

# Mills 50 District Commercial Opportunity

818 E. Colonial Dr, Orlando, Florida 32803

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SECTION 1

# Property Information



## PROPERTY OVERVIEW



### Sale Price

\$2,399,000

### Offering Summary

Lot Size:	0.3 Acres
Price / SF:	\$624.74
State:	Florida
City:	Orlando
County:	Orange
Property Type:	Retail   Office   Medical Office

## Mills 50 Commercial Opportunity - In The Heart of The Mills 50 District

818 E. Colonial Dr. is a 3,840-square-foot, single-story masonry building ideally positioned on the hard corner of E. Colonial Drive and Hyer Avenue in the heart of the Mills 50 District. Previously home to Vision Max and before that an MRI imaging center, the property's turnkey floor plan features multiple private offices and exam suites—many already plumbed or easily retrofitted for sinks, lab stations, or treatment rooms. A 480-volt electrical service ensures the capacity to support high-power users, from radiology and imaging to other specialty practices.

The building sits on a generous parcel with 14 asphalt covered parking spaces and offers prominent building facade and monument signage at the intersection. With direct frontage on E. Colonial Drive and an average daily traffic count of 48,500 vehicles, this freestanding asset delivers unparalleled visibility and convenience for both employees and customers.

Zoned ORL-MU-1/T Mixed-Use, 818 E. Colonial Dr. opens the door to a broad spectrum of uses—professional and medical offices, boutique retail, restaurant concepts, and beyond. Whether you're seeking a turn-key medical practice, a destination restaurant, or a creative retail showroom, this property combines structural flexibility, strong infrastructure, and Mills 50's vibrant "foodie" and cultural scene to create a truly one-of-a-kind opportunity.



## LOCATION DESCRIPTION



## Location Description

818 E Colonial Dr is strategically located at the southeast corner of East Colonial Drive and Hyer Avenue within the Mills 50 District of downtown Orlando. With a northern exposure, the property is poised to benefit from future improvements in the area and daily traffic counts.

Mills 50® sits at the crossroads of culture and commerce in Orlando—a grassroots, member-driven Main Street America™-accredited district celebrated for its walkable, eclectic streetscape and preservation-based economic development. Anchored by local business owners, residents and generous City of Orlando support, Mills 50® blends progressive-minded retail, dining and creative programming within a vibrant, diverse urban community.

As of 2025, the property is located within a 1-mile radius boasting an average household income of \$147,473, with projections indicating an increase to \$154,405 by 2030, reflecting a .92% annual growth rate.

The population within the same 1-mile radius stands at 20,303 in 2025, with an expected annual growth rate of 1.53%, reaching 21,902 by 2030. This demonstrates a strong and consistent growth trend in the region.

The median age within this radius is 38.3 years, with an average household size of 1.67. The 2025 Total Housing Units total 13,462, with projections showing a growth to 14,354 by 2030.

The City of Orlando is committed to furthering the area's growth through continued improvements, including road infrastructure upgrades, business incentive programs, and the development of new parks and pathways designed to enhance connectivity throughout the city core.



## PROPERTY DETAILS

### Location Information

Building Name	Mills 50 District Commercial Opportunity
Street Address	818 E. Colonial Dr
City, State, Zip	Orlando, FL 32803
County	Orange
Market	Orlando-Kissimmee-Sanford, FL
Sub-market	Mills 50 District
Side of the Street	South
Signal Intersection	No
Road Type	Highway
Market Type	Large
Nearest Highway	SR 50
Nearest Airport	Orlando Executive Airport, Orlando International Airport

### Building Information

Building Size	3,840 SF
Occupancy %	0%
Tenancy	Single
Average Floor Size	3,840 SF
Year Built	1982
Year Last Renovated	1985
Construction Status	Existing
Free Standing	Yes
Number of Buildings	1
Exterior Walls	Masonry

### Property Information

Property Type	Retail   Office   Medical Office
Property Subtype	Free Standing Building
Zoning	ORL-MU-1/T
Lot Size	0.3 Acres
APN #	25-22-29-1520-01-010
Lot Frontage	105 ft
Lot Depth	120 ft
Traffic Count	48,500
Traffic Count Street	E. Colonial Dr (SR 50)
Traffic Count Frontage	105 ft
Waterfront	No
Power	Yes

