

# REDEVELOPMENT/GROUND LEASE/BUILD-TO-SUIT

14902 E Colonial Dr | Orlando, FL



## HIGHLIGHTS

- 1.82± AC site.
- For redevelopment, ground lease or, build-to-suit.
- Ideal use: medical marijuana dispensary.
- Less than 1 mile from The Grow; a 1,185 acre farm and garden community under development, with 2,078 homes and 100,000 SF of commercial space and 9 acre farm.
- Incentives for qualified tenants.
- C-1 zoning.
- Surrounded by many national tenants: ABC Fine Wine, Dollar Tree, Wawa, ALDI, Papa Johns, Dunkin, Ace, Racetrac, Pet Supermarket, etc.
- 3 ½ miles from University of Central Florida one of the largest schools in the nation with over 68,000 students.

### Traffic Counts

Colonial Dr: ±45,500 VPD



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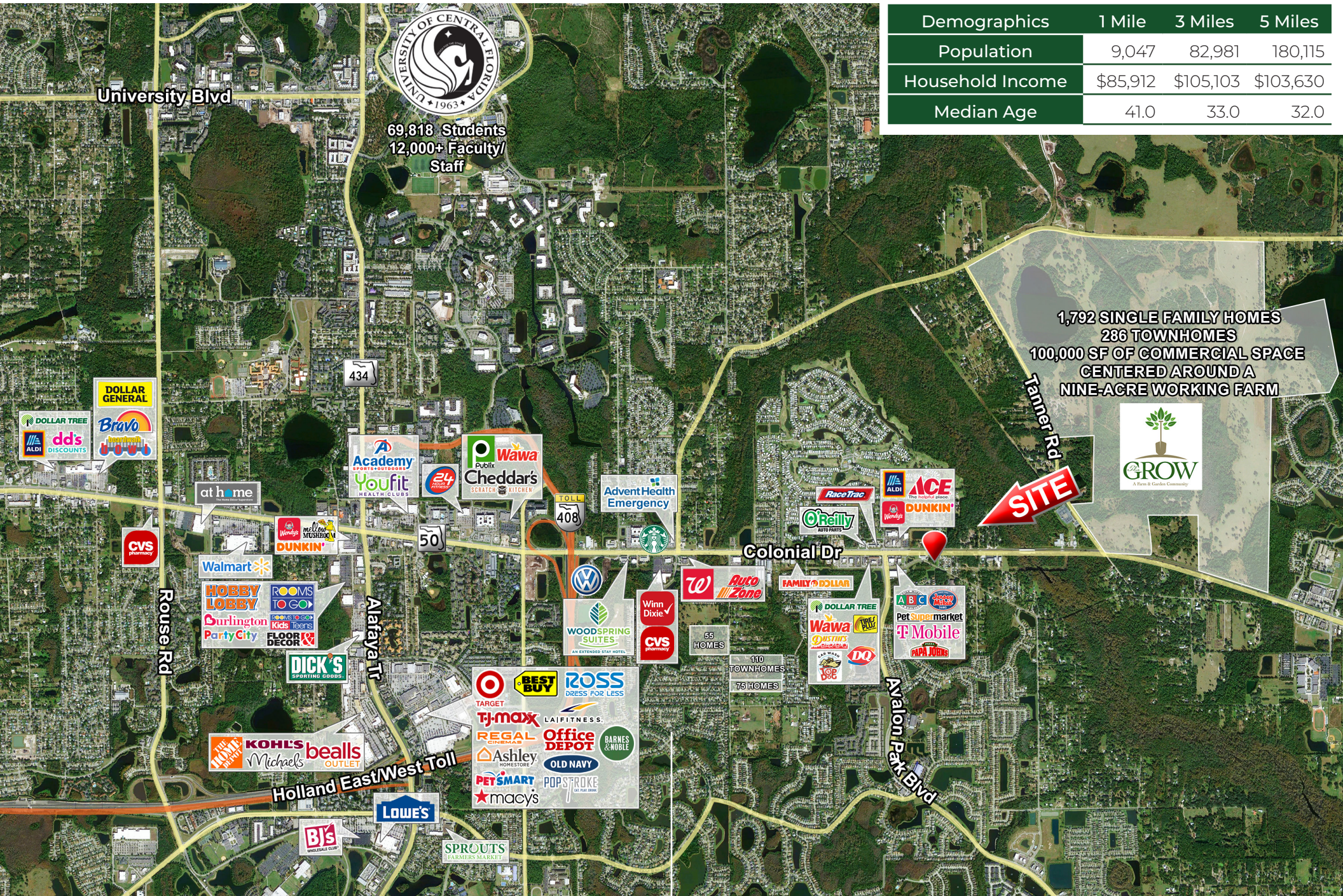
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COMMERCIAL REAL ESTATE SERVICES

| Demographics     | 1 Mile   | 3 Miles   | 5 Miles   |
|------------------|----------|-----------|-----------|
| Population       | 9,047    | 82,981    | 180,115   |
| Household Income | \$85,912 | \$105,103 | \$103,630 |
| Median Age       | 41.0     | 33.0      | 32.0      |

