

# Citgo Gas Station For Sale in Orlando

Price: \$2,270,000

Orlando, FL 32817



## Property Highlights

- First gas station off 417 on high traffic road of East Colonial
- 0.71 AC dual access corner
- Retail space of over 4,700 SF
- Value Add Investment Opportunity/Owner User
- Two existing tenants
- Over 45,000 VPD

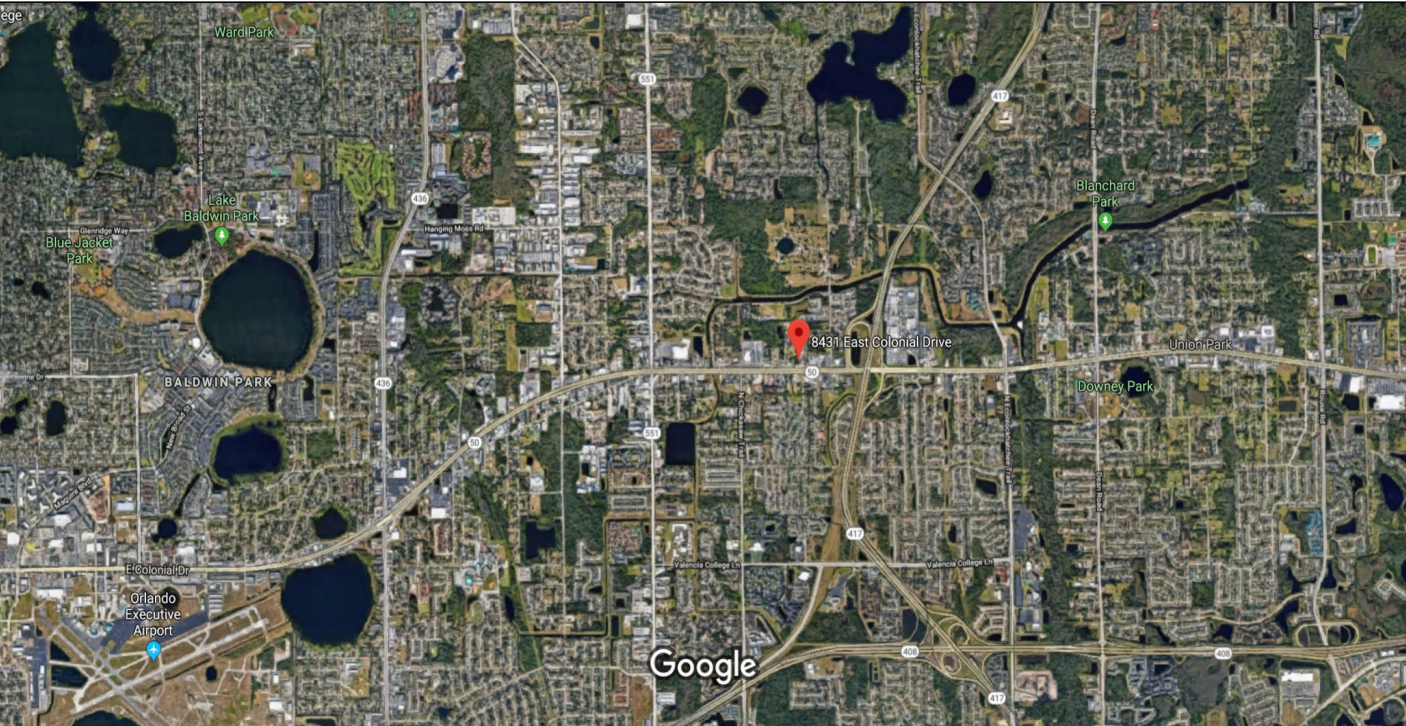


**Esther Griller**  
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# Aerial and Regional Maps

Citgo Gas Station For Sale

8431 East Colonial Drive, Orlando, FL 32817



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# Property Photos

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# Demographic and Income Profile

8431 E Colonial Dr, Orlando, Florida, 32817  
 Ring band: 0 - 1 mile radius

Prepared by Esther Griller-BCI Realty

Latitude: 28.56879  
 Longitude: -81.27255

Summary	Census 2010	Census 2020	2024	2029
Population	10,120	11,583	11,814	12,821
Households	3,562	3,970	4,021	4,415
Families	2,458	2,770	2,755	2,990
Average Household Size	2.82	2.91	2.92	2.89
Owner Occupied Housing Units	2,126	2,350	2,462	2,605
Renter Occupied Housing Units	1,437	1,620	1,559	1,810
Median Age	31.2	34.2	35.1	36.5

