



FOR LEASE

Mills 50 District Retail Space For Lease

1830 E COLONIAL DR

Orlando, FL 32803

PRESENTED BY:

BILL NGUYEN

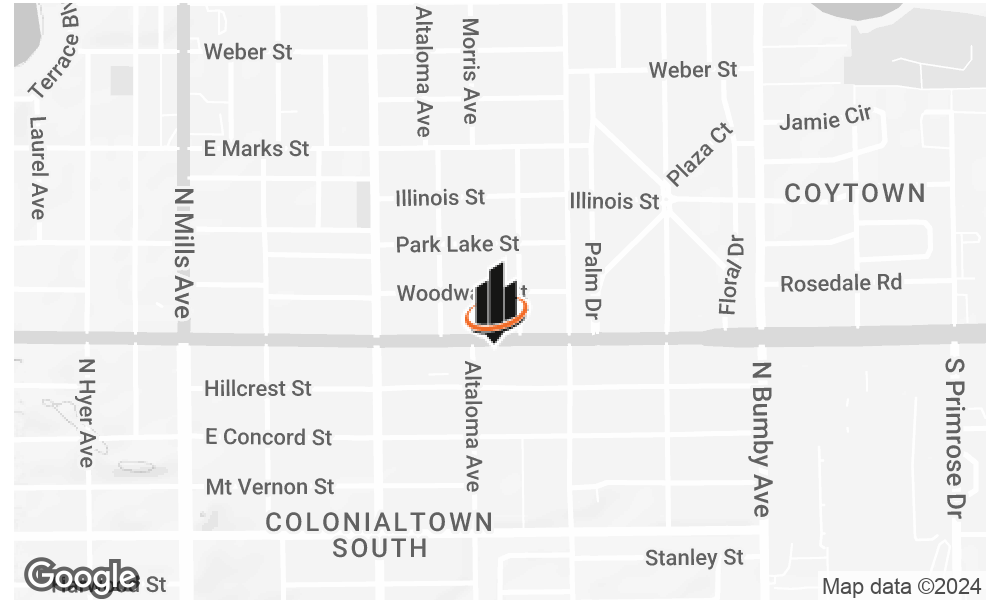
C: 407.304.0553

bill.nguyen@svn.com

E Colonial Dr



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$35.00 SF/yr (NNN)
BUILDING SIZE:	7,965 SF
AVAILABLE SF:	2,000 ± SF
LOT SIZE:	0.71 Acres
YEAR BUILT:	1951
ZONING:	MU-2/T
SUBMARKET:	Orlando-Kissimmee-Sanford

PROPERTY OVERVIEW

Introducing a prime leasing opportunity at 1830 E Colonial Dr, Orlando, FL, 32803. This exceptional property offers unparalleled visibility at a signalized corner and easy accessibility from E Colonial Dr and Hillcrest St. The site is adorned with over 35 ample parking spaces, perfect for accommodating visitors and customers. Surrounded by prominent national retailers, the property presents an excellent leasing opportunity in a coveted location. Additionally, the proposed 301 units multifamily on the adjacent lot further enhances the desirability and potential foot traffic. Don't miss the chance to showcase your business in this high-traffic, high-visibility locale.

PROPERTY HIGHLIGHTS

- Excellent visibility near a signalized corner
- Great accessibility from E Colonial Dr and Hillcrest St
- Surrounded by national retailers
- Ample parking with over 35 parking spaces
- Proposed 301 units multifamily on adjacent lot

LOCATION INFORMATION



LOCATION DESCRIPTION

Nestled in the heart of Orlando's vibrant Mills District, this location puts your retail venture at the center of the action. Surrounded by a unique mix of boutiques, galleries, and eateries, the area draws a steady flow of local residents and visitors. Just steps away from Lake Ivanhoe and the bustling Mills 50 district, the location offers prime exposure to a culturally diverse crowd. Nearby points of interest include the Orlando Science Center, Leu Gardens, and Thornton Park. With its energetic atmosphere and thriving community, this sought-after area is the perfect setting to showcase your retail concept and engage with a dynamic customer base.