### Parking & Transportation

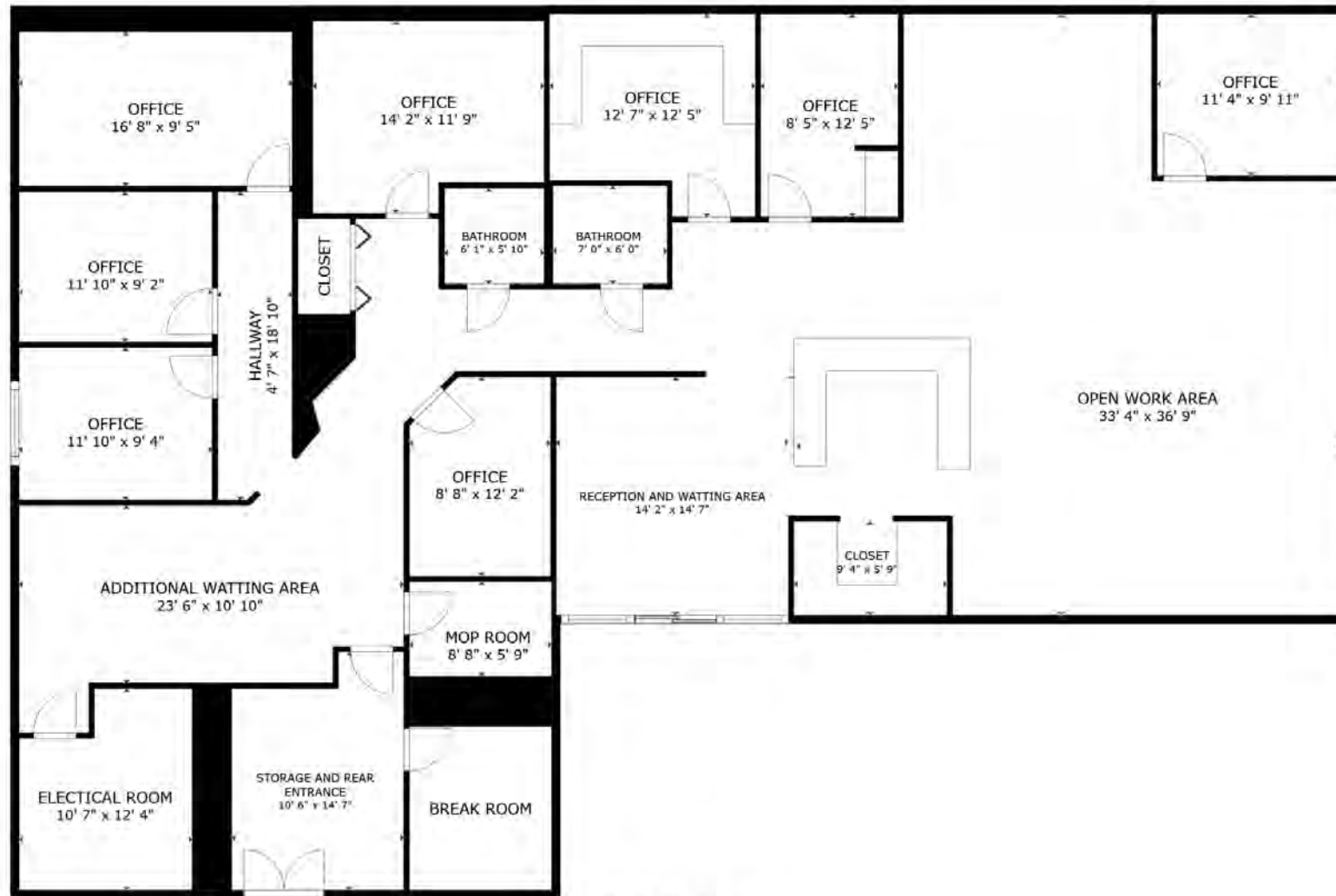
Street Parking	Yes
Parking Type	Surface
Parking Ratio	3.65
Number of Parking Spaces	14

