

# FOR SALE OR LEASE



## RETAIL/OFFICE PROPERTY

904 W COLONIAL DR, ORLANDO, FL 32804



BUILDING CONCEPT

## PROPERTY HIGHLIGHTS

- Potential Developable Building Size: 3,000 SF +/-
- Land Size: 0.29      Ingress/egress: 2 Curb Cuts
- Zoning: MU-1/T/PH      FLU: MUC-MED
- Frontage W Colonial Dr:      100 Linear Foot +/-
- Depth of Parcel:      127 Linear Foot +/-
- Close to: Downtown Orlando, I-4, Creative Village, Amway Center, Exploria Stadium, Camping World Stadium – the West Side of Orlando is on the Move
- Purchase Price: \$2,199,500 (\*Build to Suit)
- Purchase Price: \$1,184,500 (Land "As Is")
- Lease Back w/ BTS:      \$43.99 PSF NNN
- \* \$1.015M Cap Construction Cost

**Molly Garrett**

BOSS Commercial Real Estate  
Licensed Commercial Real Estate Agent  
Cell: 407-927-3787  
Fax: 321-549-6269  
Molly@BossCRE.com  
www.BossCRE.com

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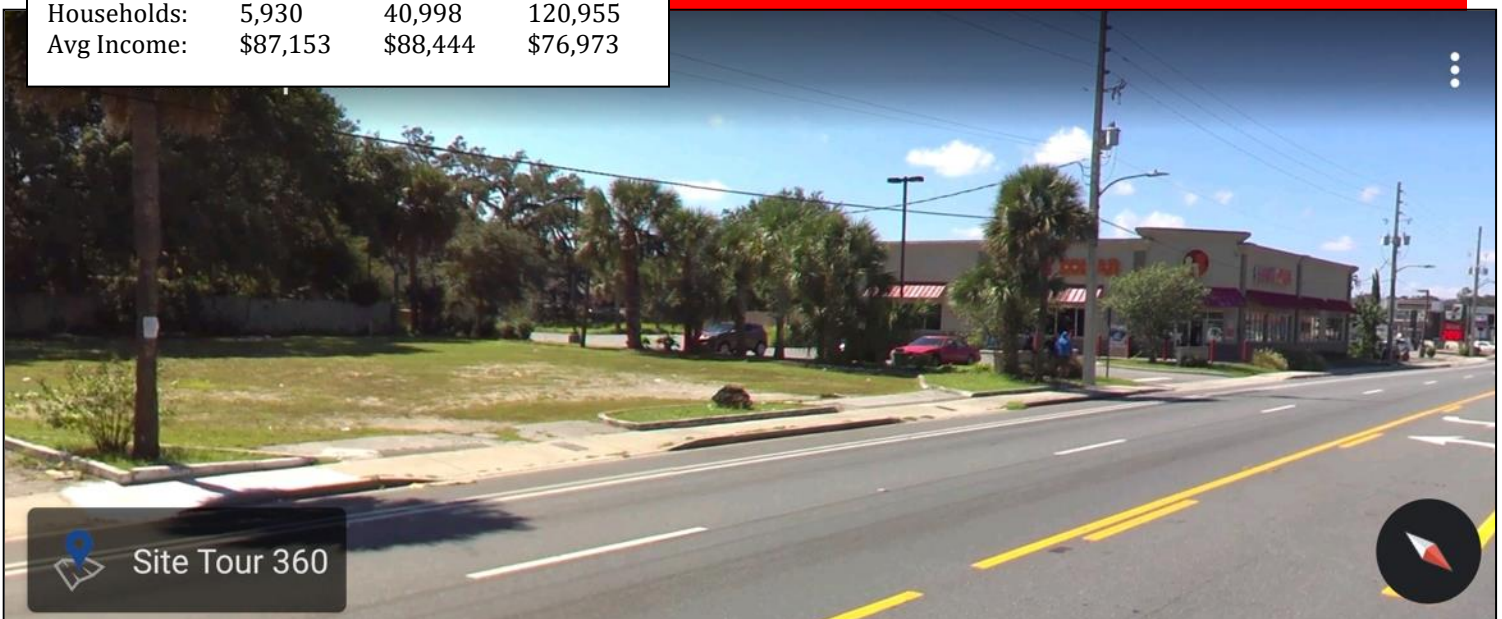
## RESTAURANT PHOTO PREVIEW



