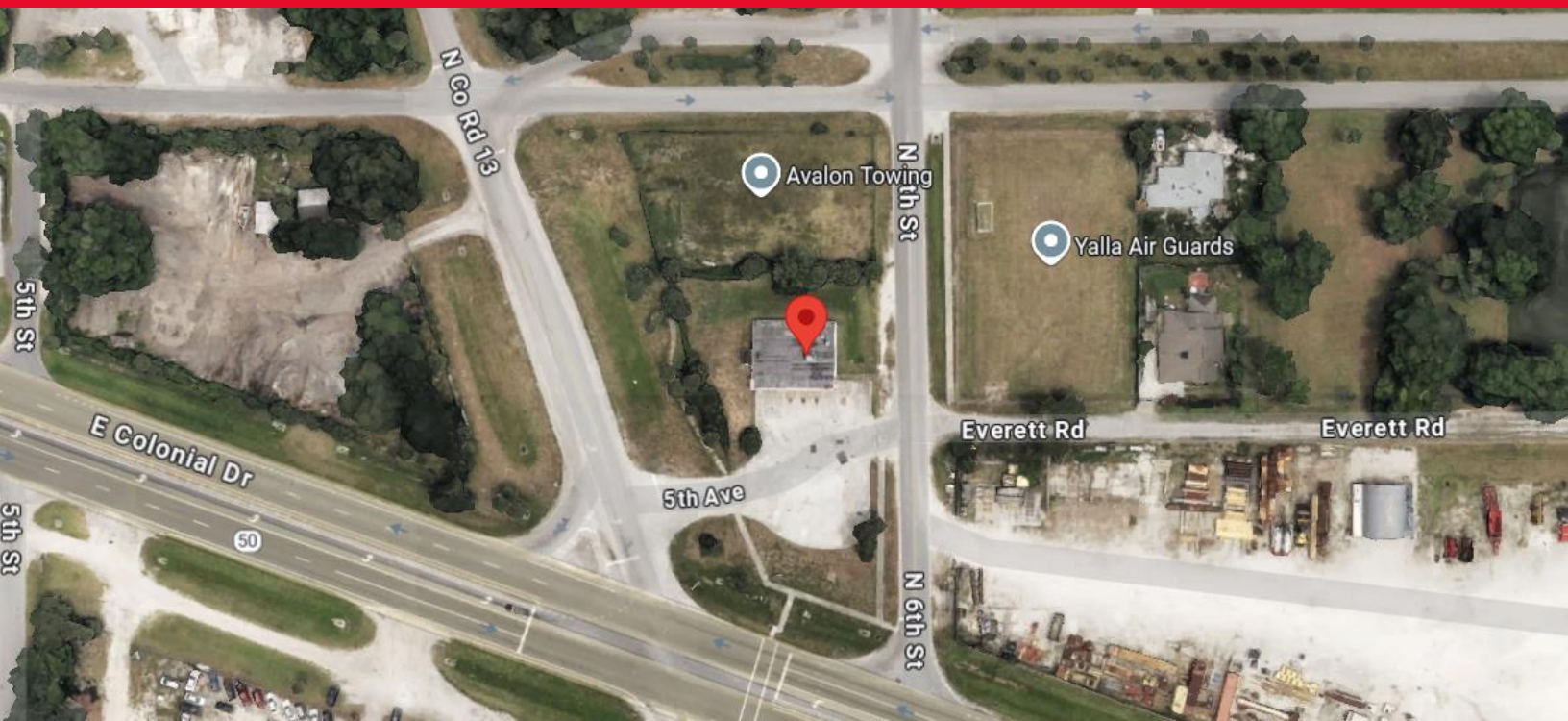


FOR SALE

18359 East Colonial Drive
Orlando, FL 32820



PROPERTY HIGHLIGHTS

Former convenience store site, facing Colonial Drive. The lot size of the property is 0.66 acres. Large paved area where pumps used to be situated. Frontage to Colonial Drive with 29,642 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 AC	0.66
YEAR BUILT	1987
PARKING	12 Spaces
TRAFFIC COUNTS	29,642 VPD

SIGNAGE TYPE	Pylon
3-MILE (POP.)	19,207
5-MILE (POP.)	72,185
MED. INCOME	\$86,188
SPACE USE	General Commercial



JEFF SCHEIDEGGER
Account Manager
+1 314 384 8662
jeff.scheidegger@cushwake.com

AMY FOOTE, CCIM
Senior Associate
+1 407-541-4411
amy.foote@cushwake.com

FOR SALE

18359 East Colonial Drive

Orlando, FL 32820

AREA INFORMATION

Former C-Store site, facing Colonial Drive. The lot size of the property is 0.66 acres. Large paved area where pumps used to be situated. Frontage to Colonial Drive with 29,642 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
2024 RE TAXES	\$7,139.47
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:

JEFF SCHEIDEGGER

Account Manager
+1 314 384 8662
jeff.scheidegger@cushwake.com

AMY FOOTE, CCIM

Senior Associate
+1 407-541-4411
amy.foote@cushwake.com