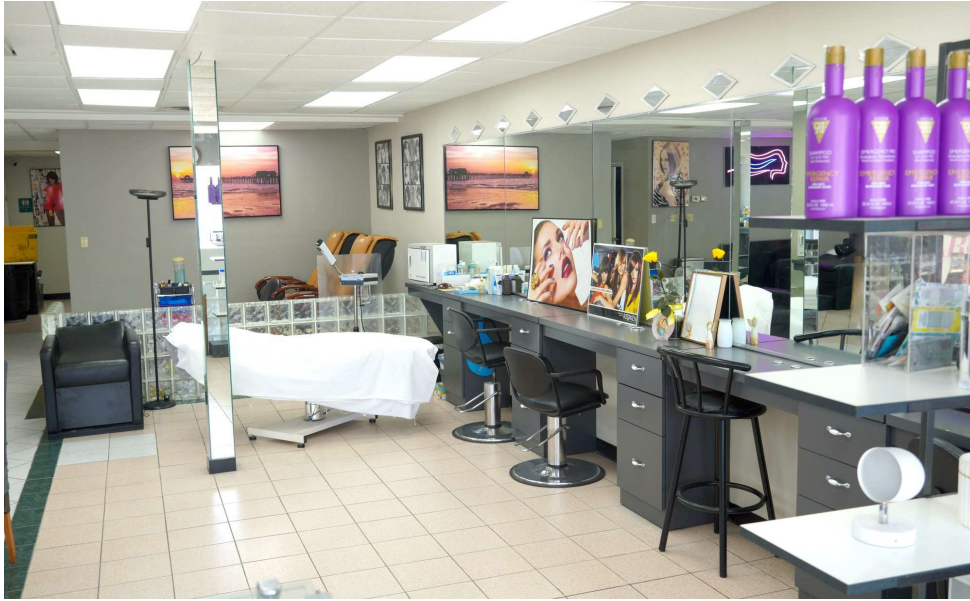
LOCATION DETAILS

SUB MARKET	Orlando-Kissimmee-Sanford
COUNTY	Orange
ROAD TYPE	Paved
PARKING	35 + Spaces

