

# EXECUTIVE SUMMARY

• 1904 W Colonial Dr Orlando, FL 32804



## OFFERING SUMMARY

<b>Sale Price:</b>	\$360,000
<b>Price / SF:</b>	\$141.40
<b>Lot Size:</b>	10492.0 Acres
<b>Year Built:</b>	1955
<b>Building Size:</b>	2,546 SF
<b>Zoning:</b>	O-1/T
<b>APN#:</b>	27-22-29-3268-01-030

## PROPERTY OVERVIEW

Great Location on Colonial Drive  
+/- .24 Acres  
+/- 1,946 sf Retail/Office Space  
Two (2) Parking Car Ports

## LOCATION OVERVIEW

Located on Colonial Drive. East of Tampa Avenue.

### ROB BECKNER, SIOR

Principal  
321.722.0707 X11  
rob@teamlbr.com

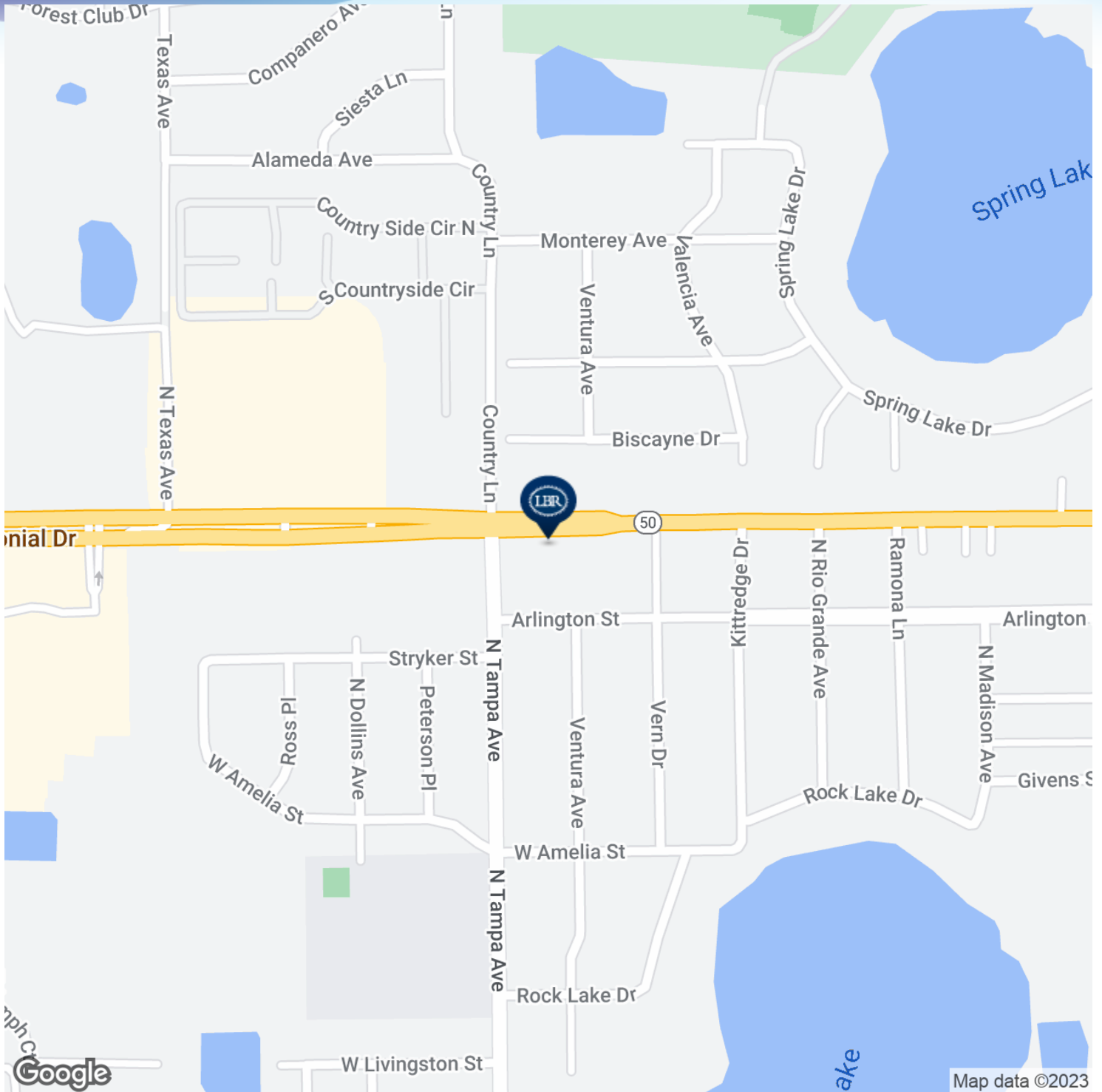
### Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com  
70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

