

FOR LEASE

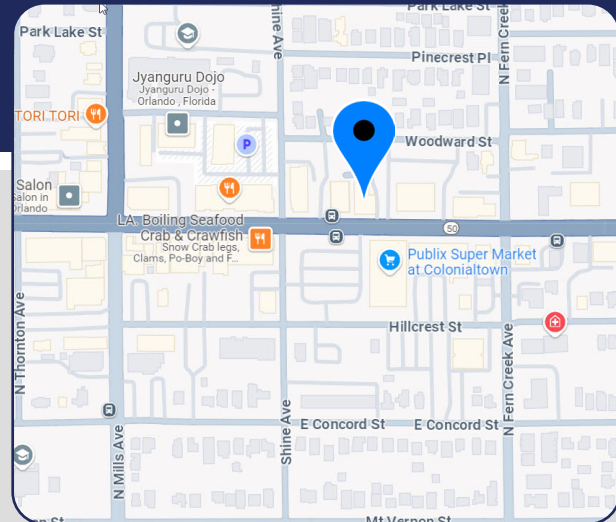


2ND FLOOR FLEX SPACE

1419 E Colonial Drive, Orlando, FL 32803

4,500 SF

- > Zoned AC1/T
- > Great visibility
- > Signage
- > Rear parking
- > 2nd floor walk up
- > Entrance on Colonial Drive and Woodward Street
- > Separately metered
- > 48,500 AADT
- > **\$6,500.00/month, NNN (\$17.25/SF)**



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2024 DEMOGRAPHICS	3-MILES	5-MILES	10-MILES
Population	109,895	287,311	1,015,845
Households	53,151	124,621	394,228
Average HH Income	\$107,859	\$90,821	\$81,564
Median Age	39.3	39	37.5

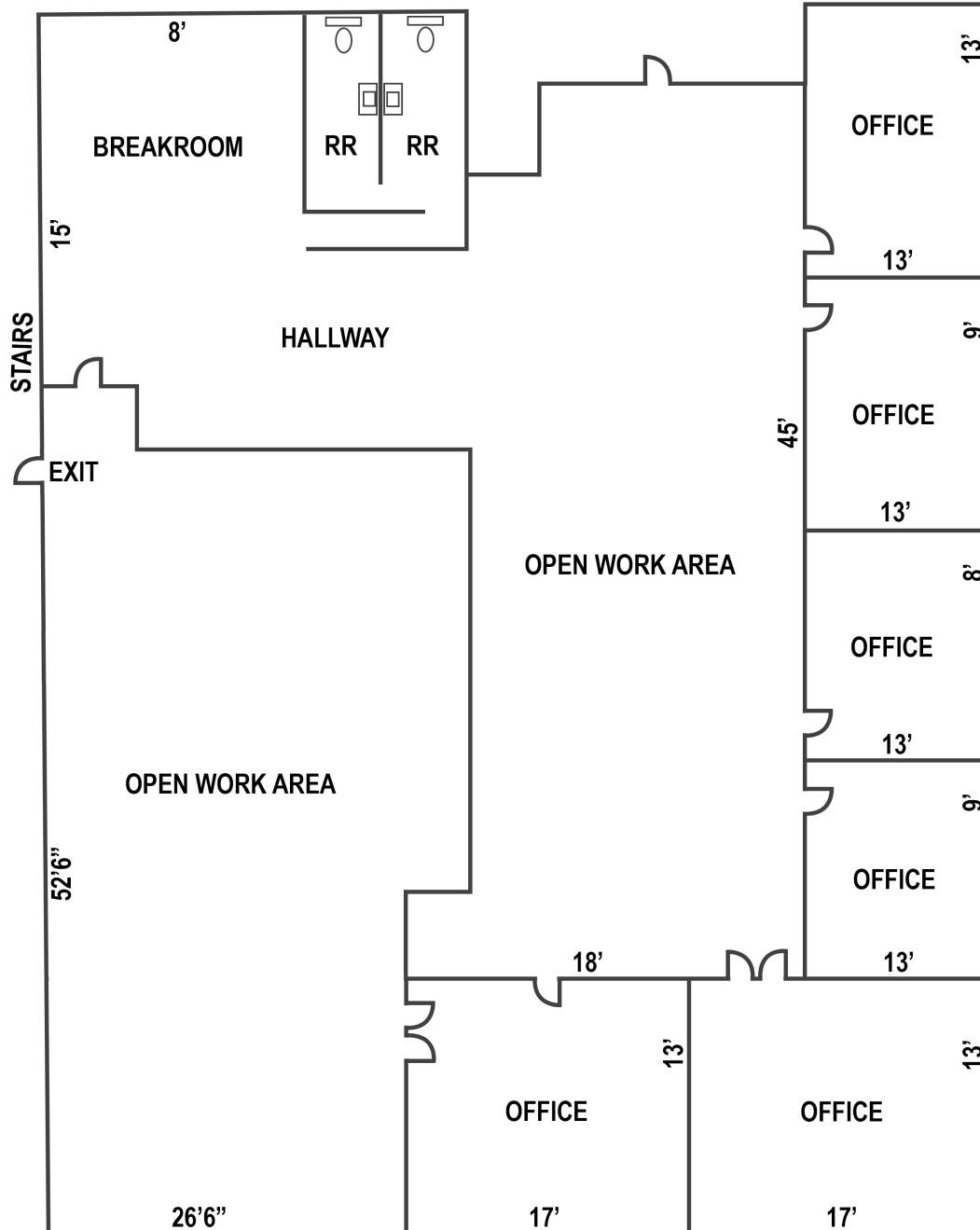


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FLOORPLAN



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