

East Orlando Retail Commercial Land

13761 East Colonial Drive, Orlando, Florida 32826

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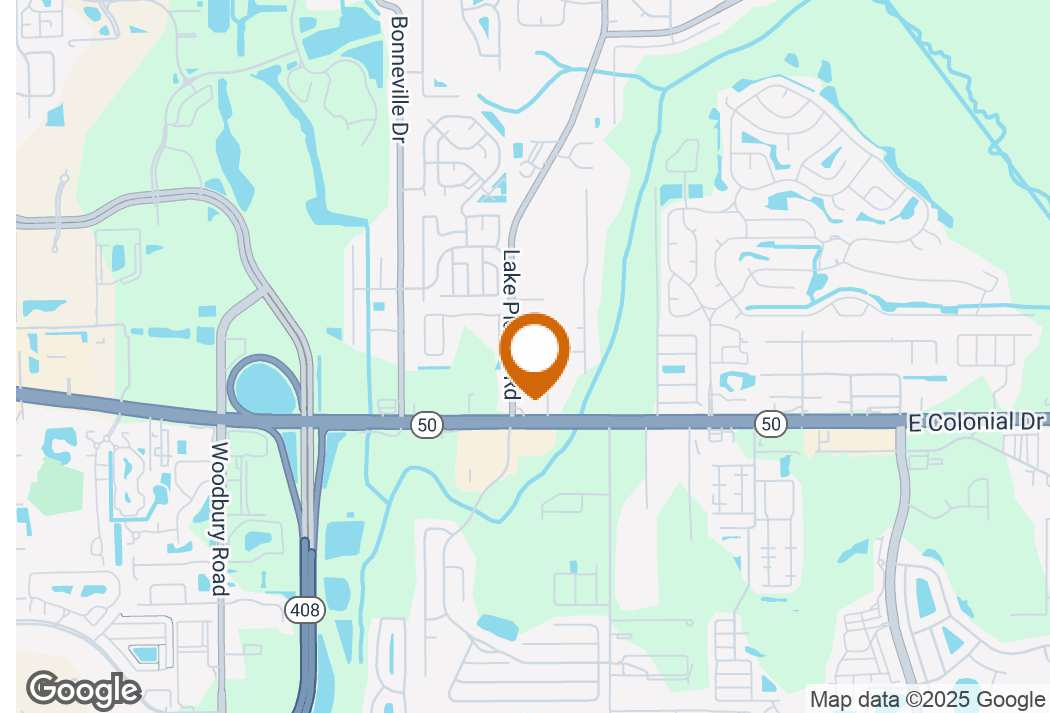
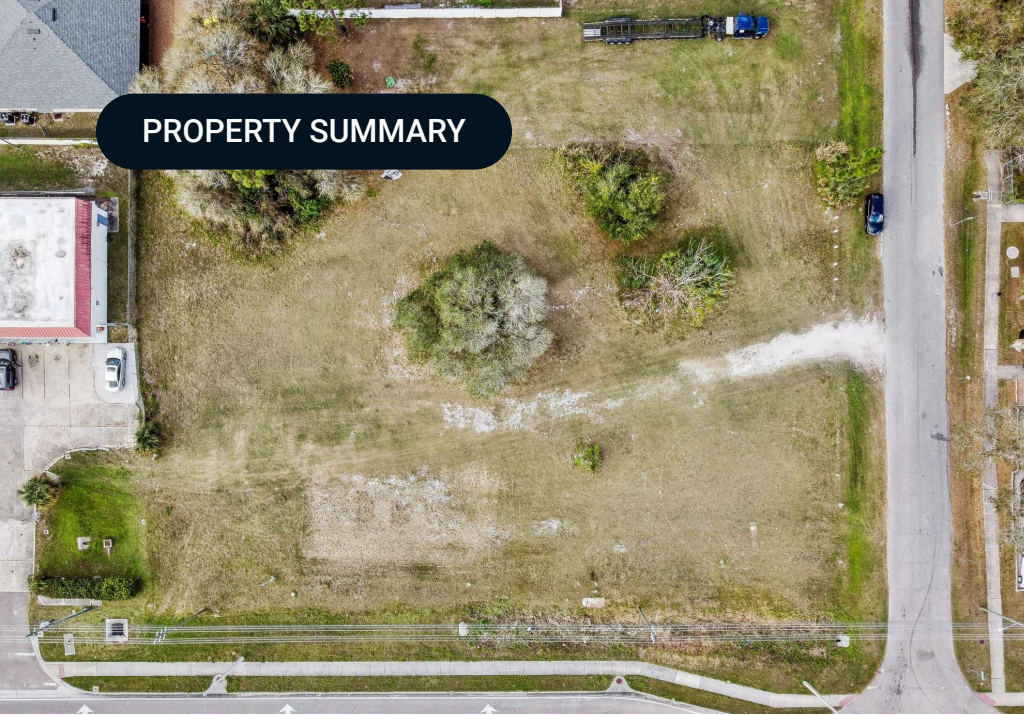
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SECTION 1

