

**FOR
LEASE**

**RETAIL SERVICE/SHOWROOM
WITH OUTSIDE STORAGE**

2575 W. COLONIAL DRIVE
ORLANDO, FL 32804



PROPERTY FEATURES

- 7,642 SF (8) Bay Auto Repair Facility with High Ceilings
- Currently Leased to Goodyear Auto Service Center until May 2024
- (8) Bay Shop (drive thru bays) that is 3,479 SF
- 2,523 SF Lobby/Showroom/Training Area
- 1,487 SF Warehouse with a Grade Level Loading Door
- 1.22 Acre AC-2 Zoning allows for Retail, Auto Repair and Sales
- 150' (Frontage) and 300' Deep with a 25' wide strip that connects to John Young Parkway for additional access.
- 285' Away from the Intersection of W. Colonial & John Young Pwky
- Close to 408, I-4, Silver Star Road, and HW 441
- Across the Street from the Orange County Sheriff's Office
- Massive Pole Sign and Great Building Signage
- Can Develop up to a 10K SF Retail Box or add an additional 4,000 SF Warehouse on the rear 15,000 SF Rear Site.
- 50K VPD Traffic Count, Medius Income (3 Mile) \$50-75K, 100K Population
- OPEX is \$3,300 a month.

Monthly Rent: \$16,700 Absolute NNN (10 Year Term)

Land Lease Terms: 20 Year Base Term

Available Spring 2024

CONTACT

Vincent F. Wolle, CCIM, SIOR
407.448.1823 *mobile*
CREManager@Gmail.com

Results Real Estate Partners, LLC
Licensed Commercial Real Estate Brokers
108 Commerce Street, Suite 200
Lake Mary, Florida 32746