Trends: 2024-2029 Annual Rate	Area	State	National
Population	1.65%	0.93%	0.38%
Households	1.89%	1.15%	0.64%
Families	1.65%	1.12%	0.56%
Owner HHs	1.14%	1.66%	0.97%
Median Household Income	3.43%	3.25%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	402	10.0%	338	7.7%
\$15,000 - \$24,999	440	10.9%	336	7.6%
\$25,000 - \$34,999	389	9.7%	364	8.2%
\$35,000 - \$49,999	598	14.9%	576	13.0%
\$50,000 - \$74,999	887	22.1%	940	21.3%
\$75,000 - \$99,999	631	15.7%	746	16.9%
\$100,000 - \$149,999	371	9.2%	576	13.0%
\$150,000 - \$199,999	171	4.3%	333	7.5%
\$200,000+	131	3.3%	206	4.7%

Median Household Income	\$53,485	\$63,317
Average Household Income	\$70,054	\$86,554
Per Capita Income	\$23,894	\$29,864

Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	700	6.9%	661	5.7%	660	5.6%	713	5.6%
5 - 9	716	7.1%	757	6.5%	673	5.7%	682	5.3%
10 - 14	718	7.1%	758	6.5%	752	6.4%	703	5.5%
15 - 19	786	7.8%	860	7.4%	761	6.4%	789	6.2%
20 - 24	1,025	10.1%	1,000	8.6%	985	8.3%	922	7.2%
25 - 34	1,661	16.4%	1,902	16.4%	2,051	17.4%	2,289	17.9%
35 - 44	1,410	13.9%	1,643	14.2%	1,693	14.3%	1,902	14.8%
45 - 54	1,285	12.7%	1,378	11.9%	1,491	12.6%	1,643	12.8%
55 - 64	983	9.7%	1,259	10.9%	1,283	10.9%	1,359	10.6%
65 - 74	496	4.9%	866	7.5%	915	7.7%	1,090	8.5%
75 - 84	268	2.6%	362	3.1%	404	3.4%	565	4.4%
85+	73	0.7%	137	1.2%	146	1.2%	163	1.3%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	7,037	69.5%	4,007	34.6%	3,879	32.8%	4,021	31.4%
Black Alone	1,013	10.0%	1,175	10.1%	1,212	10.3%	1,386	10.8%
American Indian Alone	81	0.8%	108	0.9%	117	1.0%	126	1.0%
Asian Alone	377	3.7%	474	4.1%	490	4.1%	516	4.0%
Pacific Islander Alone	14	0.1%	12	0.1%	12	0.1%	14	0.1%
Some Other Race Alone	1,145	11.3%	2,809	24.3%	2,961	25.1%	3,307	25.8%
Two or More Races	453	4.5%	2,999	25.9%	3,144	26.6%	3,452	26.9%
Hispanic Origin (Any Race)	5,652	55.8%	7,296	63.0%	7,670	64.9%	8,562	66.8%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