Property Information

PROPERTY SUMMARY



Sale Price

\$1,250,000

Property Overview

Positioned in the heart of East Orlando's thriving commercial corridor, this highly desirable retail land site offers exceptional visibility and accessibility along E. Colonial Drive (SR 50). Located near the 408 East/West Expressway, this site ensures seamless connectivity to downtown Orlando, surrounding residential communities, and major commercial hubs.

With proximity to the University of Central Florida (UCF) and Waterford Lakes Town Center, this property benefits from a high-traffic area, strong consumer demand, and a rapidly growing population. The ongoing expansion of East Orlando and the Lake Pickett area further solidifies its potential for long-term success.

Zoned C-1 (Commercial), this site accommodates a wide range of retail and commercial uses, making it ideal for retail, restaurant, service-based businesses, or mixed-use development. Unlike competing properties that require extensive clearing, mitigation, or improvements, this site offers a streamlined development process, allowing investors and developers to move forward with confidence.

Take advantage of this rare opportunity to secure a prime retail site in one of Orlando's fastest-growing submarkets. Contact us today for more details.

Offering Summary

Lot Size:	0.99 Acres
Zoning:	C-1, Un-incorporated Orange County
Lot Frontage:	253' ± E. Colonial Dr
Market:	Orlando-Kissimmee-Sanford, FL
Submarket:	SE Orange County
Traffic Count:	41,500 ± VPD