407.647.0200 *main*
407.647.0205 *fax*

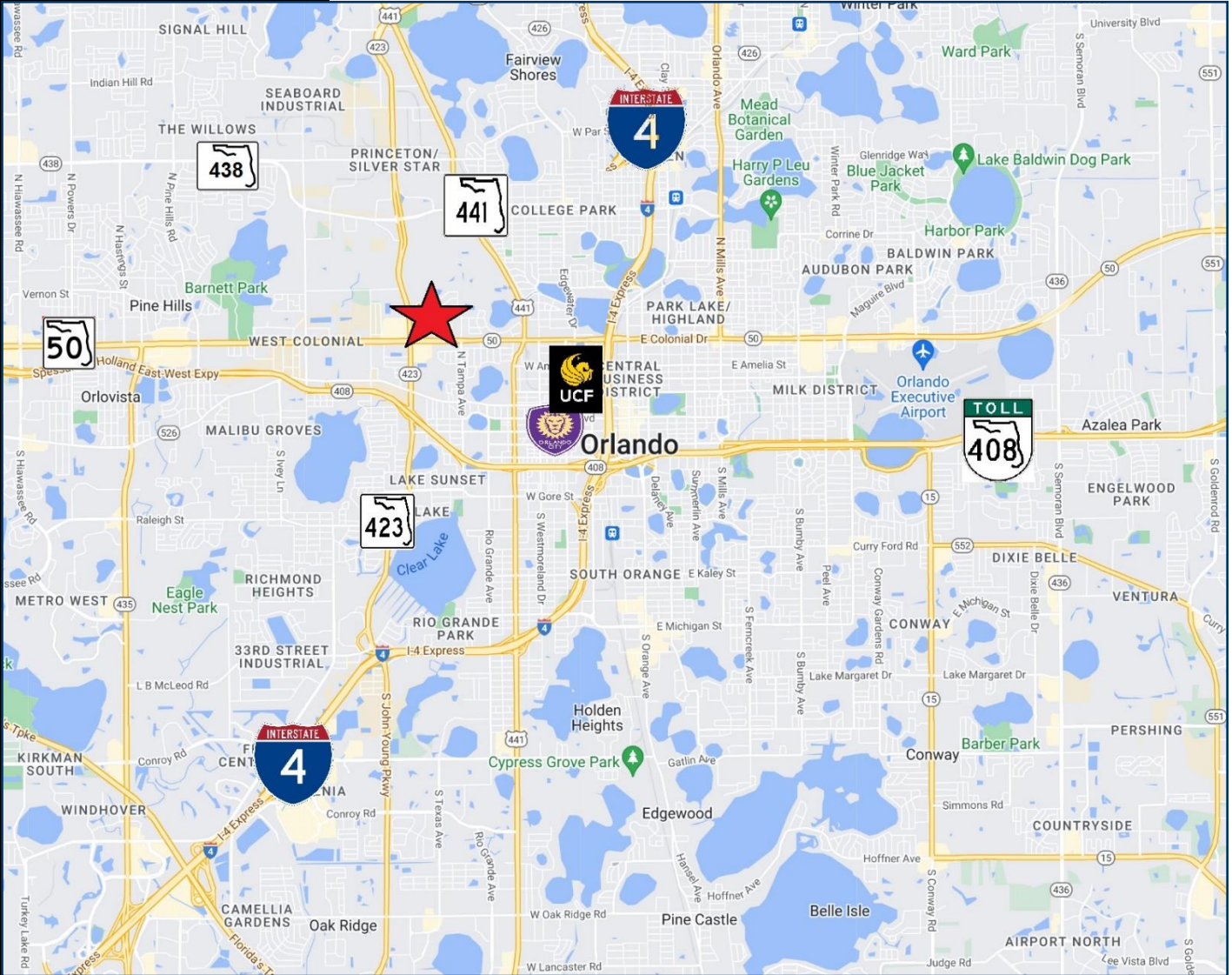
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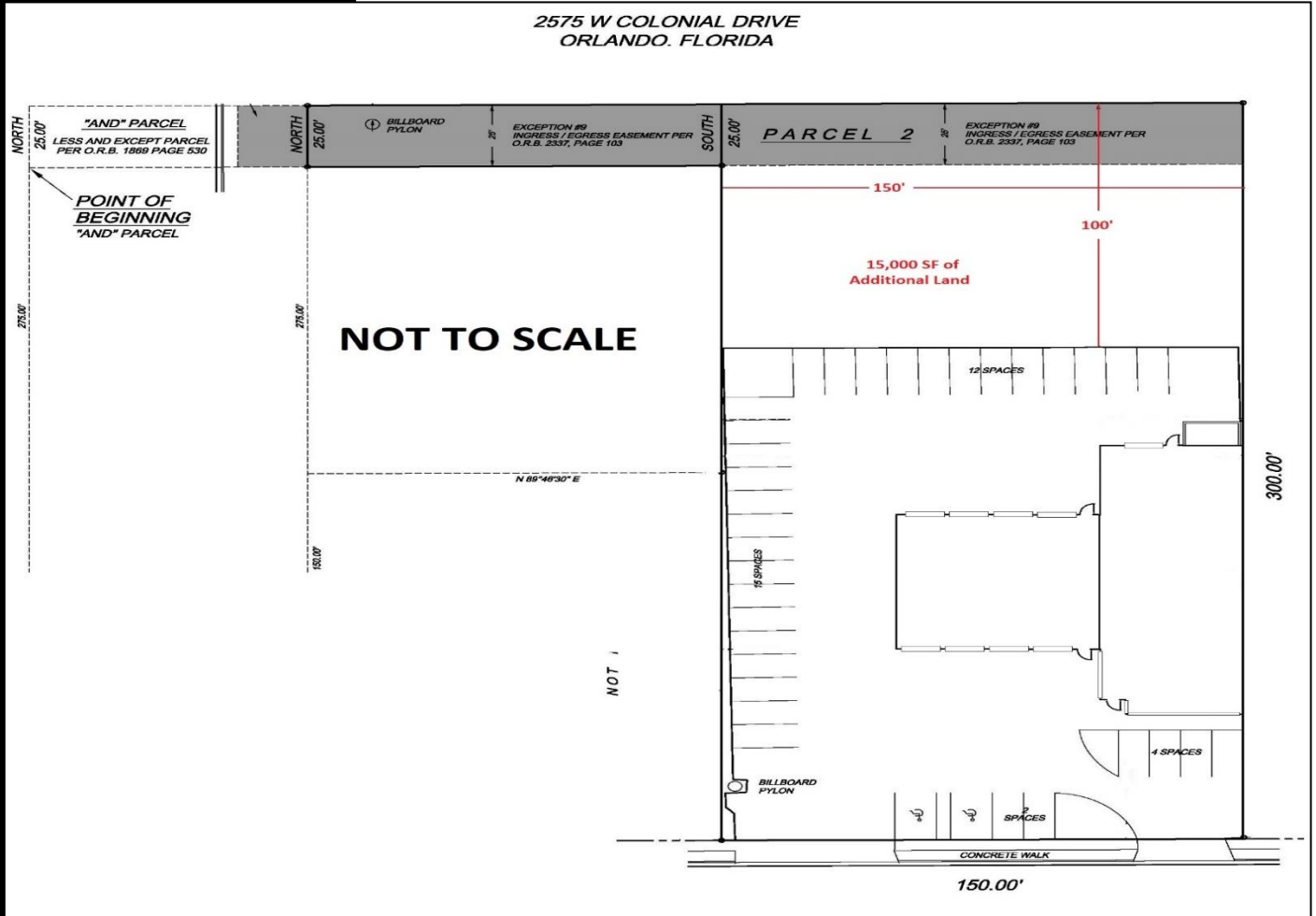
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