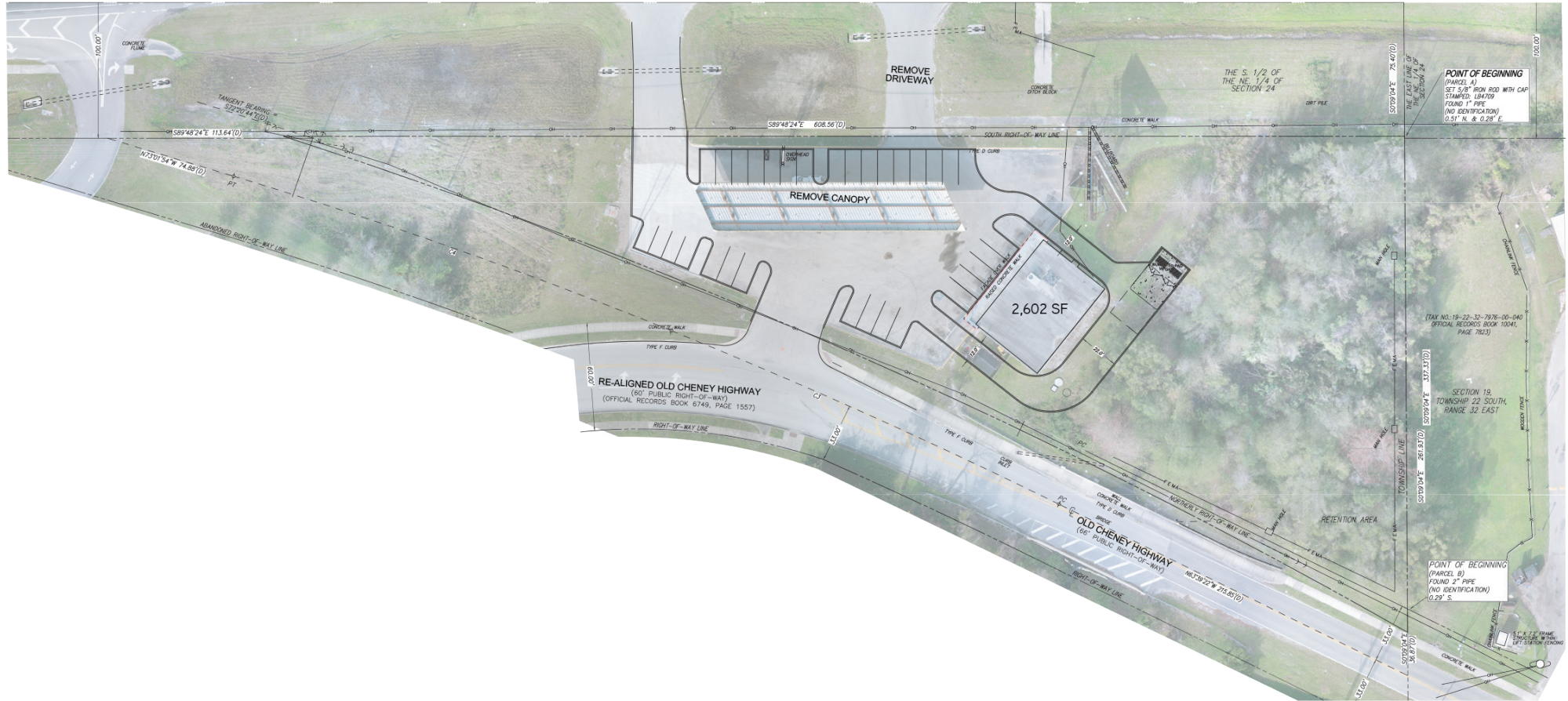




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## OPTION 1 | REMODEL WITH DRIVE-THRU





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## OPTION 2 | PROPOSED QSR