COMPLETE HIGHLIGHTS



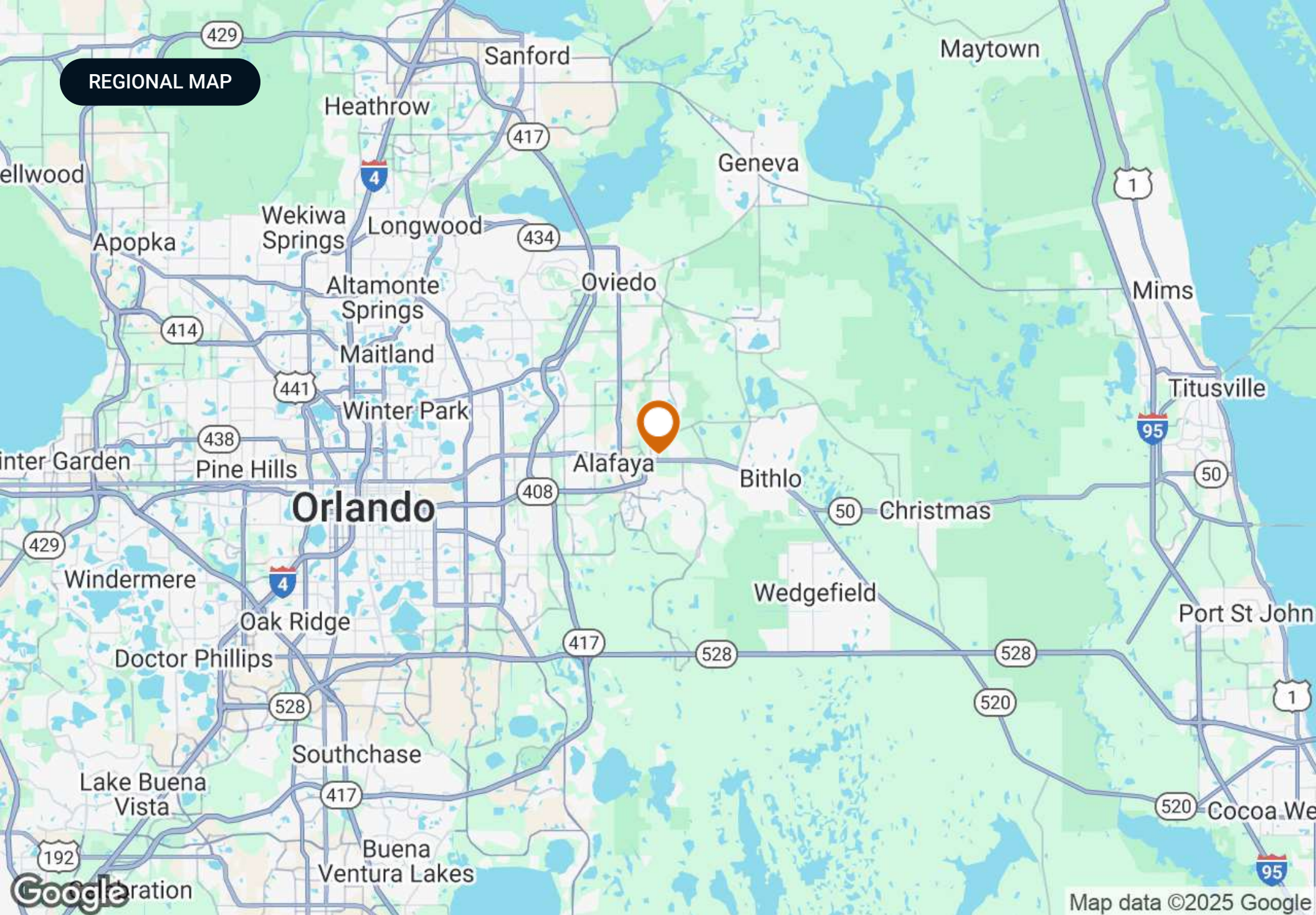
Property Highlights

- High-traffic frontage on E. Colonial Drive (SR 50)
- Easy access to 408 East/West Expressway for regional connectivity
- Close to University of Central Florida (UCF) & Waterford Lakes Town Center
- Surrounded by dense residential communities & retail hubs
- Located in one of Orlando's fastest-growing areas
- Proximity to the Lake Pickett expansion area
- C-1 Commercial zoning allows for retail, restaurants, services, and more
- Minimal site challenges – no major land clearing or mitigation required
- Competitive advantage over other sites requiring extensive improvements
- Ideal for investors, developers, and business owners
- Positioned for immediate and long-term success in a booming submarket