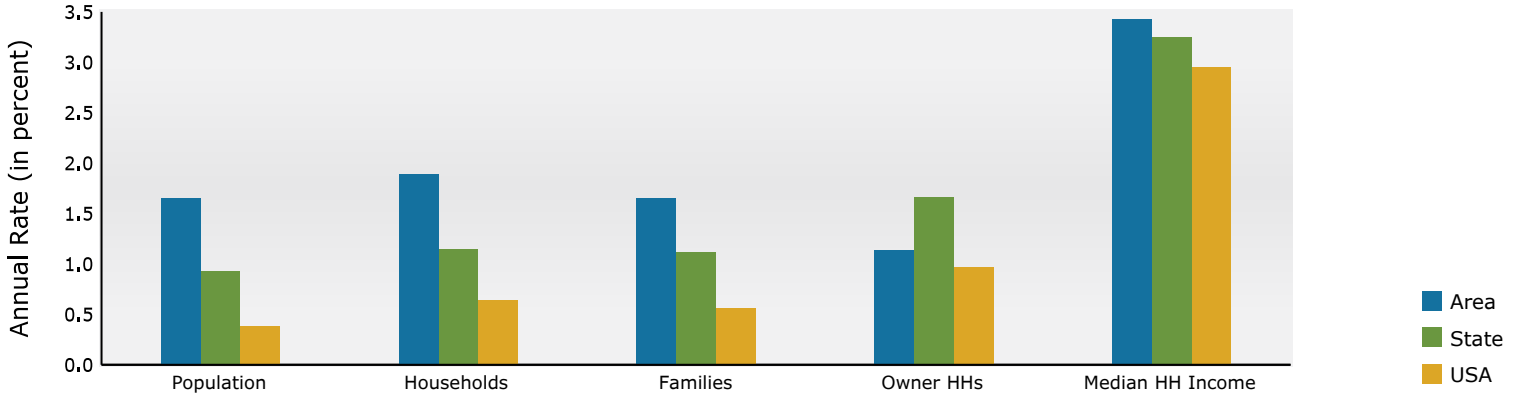


# Demographic and Income Profile

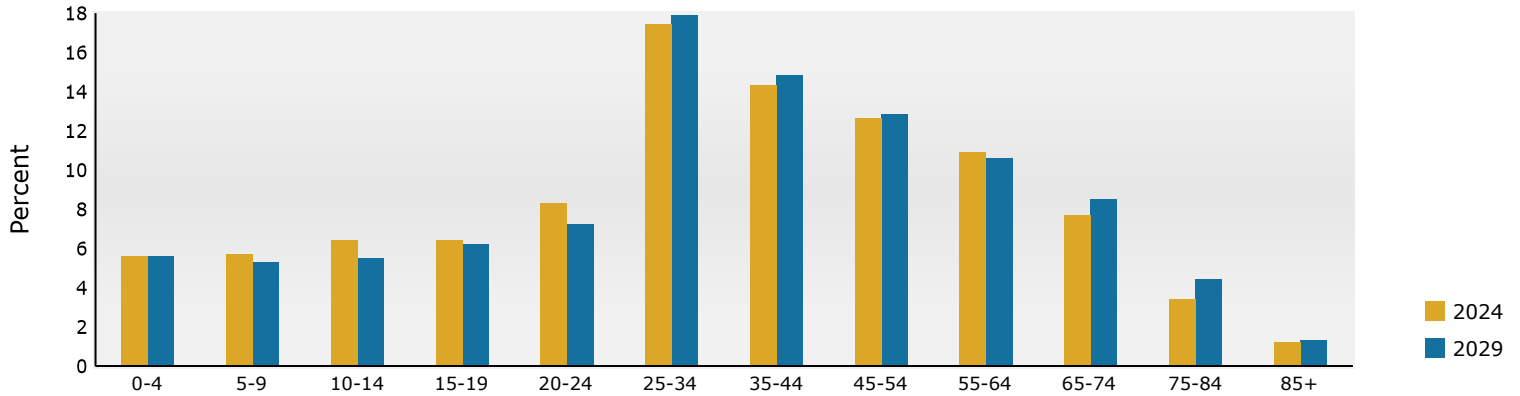
8431 E Colonial Dr, Orlando, Florida, 32817  
 Ring band: 0 - 1 mile radius

Prepared by Esther Griller-BCI Realty  
 Latitude: 28.56879  
 Longitude: -81.27255

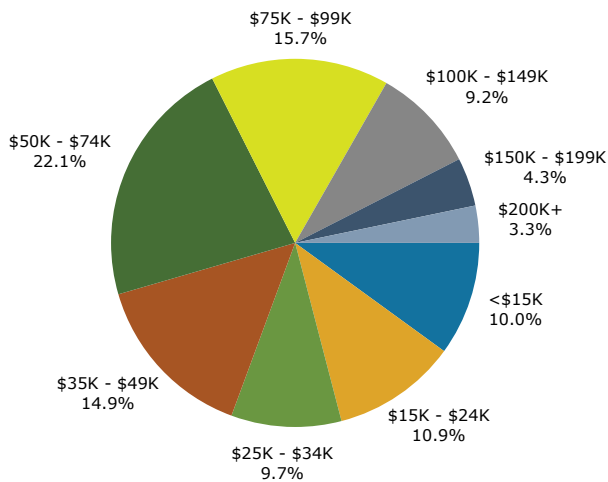
## Trends 2024-2029



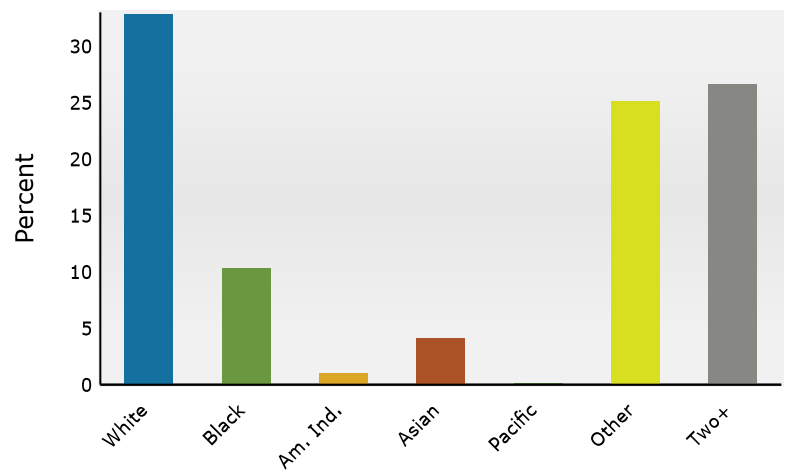
## Population by Age



## 2024 Household Income



## 2024 Population by Race



2024 Percent Hispanic Origin: 64.9%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



# Demographic and Income Profile

8431 E Colonial Dr, Orlando, Florida, 32817  
 Ring band: 1 - 3 mile radius

Prepared by Esther Griller-BCI Realty

Latitude: 28.56879  
 Longitude: -81.27255

Summary	Census 2010	Census 2020	2024	2029
Population	82,727	93,237	96,533	96,866
Households	32,376	35,868	37,061	37,113
Families	19,447	22,327	22,571	22,477
Average Household Size	2.52	2.57	2.58	2.58
Owner Occupied Housing Units	16,819	16,959	17,674	18,882
Renter Occupied Housing Units	15,557	18,909	19,387	18,231
Median Age	31.8	34.0	34.6	36.3

