



# 15200 E COLONIAL DRIVE

REDEVELOPMENT OPPORTUNITY  
FOR SALE OR LEASE





# PROPERTY OVERVIEW

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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

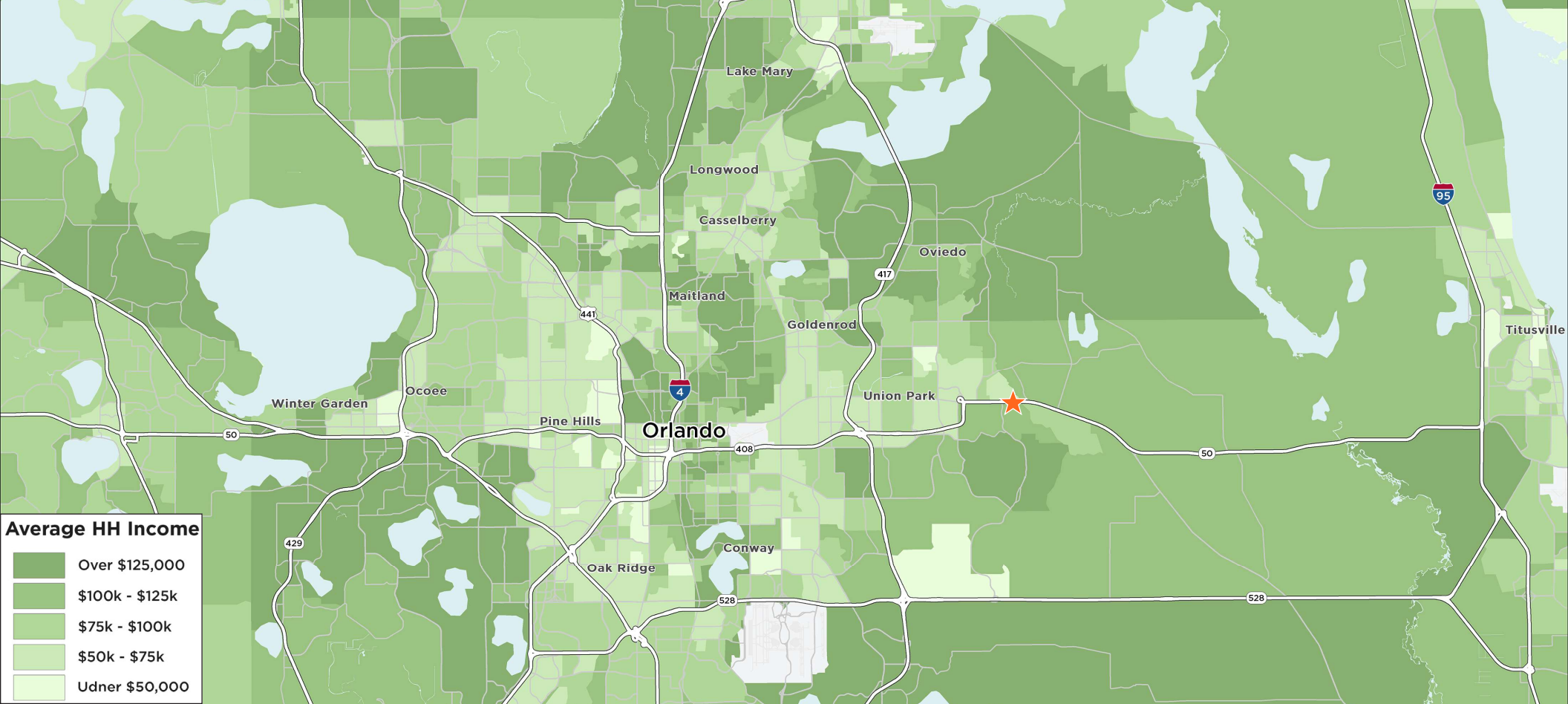
## CONCEPTUAL PLANS:

**Proposed Building SF:** 3,000-5,000 SF

**Proposed Construction:** Class-A Design

**Anticipated Timing:** Mid-Late 2024 with Anchor Tenant





# MARKET STATISTICS

## Area Statistics

	3 miles	5 miles	10 miles
Population Today (2022)	74,232	169,919	492,173
Households	24,772	53,951	171,675
Average Household Income	\$99,236	\$99,779	\$99,979
Total Vehicles	51,133	107,676	346,367