ADDITIONAL PHOTOS



INTERIOR PHOTOS



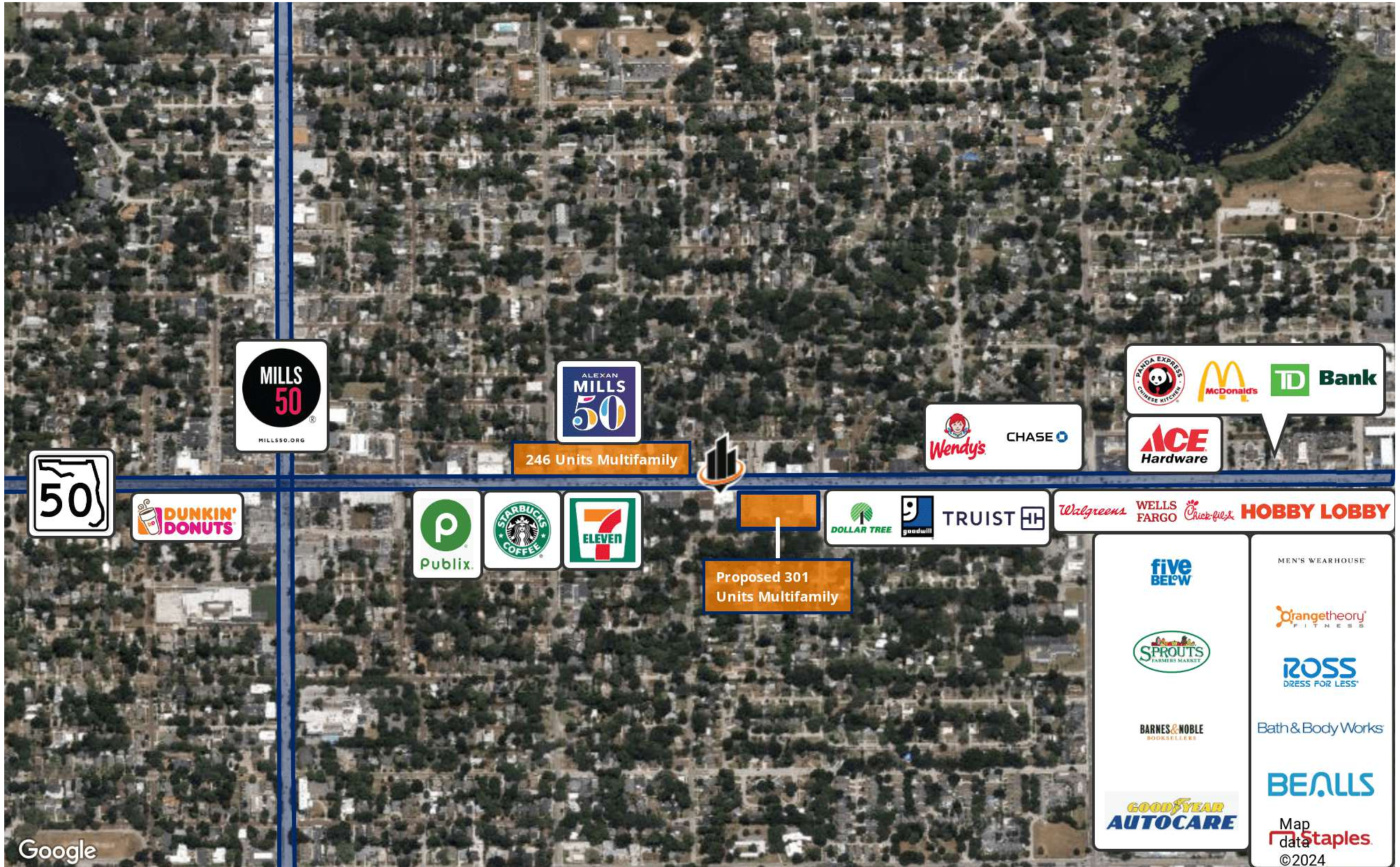
INTERIOR PHOTOS



REGIONAL AND LOCATION MAP



RETAILER MAP



DEMOGRAPHICS MAP & REPORT

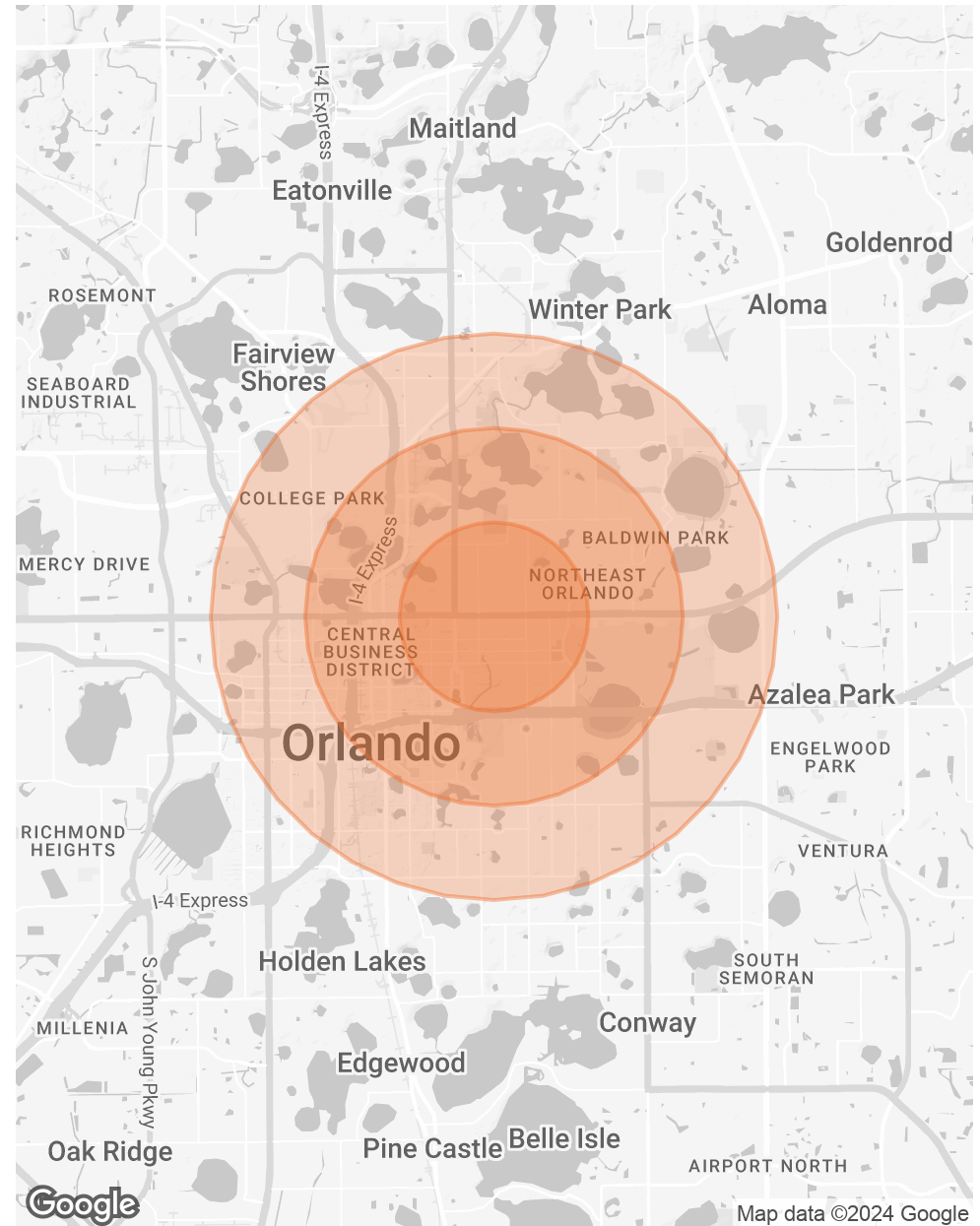
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	13,315	51,049	111,820
AVERAGE AGE	41	42	42
AVERAGE AGE (MALE)	41	41	41
AVERAGE AGE (FEMALE)	41	42	42