Trends: 2024-2029 Annual Rate	Area	State	National
Population	0.07%	0.93%	0.38%
Households	0.03%	1.15%	0.64%
Families	-0.08%	1.12%	0.56%
Owner HHs	1.33%	1.66%	0.97%
Median Household Income	2.54%	3.25%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	3,057	8.2%	2,365	6.4%
\$15,000 - \$24,999	1,734	4.7%	1,200	3.2%
\$25,000 - \$34,999	2,108	5.7%	1,640	4.4%
\$35,000 - \$49,999	3,891	10.5%	3,127	8.4%
\$50,000 - \$74,999	9,488	25.6%	9,179	24.7%
\$75,000 - \$99,999	6,571	17.7%	6,969	18.8%
\$100,000 - \$149,999	5,527	14.9%	6,611	17.8%
\$150,000 - \$199,999	2,168	5.8%	3,070	8.3%
\$200,000+	2,516	6.8%	2,951	8.0%

Median Household Income	\$68,569	\$77,739
Average Household Income	\$91,345	\$105,380
Per Capita Income	\$35,046	\$40,340

Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,685	5.7%	4,675	5.0%	4,865	5.0%	4,809	5.0%
5 - 9	4,399	5.3%	5,066	5.4%	4,792	5.0%	4,566	4.7%
10 - 14	4,717	5.7%	5,325	5.7%	4,945	5.1%	4,638	4.8%
15 - 19	6,513	7.9%	6,218	6.7%	5,692	5.9%	5,372	5.5%
20 - 24	11,222	13.6%	9,951	10.7%	9,121	9.4%	8,190	8.5%
25 - 34	13,547	16.4%	16,876	18.1%	19,600	20.3%	18,736	19.3%
35 - 44	10,302	12.5%	11,858	12.7%	13,067	13.5%	14,566	15.0%
45 - 54	11,019	13.3%	10,613	11.4%	10,838	11.2%	11,096	11.5%
55 - 64	8,105	9.8%	10,503	11.3%	10,344	10.7%	9,735	10.0%
65 - 74	4,600	5.6%	7,210	7.7%	7,698	8.0%	8,588	8.9%
75 - 84	2,695	3.3%	3,585	3.8%	4,066	4.2%	4,867	5.0%
85+	923	1.1%	1,357	1.5%	1,505	1.6%	1,703	1.8%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	60,329	72.9%	41,894	44.9%	41,488	43.0%	39,647	40.9%
Black Alone	8,106	9.8%	9,791	10.5%	10,493	10.9%	10,672	11.0%
American Indian Alone	364	0.4%	531	0.6%	591	0.6%	600	0.6%
Asian Alone	3,969	4.8%	5,673	6.1%	6,120	6.3%	6,378	6.6%
Pacific Islander Alone	92	0.1%	110	0.1%	123	0.1%	124	0.1%
Some Other Race Alone	6,826	8.3%	14,778	15.8%	15,745	16.3%	16,439	17.0%
Two or More Races	3,040	3.7%	20,461	21.9%	21,973	22.8%	23,006	23.8%
Hispanic Origin (Any Race)	31,405	38.0%	42,780	45.9%	45,922	47.6%	48,059	49.6%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