### TRAFFIC COUNTS

SR 50 36,188

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population:	12,986	89,028	299,041
Households:	5,930	40,998	120,955
Avg Income:	\$87,153	\$88,444	\$76,973



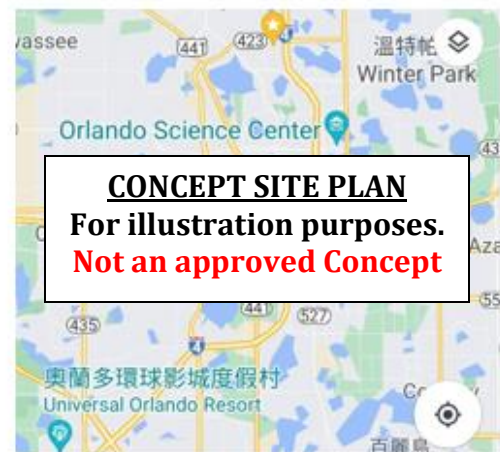
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Turn Lane allows Access to the property  
for East or West Bound Traffic



**CONCEPT SITE PLAN**  
For illustration purposes.  
Not an approved Concept

## Preliminary Design

One Story Building Floor Area : 3,000SF

Parking Provided : 17Cars

Floor Plan and Building Outlook will be adjusted to fit  
users' Requirements

N  
SITE PLAN

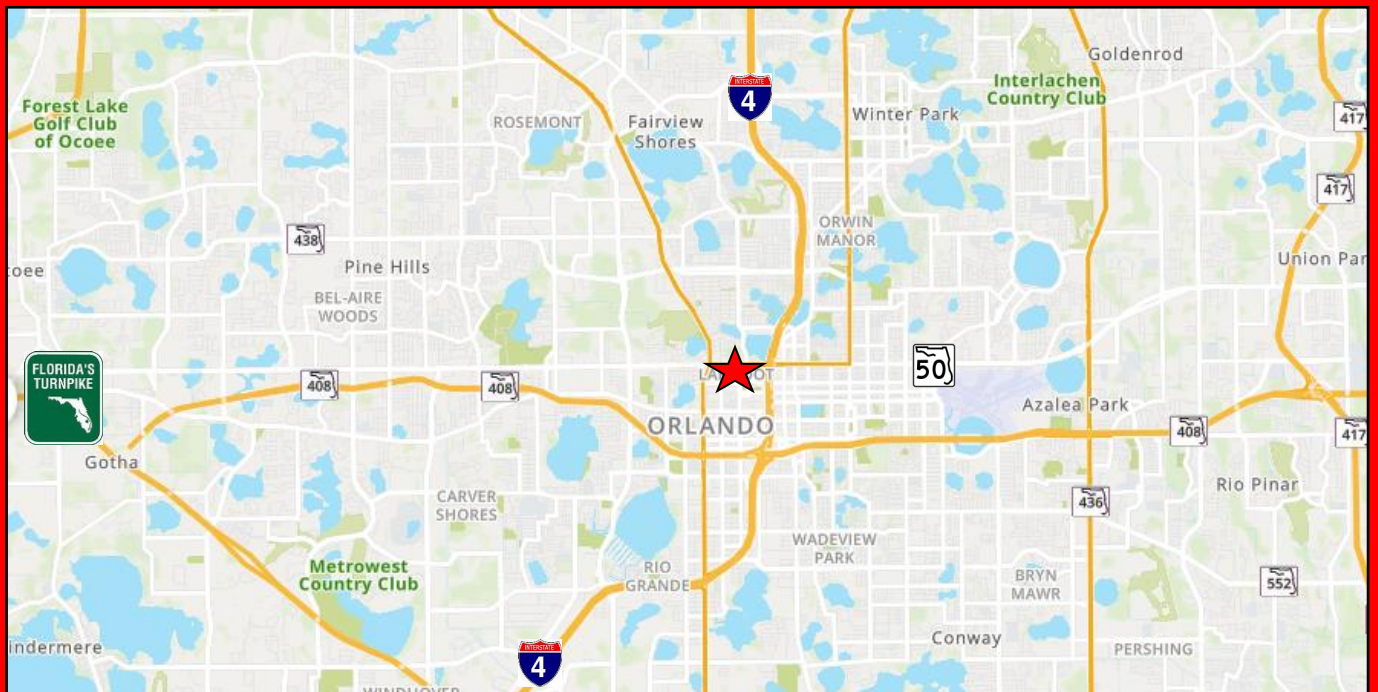
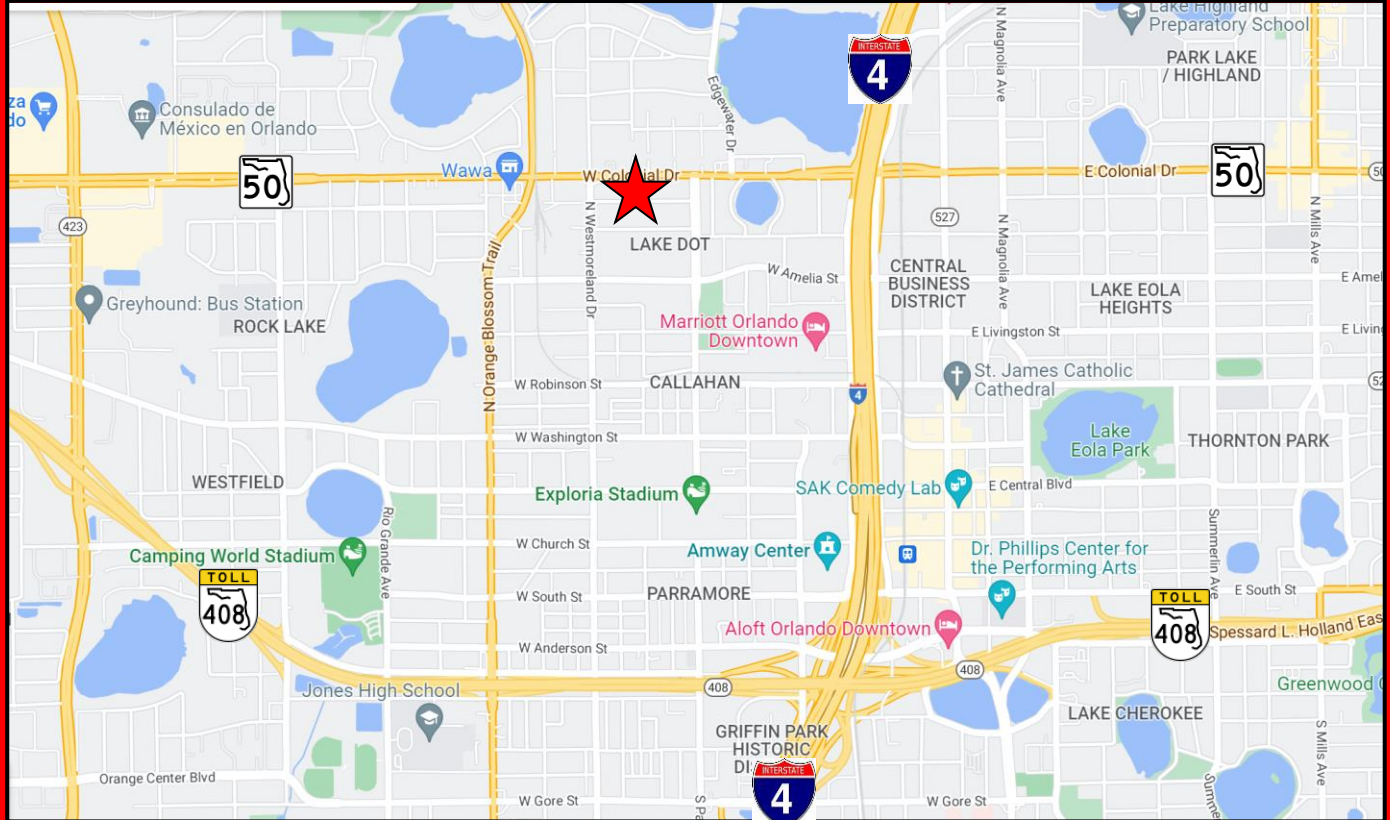
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## MAP OVERVIEW



