



15200 E COLONIAL DRIVE

REDEVELOPMENT OPPORTUNITY
FOR SALE

Asking Price: \$730,000.00



PROPERTY OVERVIEW

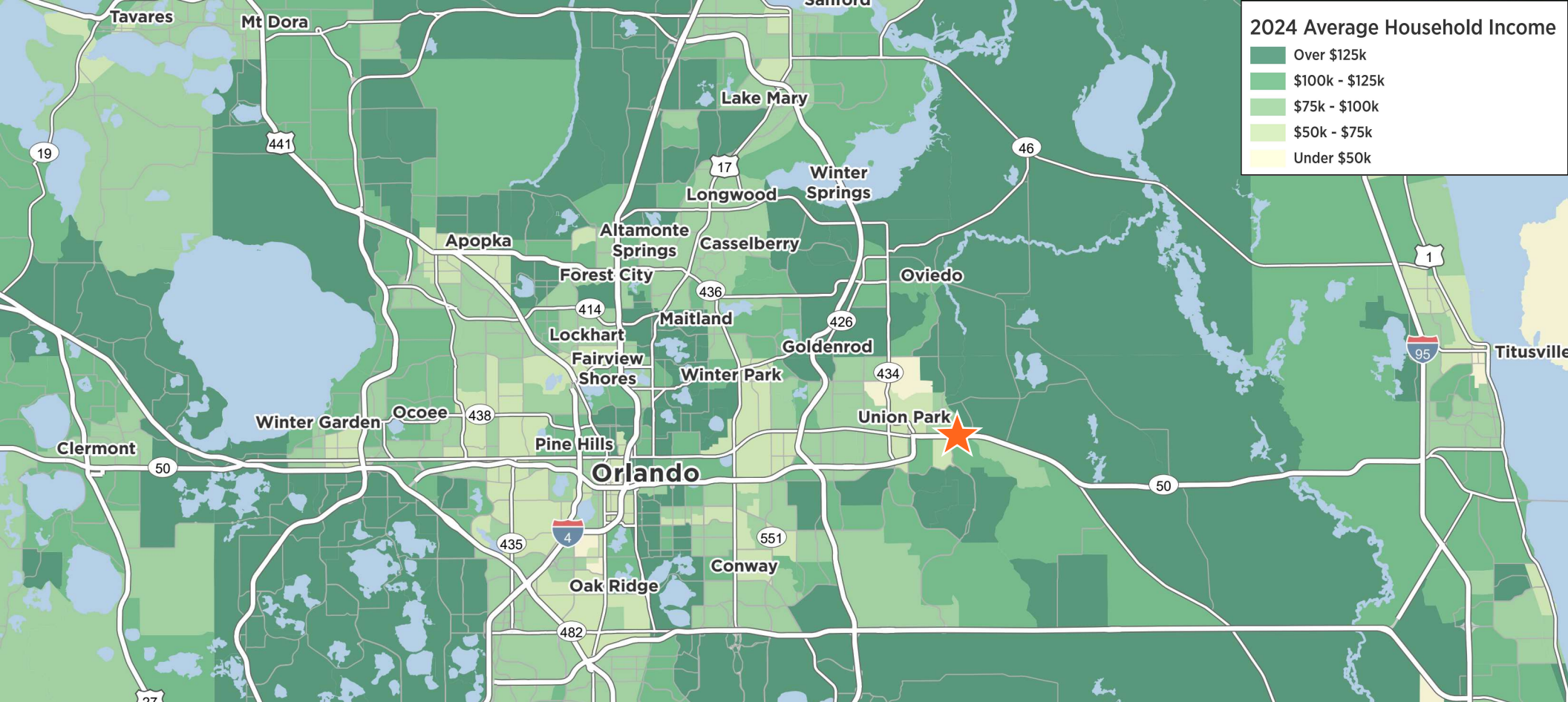
Located on the corner of SR-50 and Sherman St, this mixed use development opportunity provides excellence advantages for commercial users seeking to service the Central Florida Market. Ownership welcomes Build-to-Suit requirements, as there is flexibility in potential uses, with a owner-developer capabilities. This site has immediate access to FL-408 and SR-417, and is uniquely suited for users that looking for proximity to Orange and Brevard County.