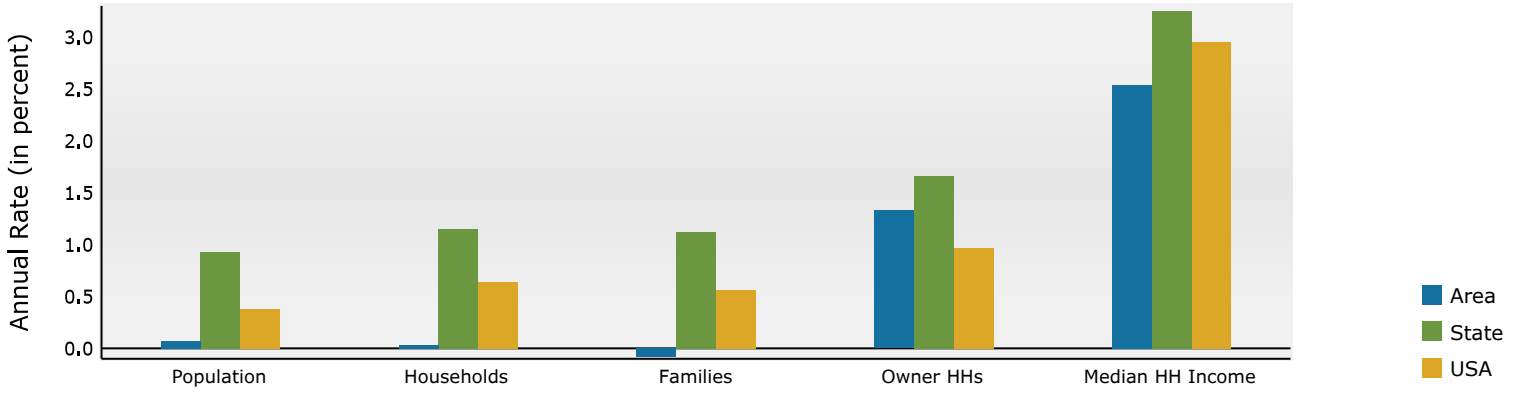


# Demographic and Income Profile

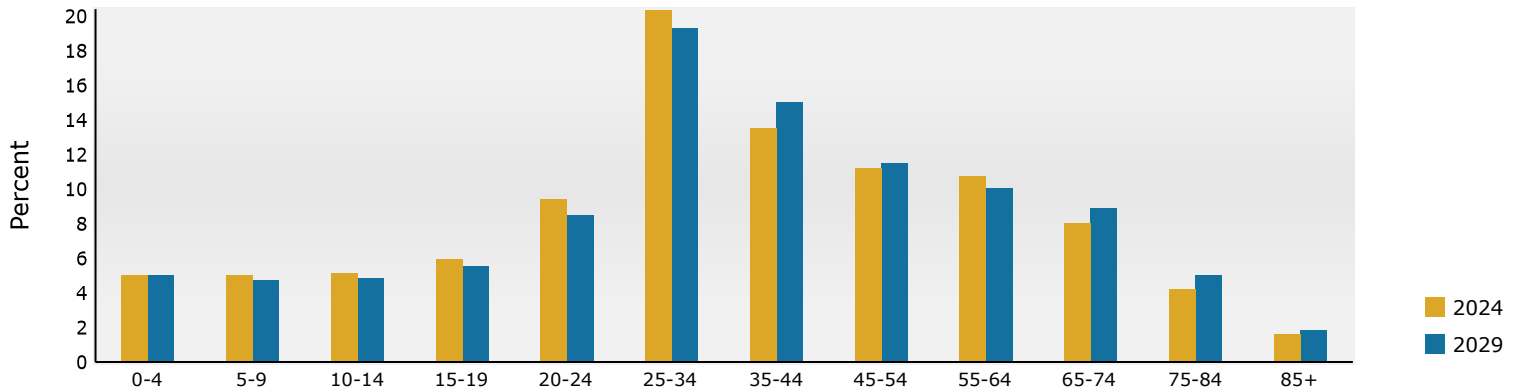
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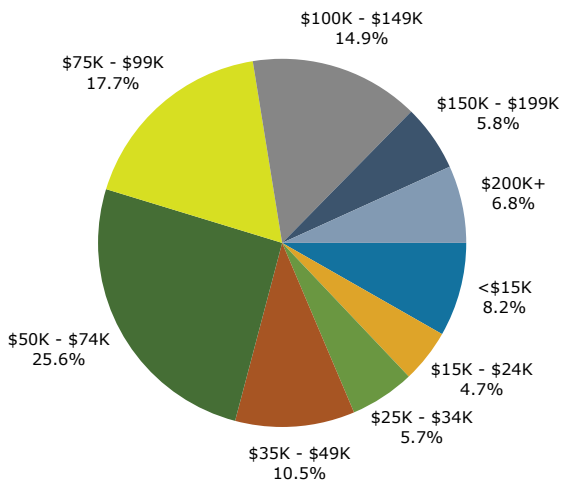
## Trends 2024-2029



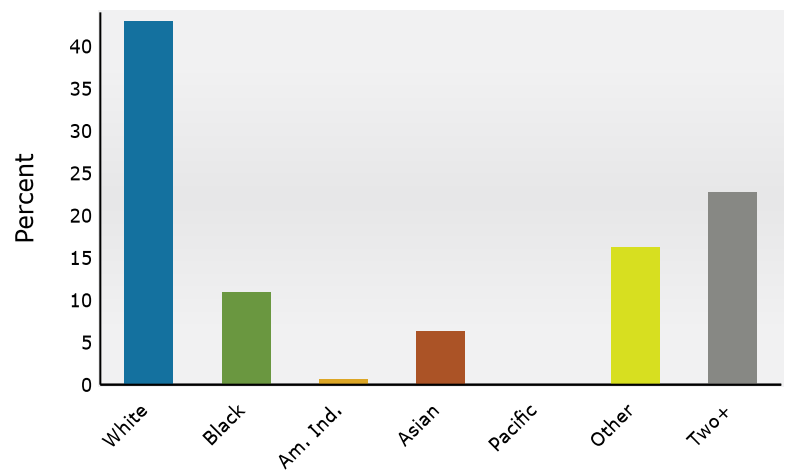
## Population by Age



## 2024 Household Income



## 2024 Population by Race



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



# Demographic and Income Profile

8431 E Colonial Dr, Orlando, Florida, 32817  
 Ring band: 3 - 5 mile radius

Prepared by Esther Griller-BCI Realty

Latitude: 28.56879  
 Longitude: -81.27255

Summary	Census 2010	Census 2020	2024	2029
Population	167,253	198,290	203,057	203,985
Households	64,506	73,704	75,138	75,899
Families	36,990	43,046	42,876	43,026
Average Household Size	2.43	2.46	2.45	2.44
Owner Occupied Housing Units	34,469	35,999	37,696	39,952
Renter Occupied Housing Units	30,036	37,705	37,442	35,947
Median Age	31.6	32.0	32.7	34.1