# LOCATION MAP

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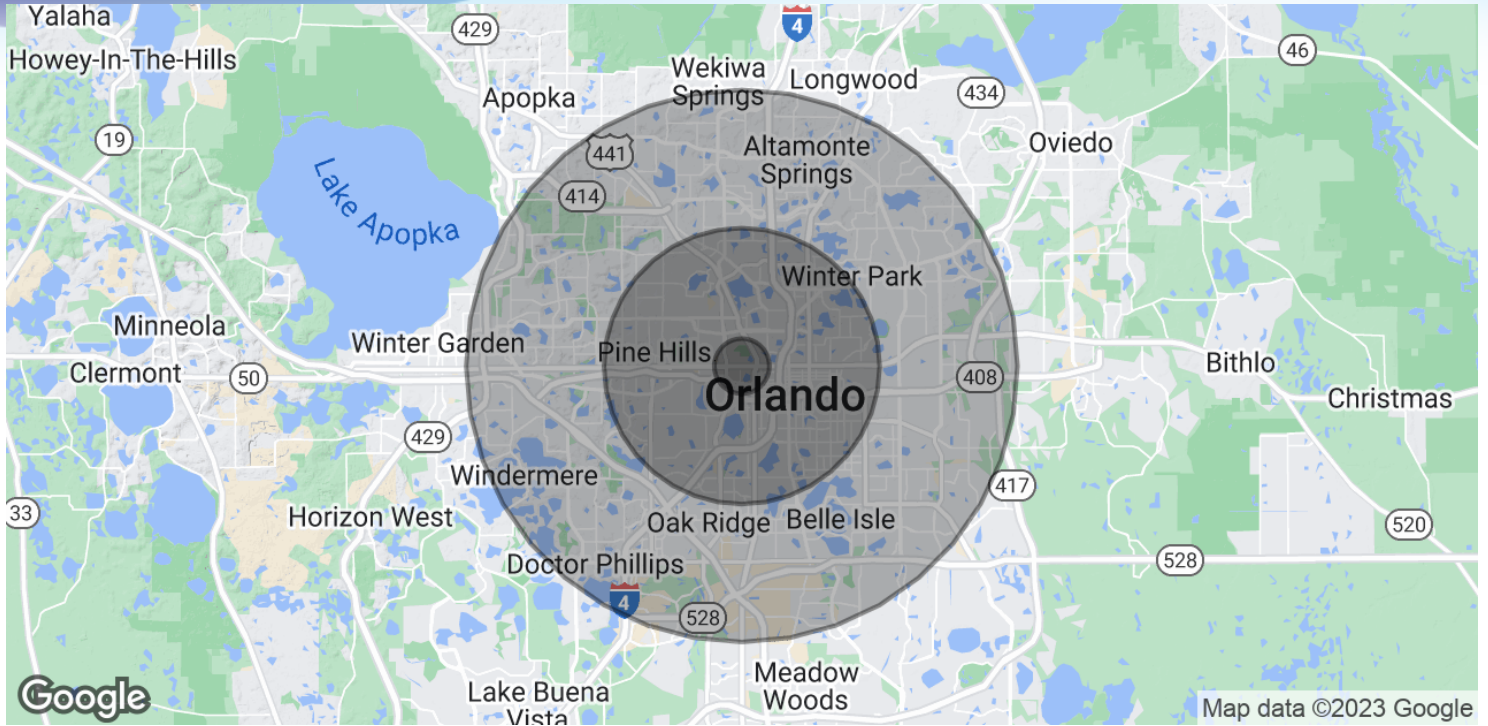
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	5,238	313,252	987,625
Average Age	45.2	35.8	37.3
Average Age (Male)	44.6	34.8	36.3
Average Age (Female)	43.5	36.8	38.6

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,743	140,159	411,914
# of Persons per HH	1.9	2.2	2.4
Average HH Income	\$86,805	\$65,656	\$70,349
Average House Value	\$270,321	\$207,830	\$228,386

\* Demographic data derived from 2020 ACS - US Census

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