

# 15200 E COLONIAL DRIVE

REDEVELOPMENT OPPORTUNITY FOR SALE OR LEASE



## 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

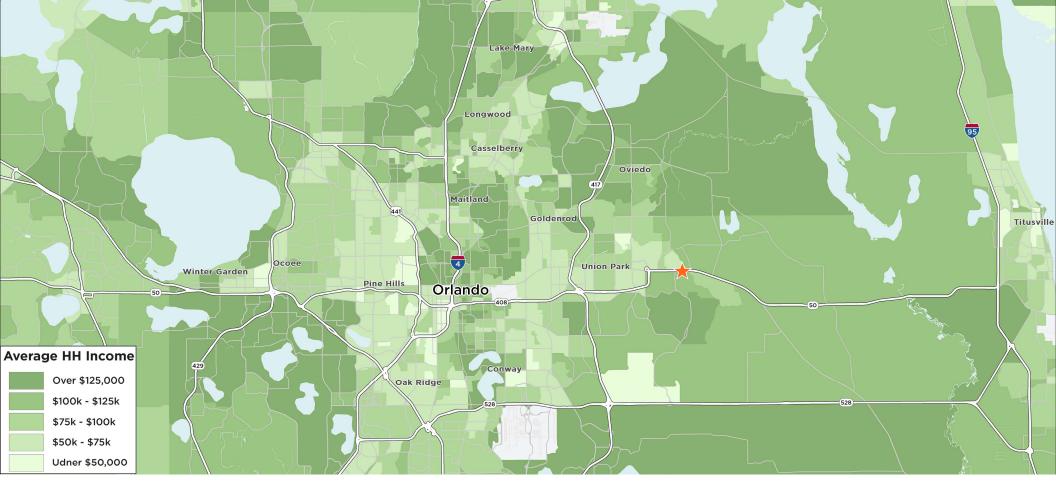
Zoning: C-1

### **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



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