



# EAST COLONIAL INVESTMENT

17438 E COLONIAL DRIVE  
ORLANDO, FL 32820

RETAIL INVESTMENT  
FOR SALE



13,000 SF



FOR SALE



\$2,960,000

## PROPERTY SUMMARY

Sale Price:	\$2,960,000
Total GLA:	13,000 SF
Land Size:	1.83 AC
Occupancy:	100.0%
East Colonial Drive AADT:	28,887 CPD

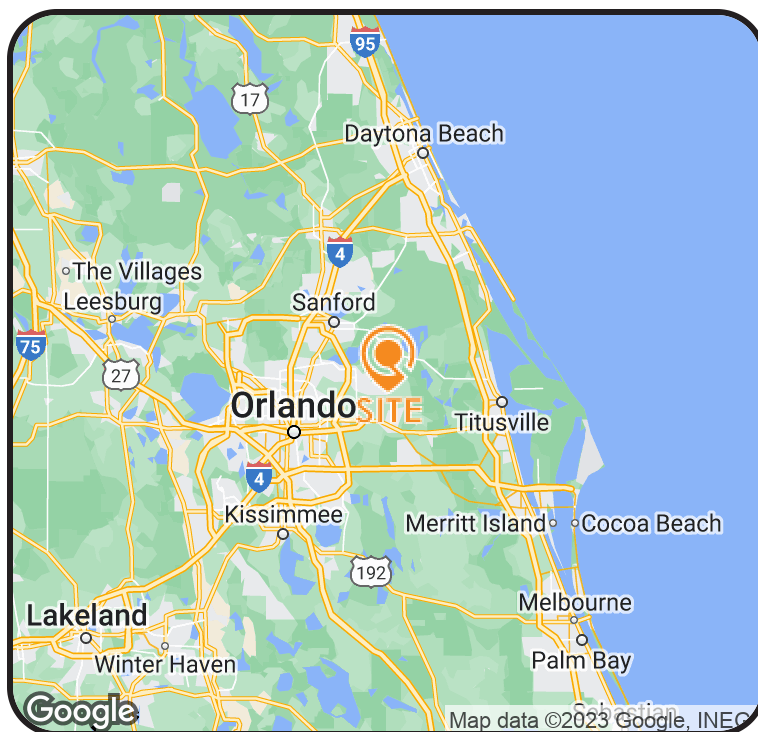
New Roof on Building Completed January 2023 with warranty

NNN Two-Tenant Retail Investment

5,000 SF leased to national retailer Sherwin-Williams with 2 years remaining on lease

8,000 SF leased to regional retailer Appliance Direct with a new 10 year lease

Great visibility on major thoroughfare Colonial Drive (US Hwy 50)



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	3,436	34,963	101,062
5-Yr Pop. Increase	0.6%	0.8%	0.6%
Average HH Income	\$75,987	\$93,125	\$90,630
# Households	1,211	12,144	34,318
# Employees	1,320	5,607	18,448

[PROPERTIES.LQWEST.COM/EAST-COLONIAL-INVESTMENT](https://PROPERTIES.LQWEST.COM/EAST-COLONIAL-INVESTMENT)

Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. All properties subject to change or withdrawal without notice.



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ORLANDO

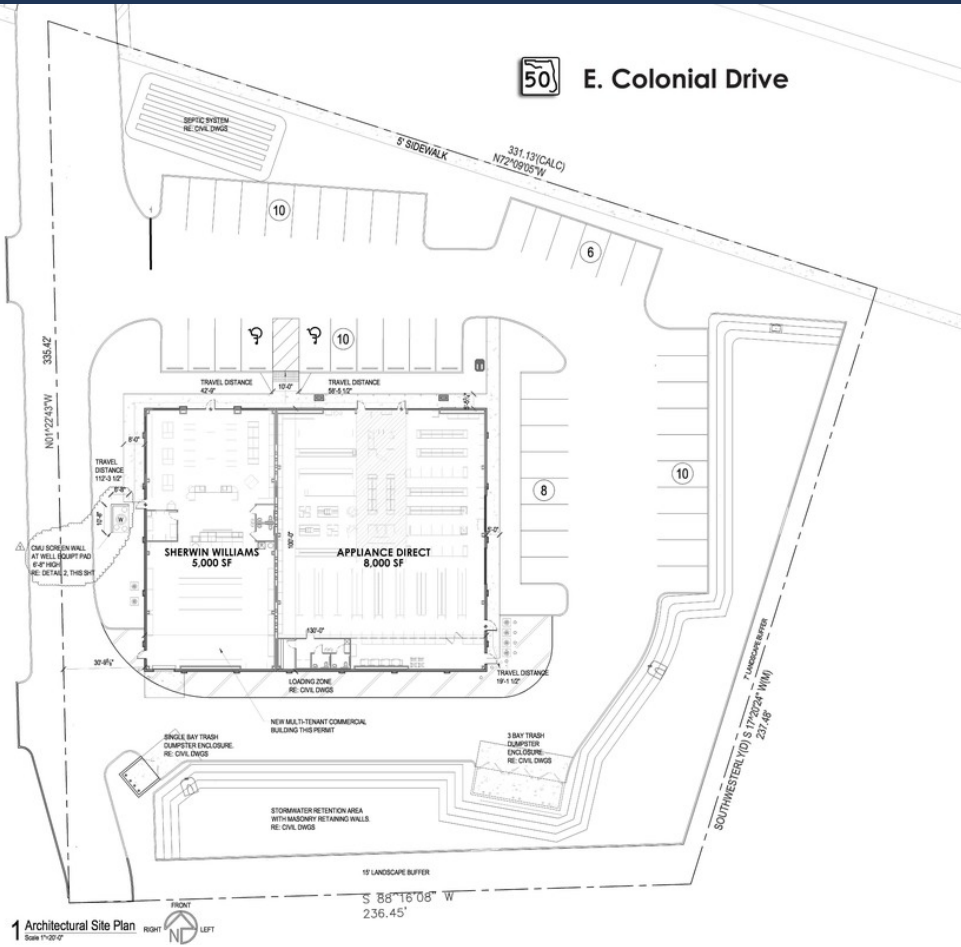


FORT MYERS



NAPLES





1 Architectural Site Plan  
Scale 1"=20'-0"

