less than 3 miles from UCF (60,000+ students) and Waterford Lakes Town Center (1,000,000+ SF of commercial retail)



DL
Delaney
Land Co.

FOR ADDITIONAL
INFORMATION, CONTACT:

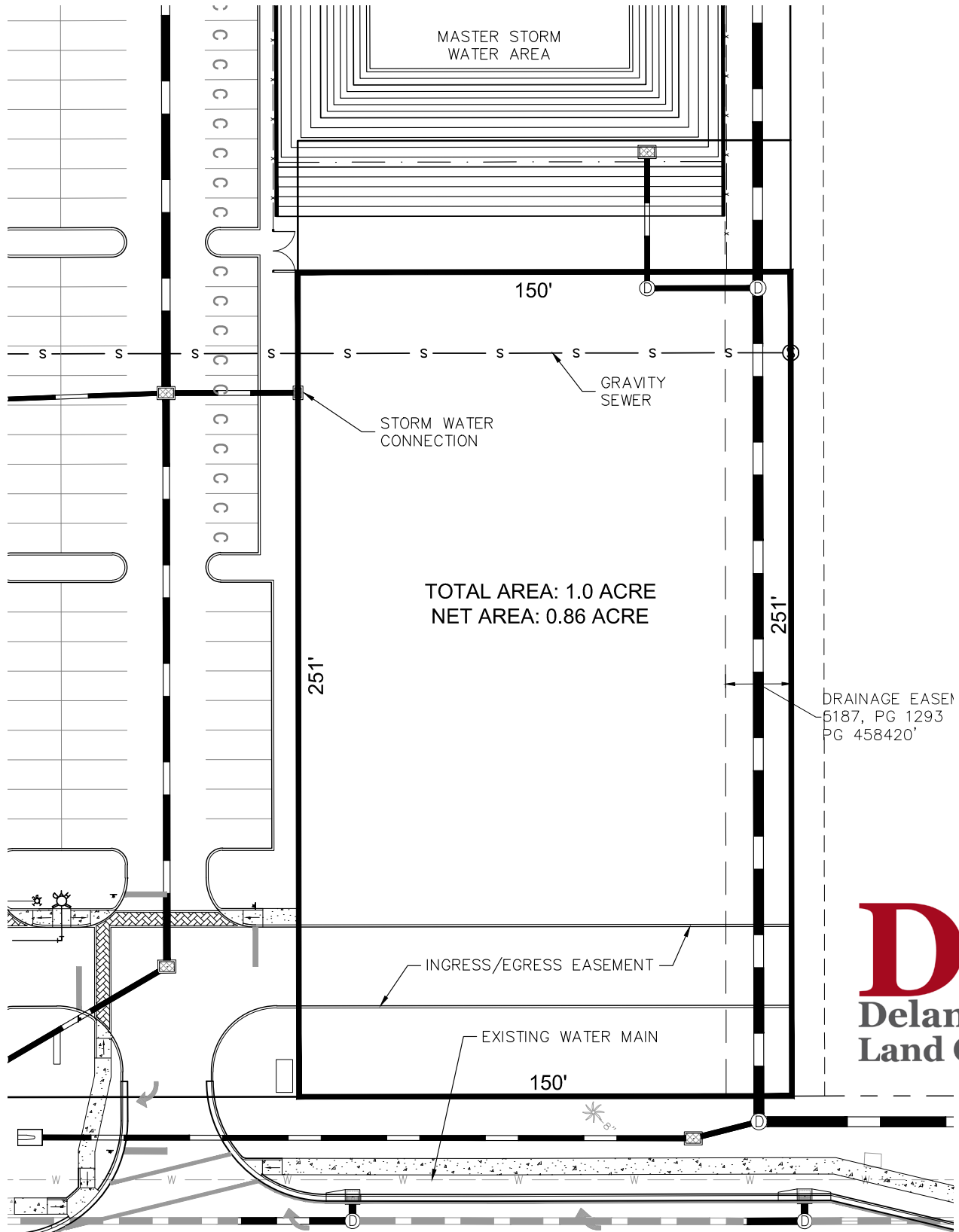
Troy Drinkwater
407-917-9174 Office
321-388-6714 Cell

tdrinkwater@delaneylandco.com

FOR SALE

1 acre Vacant Commercial Land, E. Colonial Dr., Orlando, FL 32826

UTILITY EXHIBIT



DL
Delaney
Land Co.