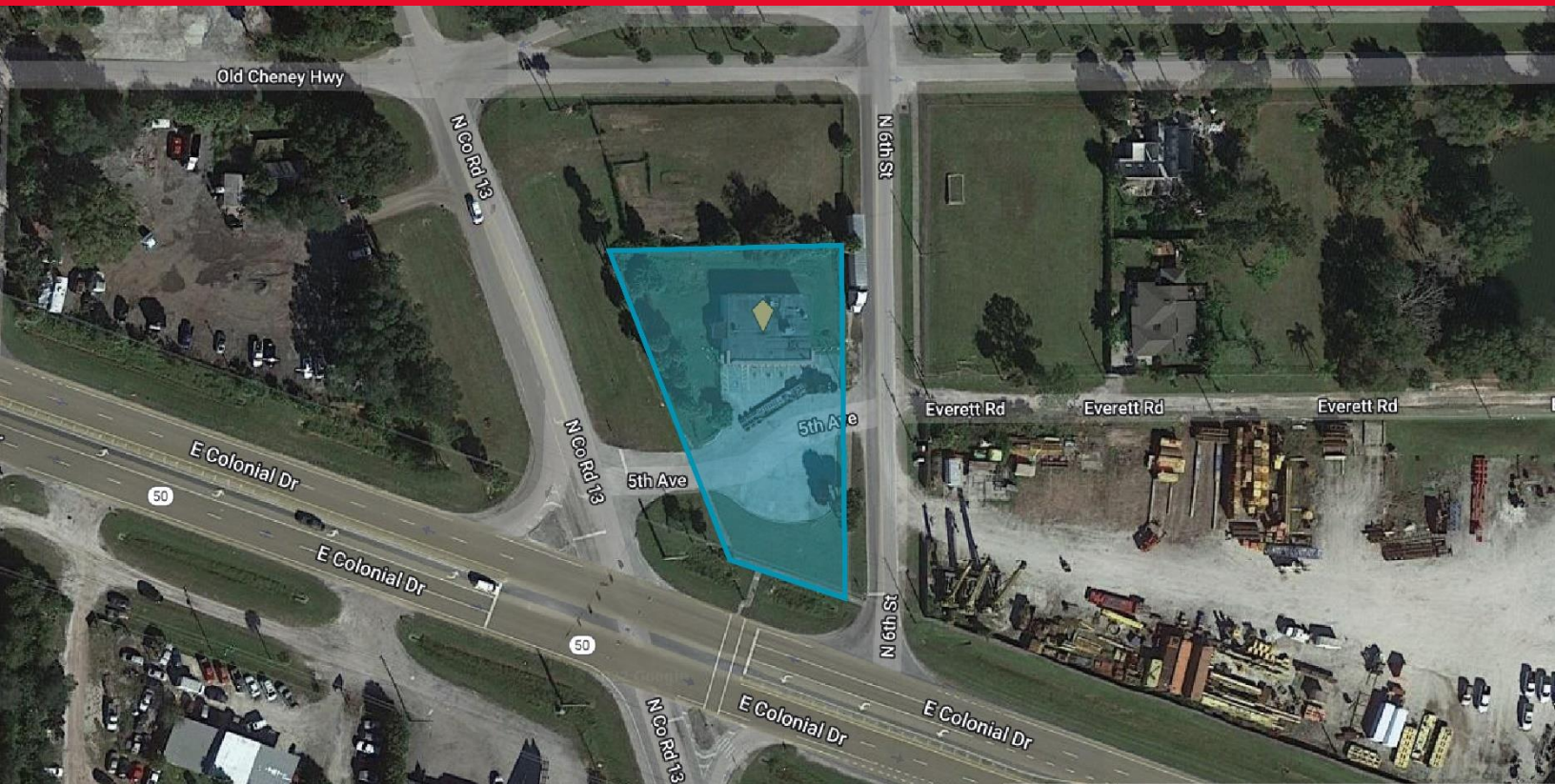


FOR SALE

18359 E Colonial Drive
Orlando, FL 32820

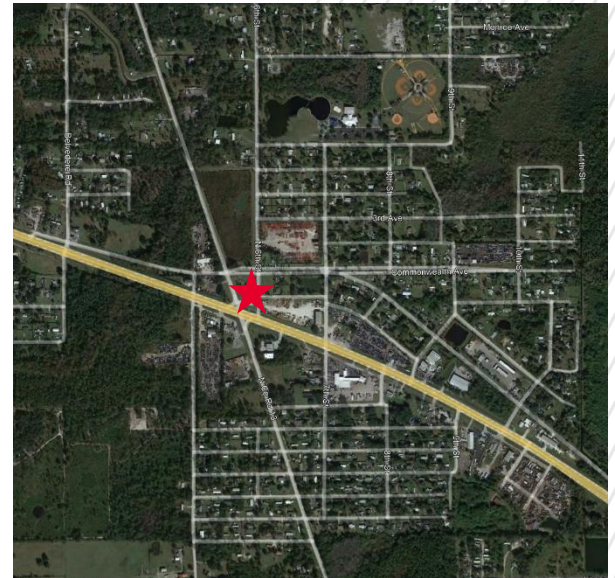


PROPERTY HIGHLIGHTS

Former convenience store site, facing Colonial Drive. The lot size of the property is 0.65 acres. Large paved area where pumps used to be situated. Frontage to Colonial Drive with 27,829 cars daily. Colonial Drive is a major thoroughfare within the Orlando metropolitan area. Full access located at a signalized intersection.

BUILDING SF	2,640
LAND SF	28,650
YEAR BUILT	1987
PARKING	12 Spaces
TRAFFIC COUNTS	27,829 VPD

SIGNAGE TYPE	Pylon
2-MILE (POP.)	9,724
5-MILE (POP.)	78,230
MED. INCOME	\$79,767
SPACE USE	Auto Retail



JEFF SCHEIDEGGER

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AREA INFORMATION

Former Circle K site, facing Colonial Drive. The lot size of the property is 0.65 acres. Large paved area where pumps used to be situated. Frontage to Colonial Drive with 27,829 cars daily. Colonial Drive is a major thoroughfare within the Orlando metropolitan area. Full access located at a signalized intersection.



LEGAL INFORMATION

TAX PARCEL ID	27-22-32-0000-00-011
2020 RE TAXES	\$5,942.81
ZONING	C-1



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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