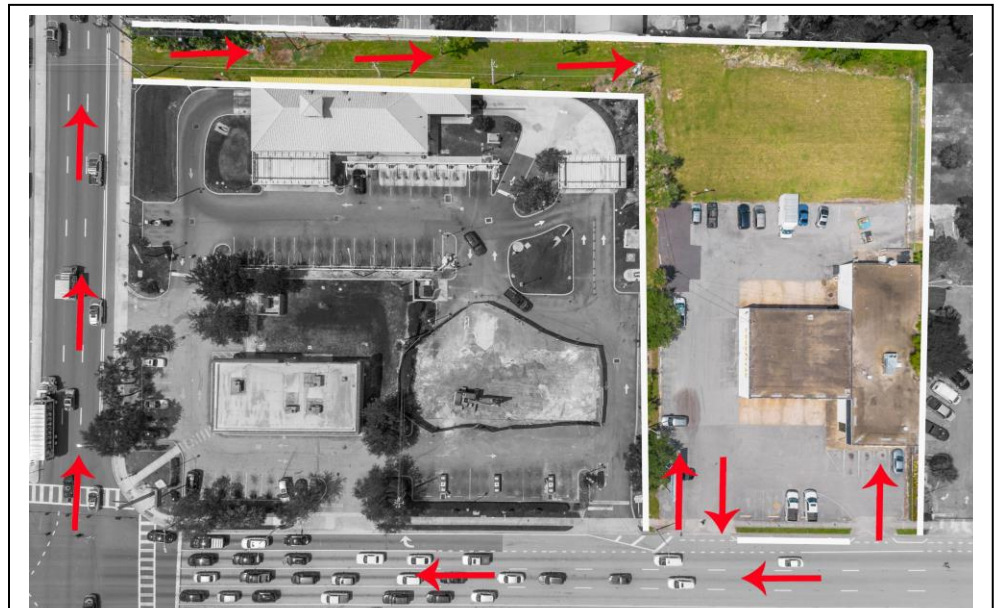
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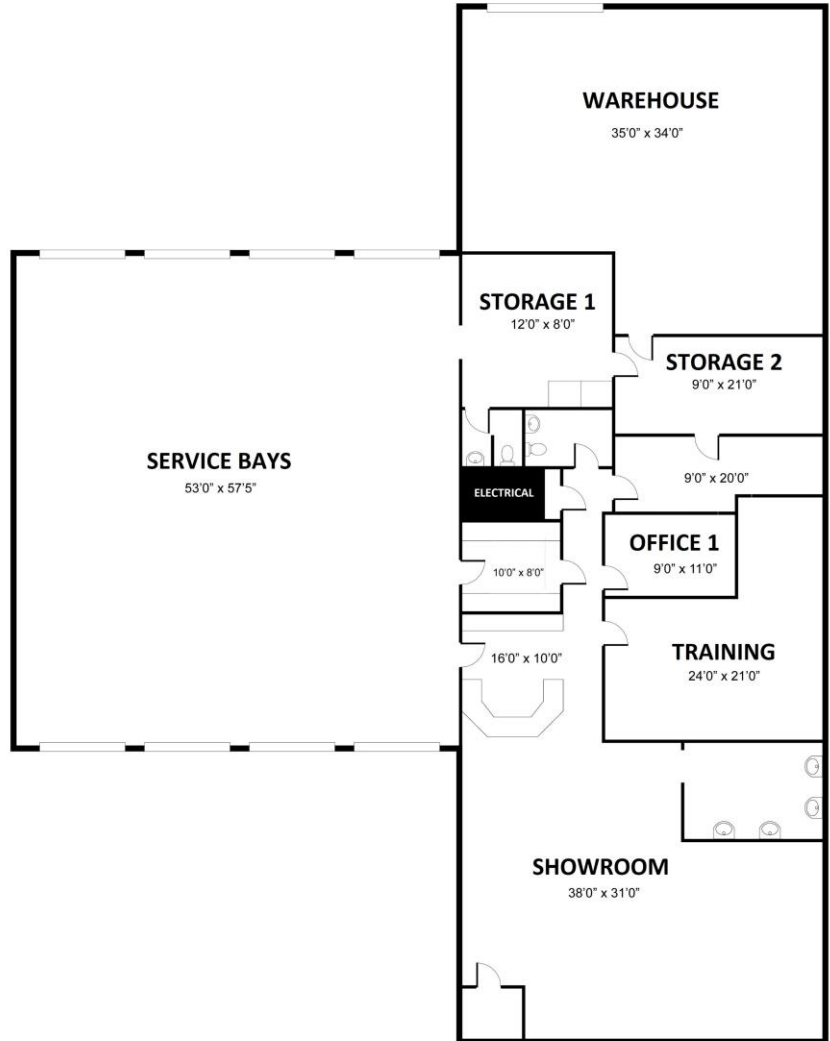
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