PROPERTY HIGHLIGHTS:

Lot Size: ±0.39 AC

Building Type: Retail, Commercial, Medical

Zoning: C-1



MARKET STATISTICS

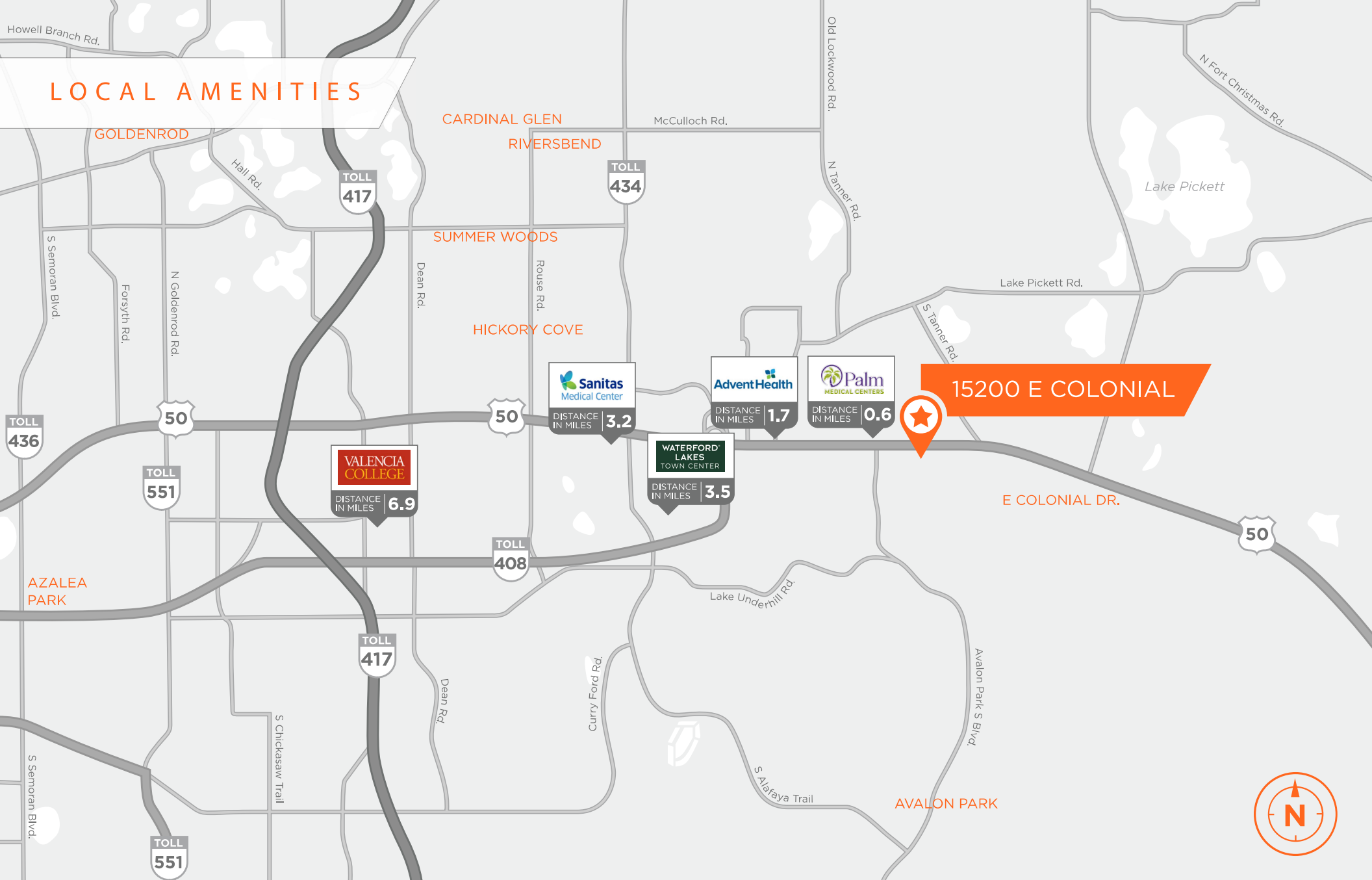
Area Statistics

	3 miles	5 miles	10 miles
Population Today (2024)	76,654	173,671	497,692
Households	25,509	54,590	173,342
Average Household Income	\$111,445	\$107,566	\$108,374
Unemployment (March 2025)	MSA	State	National
	3.3%	3.6%	4.1%

Drive Time Statistics

	Drive Time	Distance
FL 408	7 mins	2.9 miles
SR-417	13 mins	7.5 miles
SR-528	20 mins	13.6 miles
Orlando International Airport	28 mins	22 miles

LOCAL AMENITIES



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