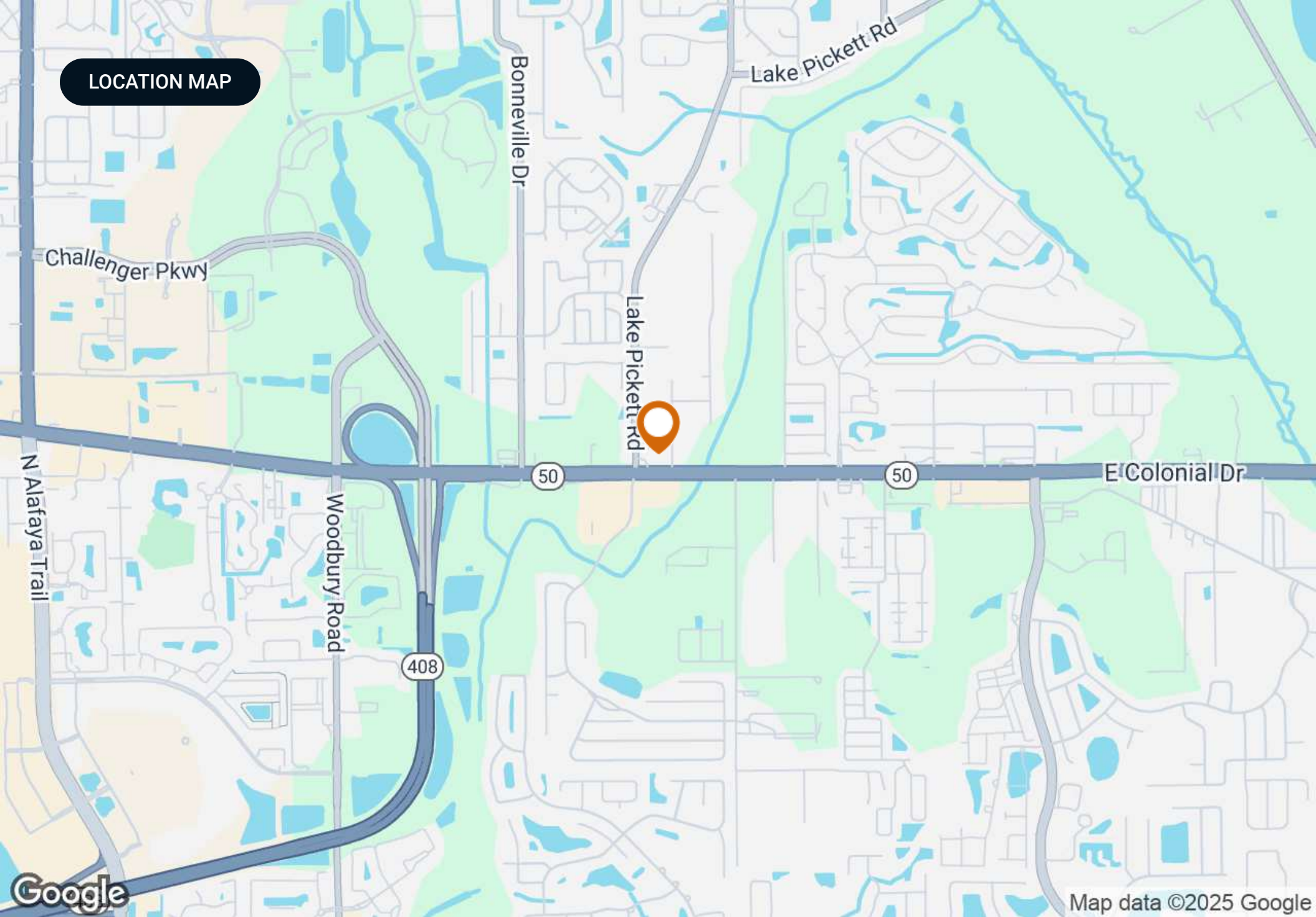


SECTION 2

Location Information



LOCATION MAP



DEMOGRAPHICS MAP & REPORT

Population

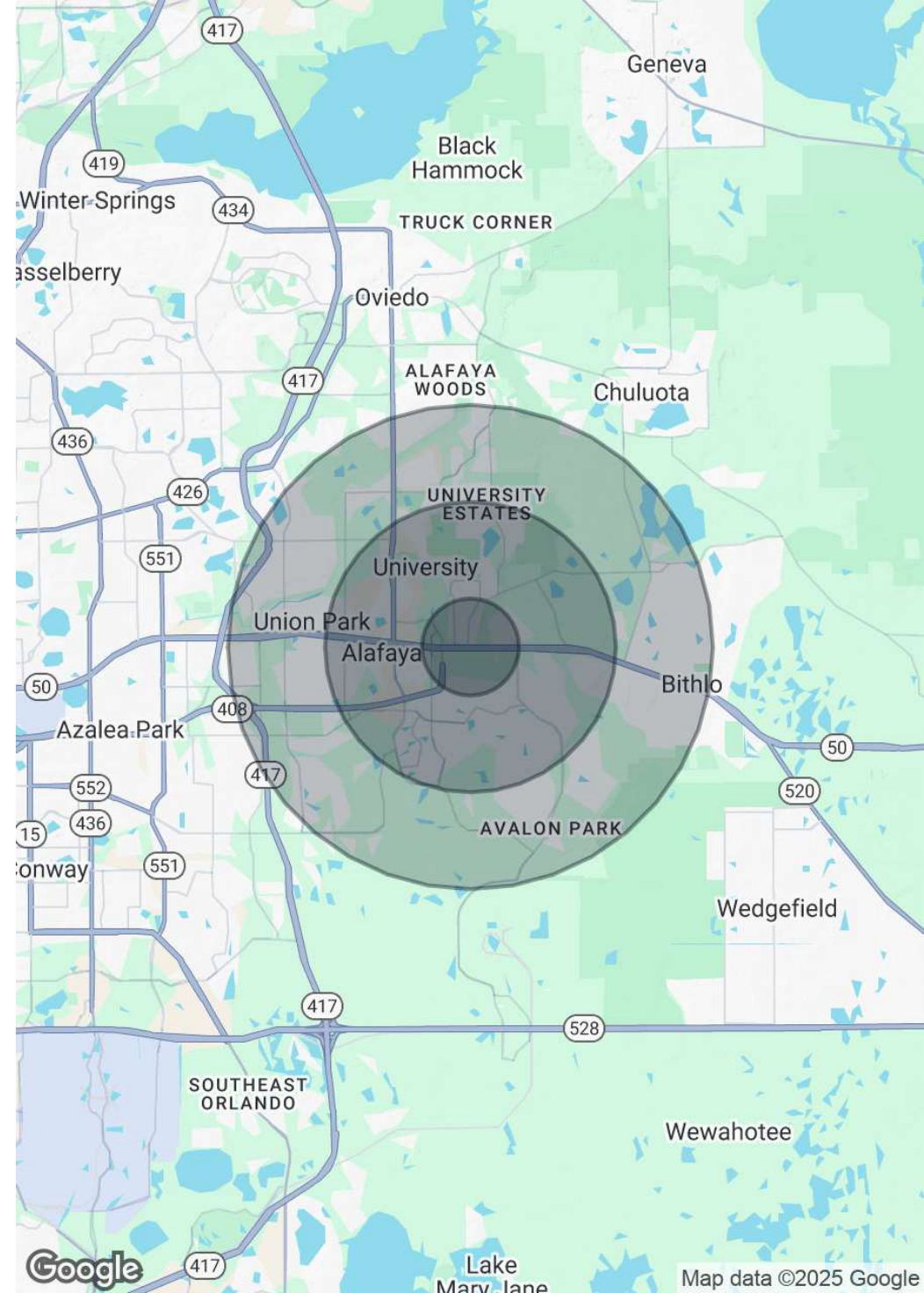
	1 Mile	3 Miles	5 Miles
Total Population	12,910	103,506	217,093
Average Age	38	34	36
Average Age (Male)	37	33	35
Average Age (Female)	39	34	36