Trends: 2024-2029 Annual Rate	Area	State	National
Population	0.09%	0.93%	0.38%
Households	0.20%	1.15%	0.64%
Families	0.07%	1.12%	0.56%
Owner HHs	1.17%	1.66%	0.97%
Median Household Income	2.75%	3.25%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	7,160	9.5%	5,981	7.9%
\$15,000 - \$24,999	4,113	5.5%	3,028	4.0%
\$25,000 - \$34,999	3,857	5.1%	3,105	4.1%
\$35,000 - \$49,999	7,447	9.9%	6,276	8.3%
\$50,000 - \$74,999	16,619	22.1%	15,663	20.6%
\$75,000 - \$99,999	10,936	14.6%	11,399	15.0%
\$100,000 - \$149,999	10,267	13.7%	12,007	15.8%
\$150,000 - \$199,999	6,304	8.4%	8,663	11.4%
\$200,000+	8,435	11.2%	9,776	12.9%

Median Household Income	\$71,540	\$81,932
Average Household Income	\$106,386	\$122,310
Per Capita Income	\$40,035	\$46,189

Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	8,936	5.3%	9,225	4.7%	9,220	4.5%	8,991	4.4%
5 - 9	8,541	5.1%	9,433	4.8%	9,362	4.6%	8,719	4.3%
10 - 14	8,668	5.2%	9,824	5.0%	9,084	4.5%	9,073	4.4%
15 - 19	15,479	9.3%	23,560	11.9%	23,485	11.6%	22,974	11.3%
20 - 24	24,240	14.5%	24,489	12.4%	24,012	11.8%	22,845	11.2%
25 - 34	25,450	15.2%	30,970	15.6%	33,782	16.6%	32,234	15.8%
35 - 44	20,567	12.3%	23,440	11.8%	25,251	12.4%	27,127	13.3%
45 - 54	21,413	12.8%	20,950	10.6%	21,290	10.5%	21,769	10.7%
55 - 64	16,113	9.6%	20,824	10.5%	20,028	9.9%	19,076	9.4%
65 - 74	8,983	5.4%	14,796	7.5%	15,608	7.7%	16,932	8.3%
75 - 84	6,071	3.6%	7,434	3.7%	8,465	4.2%	10,351	5.1%
85+	2,792	1.7%	3,345	1.7%	3,470	1.7%	3,894	1.9%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	126,234	75.5%	107,615	54.3%	106,537	52.5%	102,914	50.5%
Black Alone	15,284	9.1%	17,767	9.0%	18,868	9.3%	19,301	9.5%
American Indian Alone	660	0.4%	907	0.5%	994	0.5%	1,019	0.5%
Asian Alone	7,504	4.5%	11,209	5.7%	12,132	6.0%	12,853	6.3%
Pacific Islander Alone	146	0.1%	165	0.1%	177	0.1%	179	0.1%
Some Other Race Alone	11,828	7.1%	23,687	11.9%	24,936	12.3%	26,118	12.8%
Two or More Races	5,598	3.3%	36,939	18.6%	39,412	19.4%	41,601	20.4%
Hispanic Origin (Any Race)	50,670	30.3%	70,839	35.7%	75,228	37.0%	79,248	38.8%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