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	7,207	27,156	53,880
# OF PERSONS PER HH	1.8	1.9	2.1
AVERAGE HH INCOME	\$131,307	\$130,664	\$125,226
AVERAGE HOUSE VALUE	\$540,570	\$583,888	\$572,245

Demographics data derived from AlphaMap



MEET BILL



BILL NGUYEN

Associate Advisor

bill.nguyen@svn.com

Direct: **877.518.5263 x486** | Cell: **407.304.0553**

PROFESSIONAL BACKGROUND

Vuong (Bill) Nguyen is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Orlando, Florida.

Before joining SVN SRD, Bill spent seven years in retail sales and management. During that time, Bill led and ranked his store as the No.1 Store in Sales and Customer Satisfaction nationwide for two-years in a row. Building trust, rapport, and long-term relationships with his clients is paramount to Bill.

Born and raised in Ho Chi Minh City, Vietnam, Bill relocated to the United States with help from a scholarship to pursue higher education. He is fluent in both English and Vietnamese.

In his free time, Bill enjoys trying out new food spots, camping, and spending time with loved ones.

Bill specializes in:

- Retail Properties
- Office Properties
- Value-Add Properties
- NNN Leases

MEMBERSHIPS

- Candidate for Certified Commercial Investment Member (CCIM)
- Asian American Chamber of Commerce (AACC)
- Central Florida Commercial Real Estate Association (CFCREA)
- International Council of Shopping Centers (ICSC)

SVN | Saunders Ralston Dantzler

605 E. Robinson St.
Orlando, FL 32801
863.648.1528

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



For more information visit SVNsaunders.com

HEADQUARTERS

1723 Bartow Road
Lakeland, Florida 33801
863.648.1528

ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
407.516.4300

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
352.364.0070

GEORGIA

203 E Monroe Street
Thomasville, Georgia 31792
229.299.8600

ARKANSAS

112 W Center St, Suite 501
Fayetteville, Arkansas 72701
479.582.4113

©2024 SVN | Saunders Ralston Dantzler Real Estate. All SVN® Offices Independently Owned and Operated SVN | Saunders Ralston Dantzler Real Estate is a full-service land and commercial real estate brokerage representing buyers, sellers, investors, institutions, and landowners since 1996. We are recognized nationally as an authority on all types of land, including agriculture, ranch, recreation, and residential development. Our commercial real estate services include property management, leasing and tenant representation, valuation, business brokerage, and advisory and counseling services for office, retail, industrial, and multifamily properties. Our firm also features an auction company, a forestry division, international partnerships, and extensive expertise in conservation easements. Located in Florida, Georgia, and Alabama, we provide proven leadership and collaborative expertise backed by the strength of the SVN® global platform.