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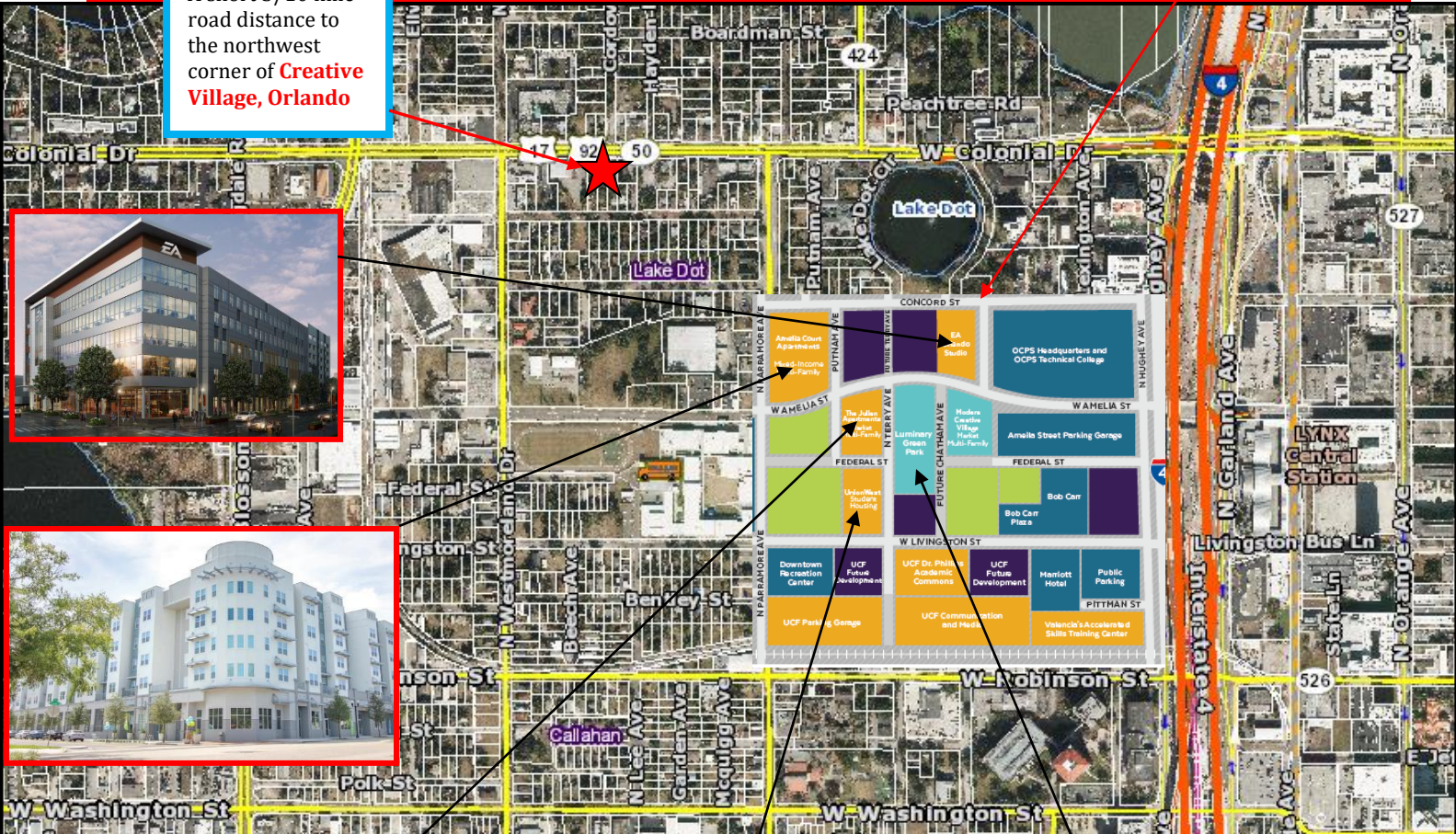


## AERIAL OVERVIEW

Orlando's Creative Village

Subject Property  
904 W Colonial Dr

A short 3/10 mile road distance to the northwest corner of **Creative Village, Orlando**



## CONTACT

Molly Garrett  
Cell: 407.927.3787  
Molly@BossCRE.com  
www.BossCRE.com

Boss Commerical Real Estate, LLC  
Licensed Real Estate Brokers

2211 Saxon Dr  
New Smyrna Beach, FL 32708

Tel: 407-927-3787  
Fax: 321-549-6269

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