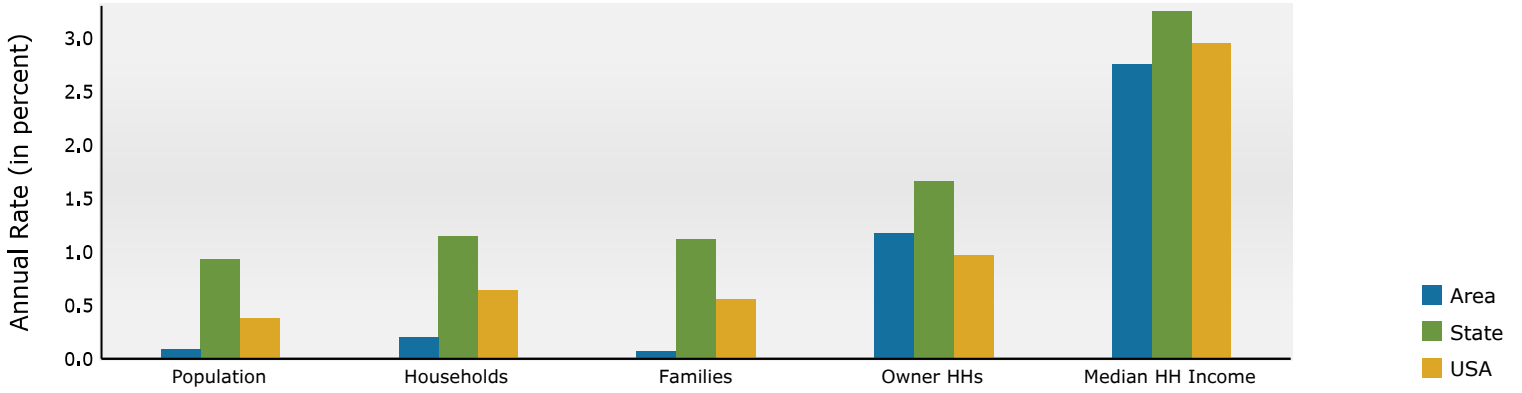


# Demographic and Income Profile

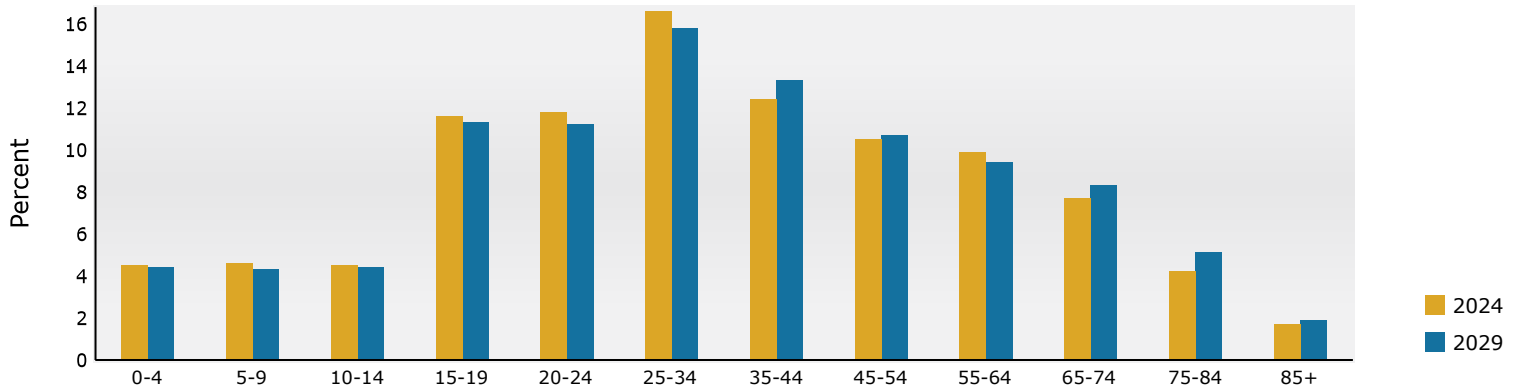
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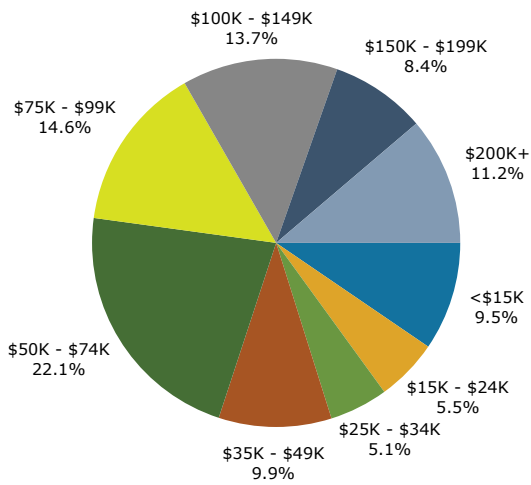
## Trends 2024-2029