Households & Income

1 Mile 3 Miles 5 Miles

Total Households	4,698	31,589	69,901
# of Persons per HH	2.7	3.3	3.1
Average HH Income	\$77,823	\$92,224	\$99,627
Average House Value	\$279,647	\$332,705	\$363,959

Demographics data derived from AlphaMap



TAPESTRY | 1-MILE

Key Facts



\$245,769

Median Home Value



\$62,476

Median HH Income



8.4%

No High School Diploma



31.9%

High School Graduate

3.9

Home Value to
Income Ratio

32.2

Median Age

4,946

Households



28.6%

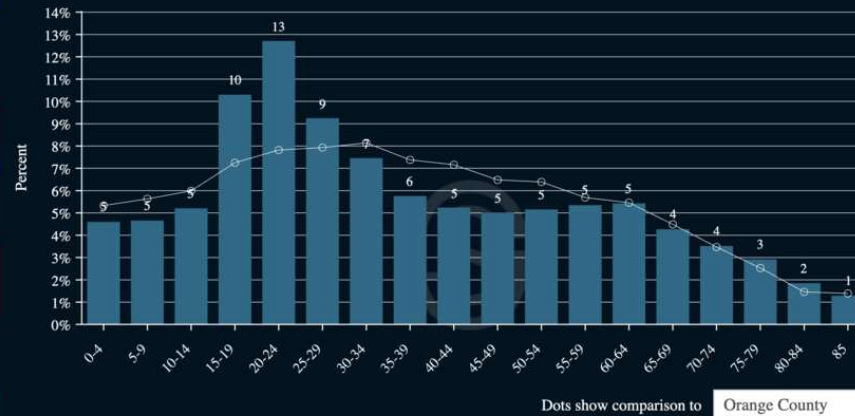
Some College/ Associate's
Degree



31.1%

Bachelor's/Grad/ Prof
Degree

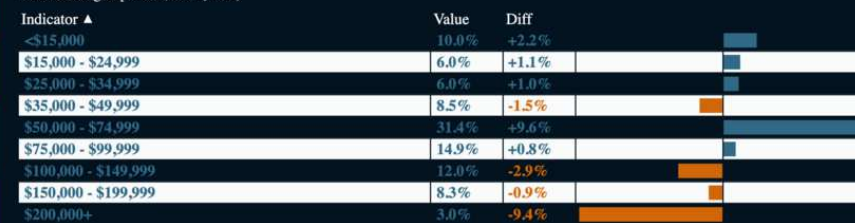
Age Profile



2024 Households by income (Esri)

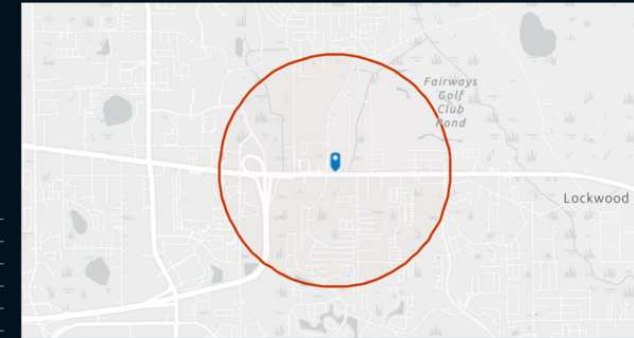
The largest group: \$50,000 - \$74,999 (31.4%)

The smallest group: \$200,000+ (3.0%)



TAPESTRY SEGMENTATION

The Fabric of America's Neighborhoods



Tapestry segments

	7A Up and Coming Families 1,915 households	38.7% of Households	▼
	11C Metro Fusion 1,724 households	34.9% of Households	▼
	9D Senior Escapes 640 households	12.9% of Households	▼



This infographic contains data provided by Esri (2024).
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TAPESTRY PROFILE | 3-MILE