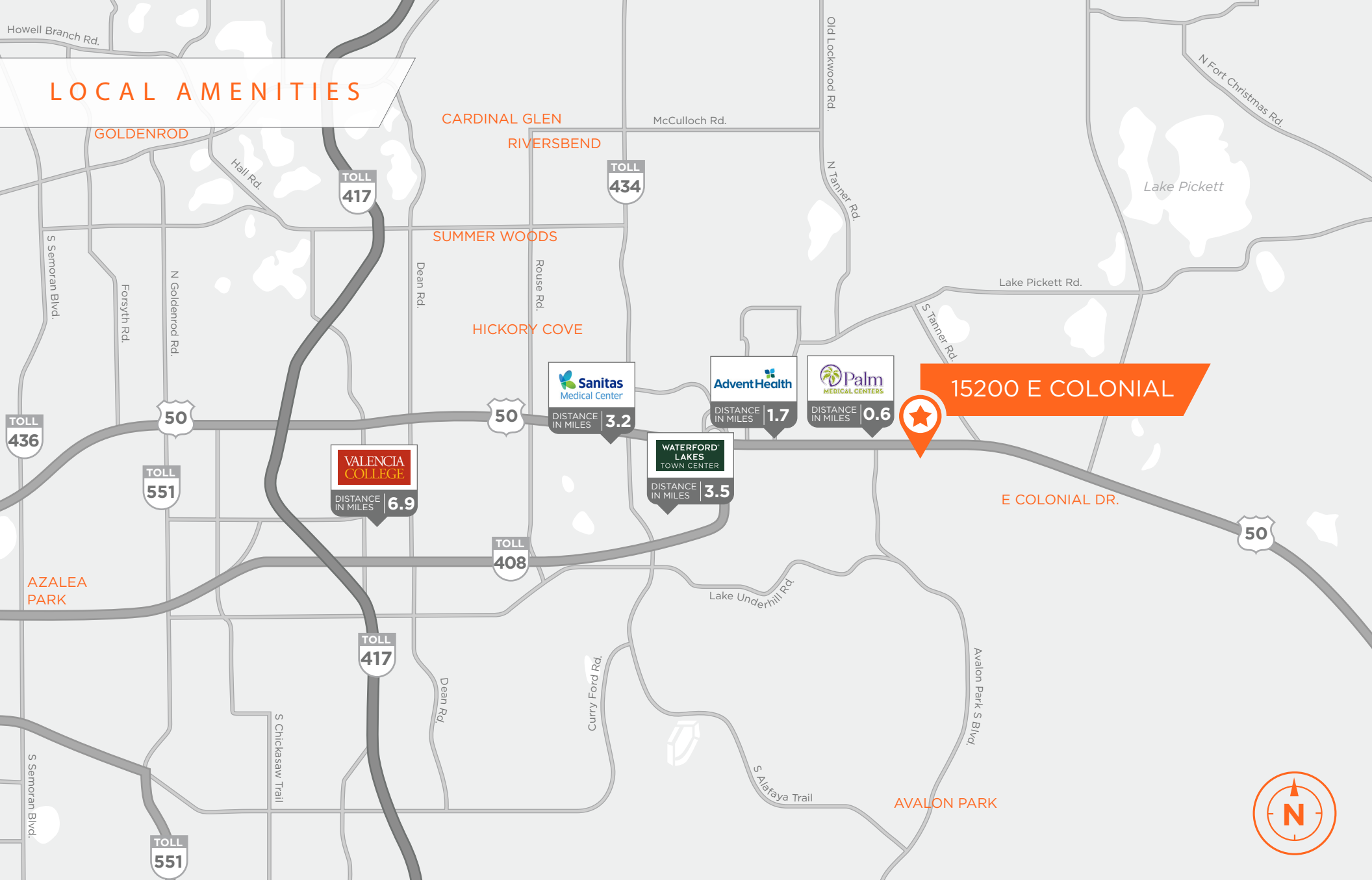
## Unemployment (April 2023)

MSA	State	National
2.3%	2.3%	3.1%

## 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



15200 E COLONIAL

E COLONIAL DR.



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