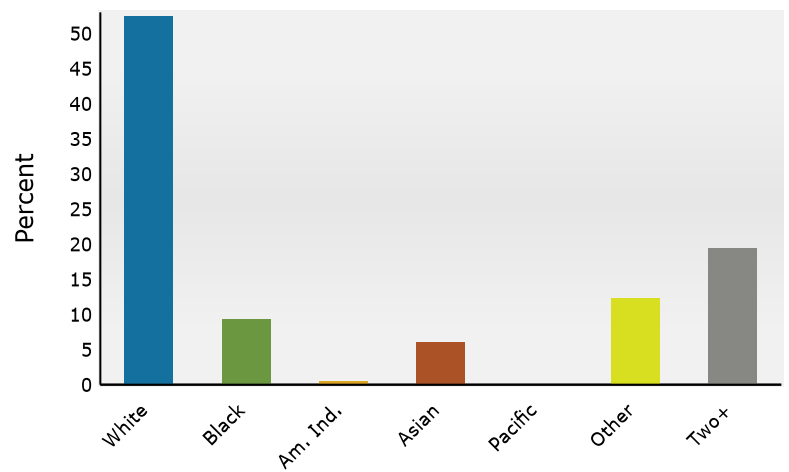
## Population by Age



## 2024 Household Income



## 2024 Population by Race



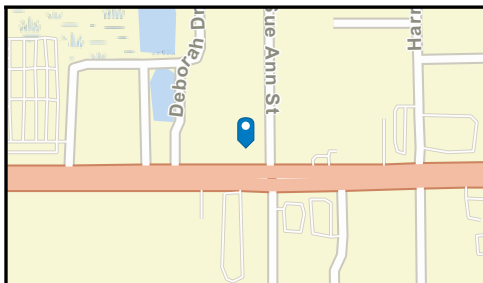
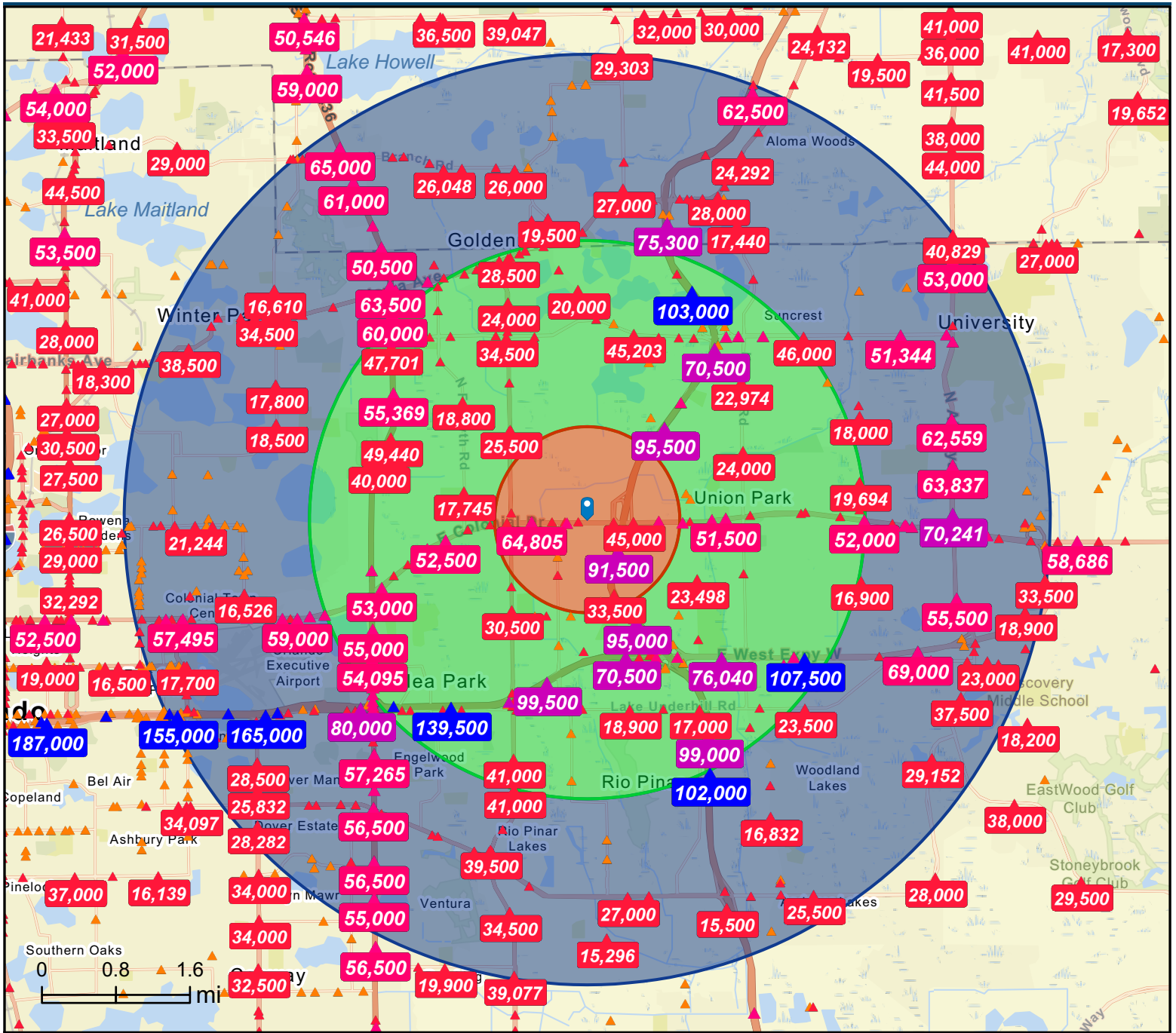
2024 Percent Hispanic Origin: 37.0%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

# Traffic Count Map

8431 E Colonial Dr, Orlando, Florida, 32817  
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esther Griller-BCI Realty  
Latitude: 28.56879  
Longitude: -81.27255



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q2 2024).