Key Facts



\$374,813

Median Home Value



\$70,979

Median HH Income



7.1%

No High School Diploma



23.0%

High School Graduate



25.9%

Some College/ Associate's Degree



44.0%

Bachelor's/Grad/ Prof Degree

5.3

Home Value to Income Ratio

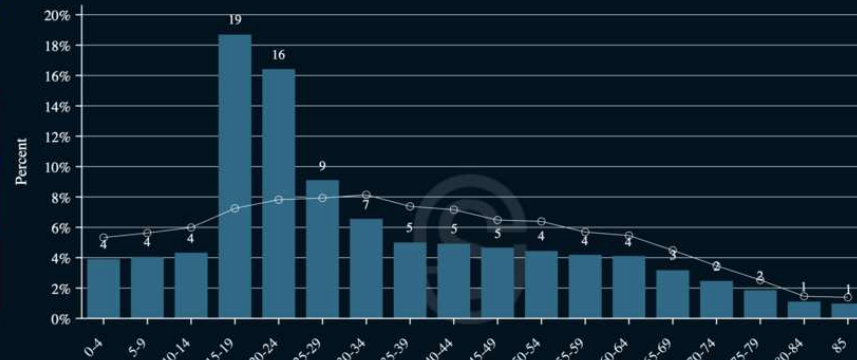
26.4

Median Age

30,951

Households

Age Profile

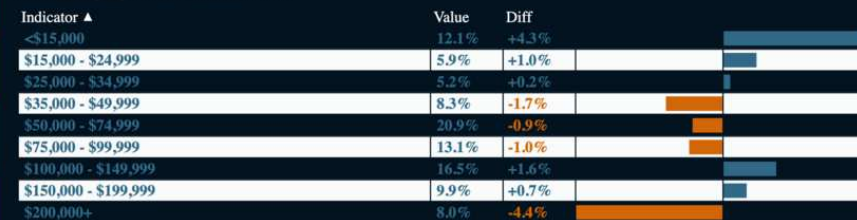


Dots show comparison to Orange County

2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (20.9%)

The smallest group: \$25,000 - \$34,999 (5.2%)

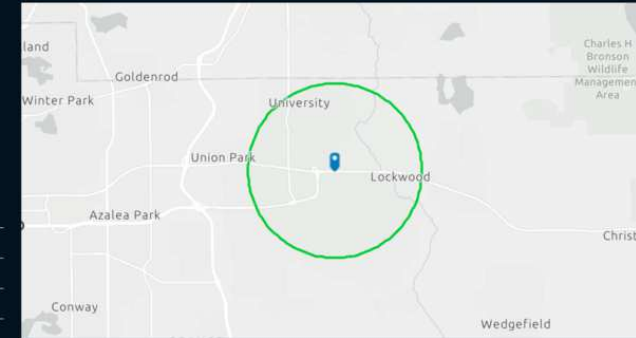


Bars show deviation from Orange County






TAPESTRY SEGMENTATION

The Fabric of America's Neighborhoods



Tapestry segments

	7A Up and Coming Families 12,540 households	40.5% of Households	▼
	11B Young and Restless 4,798 households	15.5% of Households	▼
	11C Metro Fusion 4,253 households	13.7% of Households	▼



This infographic contains data provided by Esri (2024).
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TAPESTRY PROFILE | 5-MILE

Key Facts



\$390,158

Median Home Value



\$79,577

Median HH Income



6.6%

No High School Diploma



21.0%

High School Graduate

4.9

Home Value to
Income Ratio

29.9

Median Age

69,388

Households



28.0%

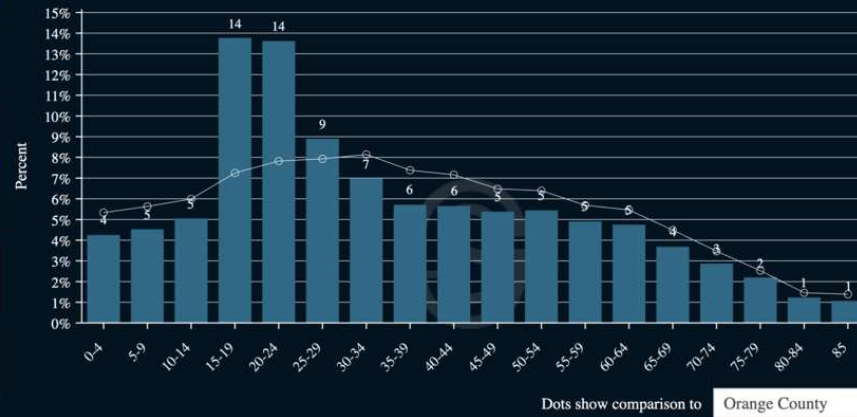
Some College/ Associate's
Degree



44.5%

Bachelor's/Grad/ Prof
Degree

Age Profile

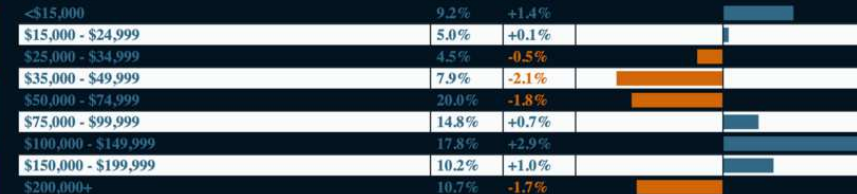


2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (20.0%)

The smallest group: \$25,000 - \$34,999 (4.5%)

Indicator ▲

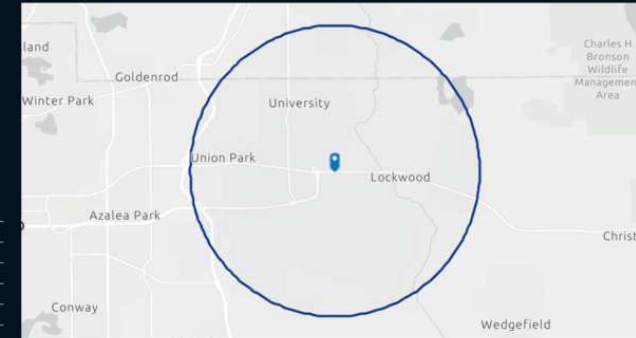


Education






TAPESTRY SEGMENTATION

The Fabric of America's Neighborhoods



Tapestry segments

	7A Up and Coming Families 24,625 households	35.5% of Households	▼
	14B College Towns 6,282 households	9.1% of Households	▼
	11C Metro Fusion 6,078 households	8.8% of Households	▼



This infographic contains data provided by Esri (2024).
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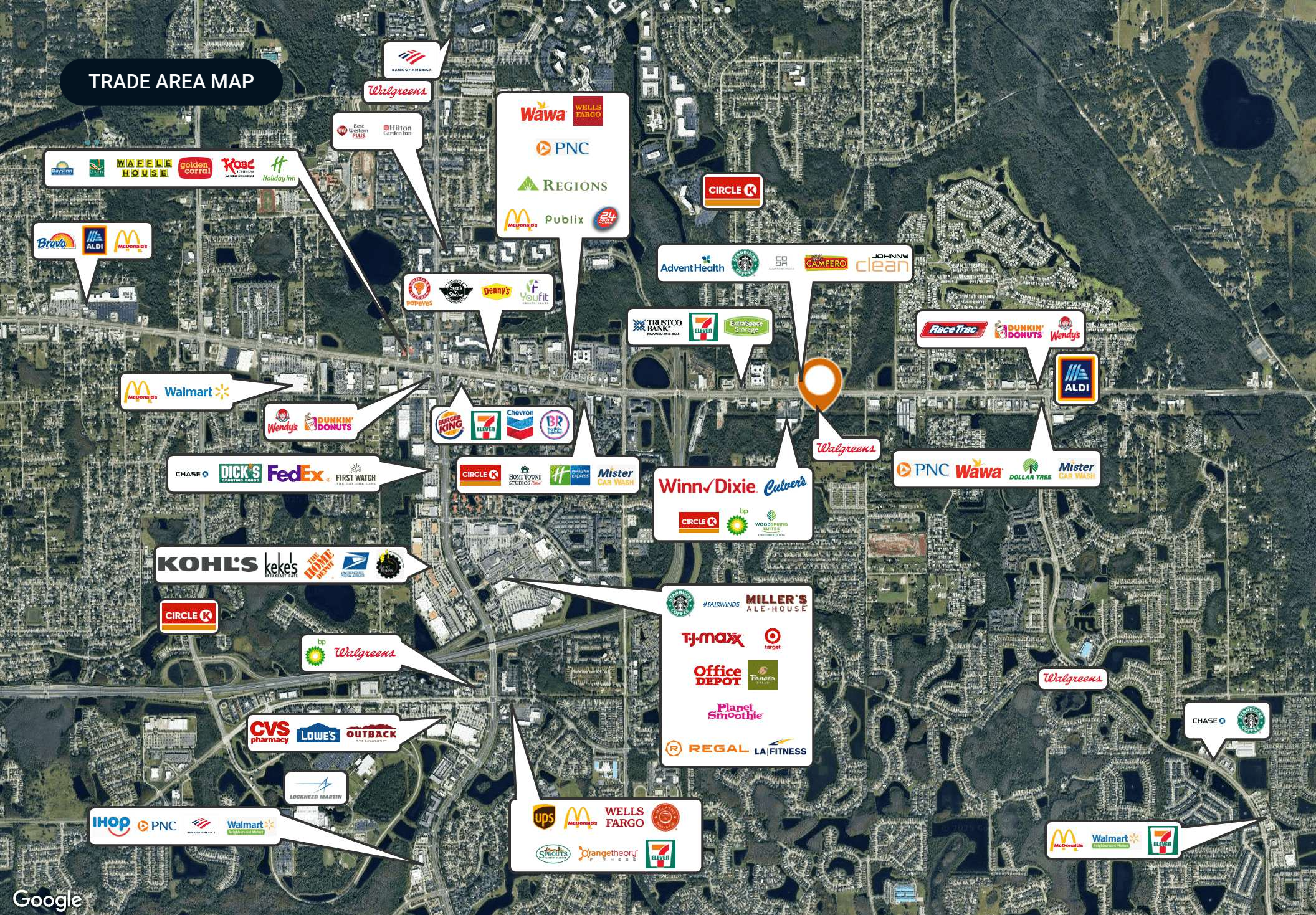




SECTION 3

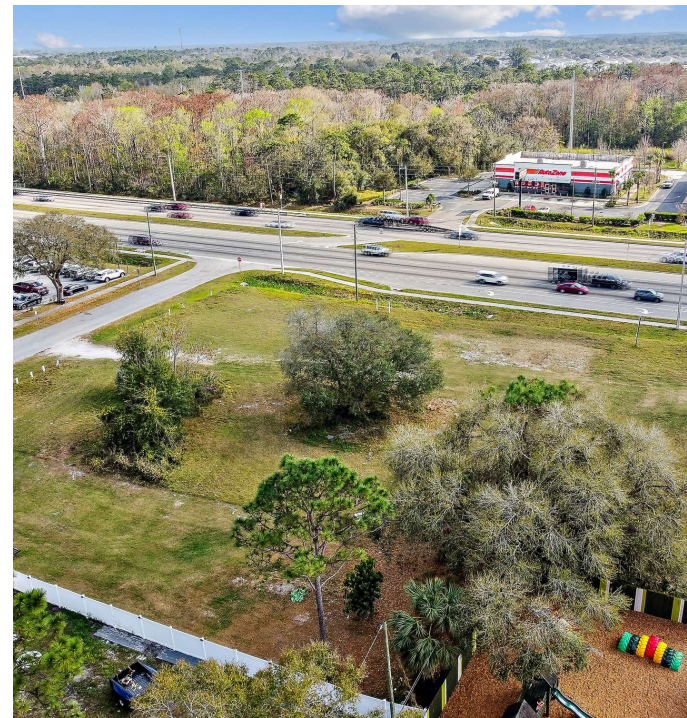
Maps And Photos

TRADE AREA MAP









ADDITIONAL PHOTOS





SECTION 4

Agent And Company Info

MEET RAFAEL MENDEZ, CCIM



Rafael Mendez, CCIM

Regional Managing Director

rafael@saunderscommercial.com

Direct: 407-813-1984 | Cell: 407-748-8970

FL #SL3317523

Professional Background

Rafael Mendez, CCIM is the Regional Managing Director and Advisor at Saunders Real Estate in Orlando, Florida.

Rafael specializes in mid-market acquisition and disposition of industrial and office properties throughout the state of Florida. His success derives from assisting his clients with identifying optimal opportunities in the market and executing them efficiently to achieve their intended results.

Beginning his career in real estate in 2015, Rafael assisted investors in residential real estate and later transitioned into commercial real estate. Rafael brings a global perspective with a national presence, local market expertise, and a forward-thinking "client-centric" mindset built on setting clear expectations with constant communication. Through this, he has not only catapulted his own success and growth but also his client's success and growth throughout the years.

Rafael lives in Altamonte Springs, FL, and is married to his high school sweetheart Andrea with three children. Additionally, he is involved in his community and volunteers with Habitat for Humanity Building Homes and Special Olympics. Rafael also serves on the board of directors for Commonsense Childbirth, a non-profit organization.

Rafael specializes in:

- Industrial
- Office

Florida.

Su éxito se deriva de ayudar sus clientes con la identificación de oportunidades óptimas en el mercado y ejecutarlos de manera eficiente para lograr sus resultados previstos.

Comenzando su carrera en bienes raíces en 2015, Rafael inversionistas asistidos en bienes raíces residenciales y más tarde hizo la transición a bienes raíces comerciales. Rafael trae un perspectiva global con presencia nacional, mercado local experiencia y una mentalidad progresista "centrada en el cliente" construido sobre el establecimiento de expectativas claras con constante comunicación. A través de esto, no sólo ha catapultó su propio éxito y crecimiento, pero también su el éxito y el crecimiento del cliente a lo largo de los años.

Rafael vive en Altamonte Springs, FL, y está casado con su novia de la escuela secundaria, Andrea, con tres hijos. Además, está involucrado en su comunidad y voluntarios con Habitat for Humanity Building Homes y Olimpiadas Especiales. Rafael también es miembro de la junta de directores de Commonsense Childbirth, una organización sin fines de lucro organización.

Rafael se especializa en:

- Propiedades Industriales
- Propiedades de Oficina
- Propiedades de uso especial
- Ventas de Inversión
- Propiedades de Inversión



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At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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