### Utilities & Amenities

Security Guard	No
Handicap Access	Yes
Freight Elevator	No



## FLOOR PLAN



FLOOR PLAN

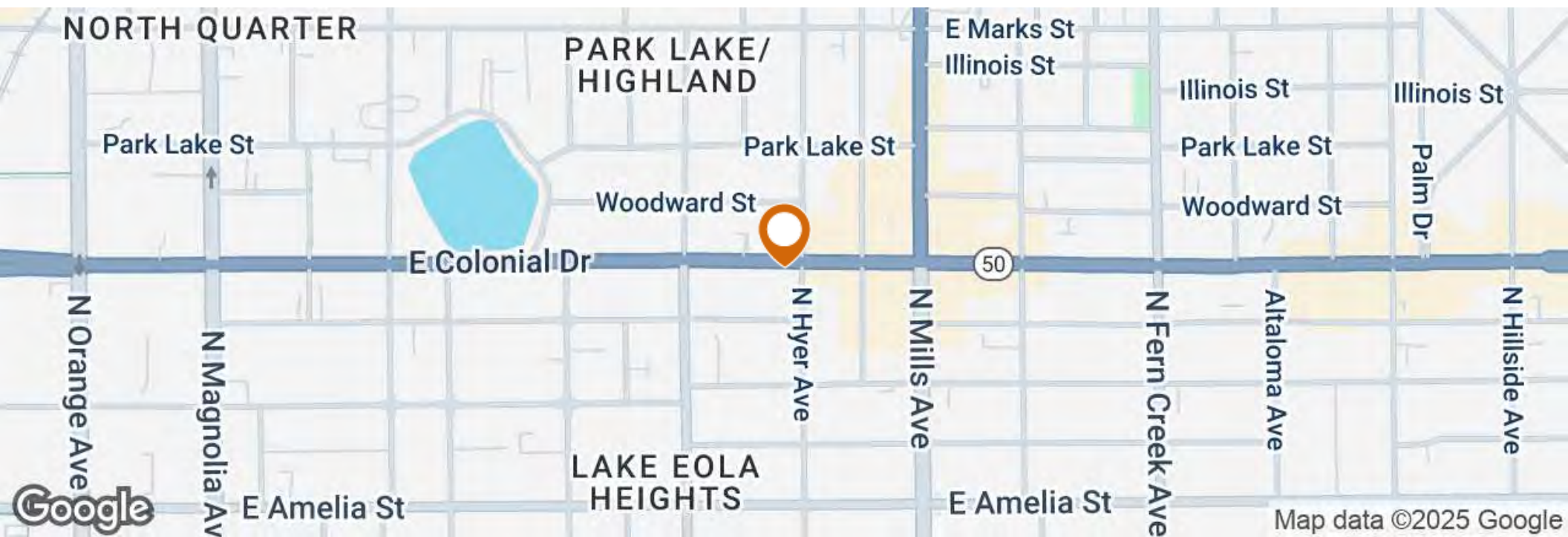




SECTION 2

# Location Information







# Why Orlando?

Source: [www.orlando.org](http://www.orlando.org)



## Largest Growing Market →

**6<sup>th</sup> FASTEST GROWING**  
Large Economy in the U.S.  
*(U.S. Dept. of Commerce, 2023)*

**FASTEST-GROWING** Population  
Among Major Metros in the U.S.  
*(U.S. Census Bureau, Population Estimates, 2023-2024)*

**1,000+** New Residents Added Per  
Week  
*(U.S. Census Bureau, 2024)*

## Talent to Power Your Business →

**59%** of Orlando's Population is  
**MILLENNIAL OR YOUNGER** with a  
**MEDIAN AGE OF 38.9**  
*(U.S. Census Bureau, 2023)*

**500,000+ STUDENTS ENROLLED**  
Within 100 Miles of Orlando  
*(IPEDS via Lightcast, 2023)*

**UCF, 3<sup>rd</sup> LARGEST UNIVERSITY**  
by Student Enrollment in the U.S.  
*(NCES via BestColleges.com, May 2024)*

## Competitive Operating Cost →

**No. 4**  
Best Tax Climate in the U.S.  
*(Tax Foundation, 2025)*

**5.5% Corporate Income Tax.**  
S-Corporations and LLCs are  
Exempt  
*(FL Dept. of Revenue)*

Construction Costs **11.7**  
**Percentage Points** Lower than  
the National Average  
*(R.S. Means Construction Cost Index, 2024)*

## Infrastructure to Move Your People & Goods →

At the Crossroads of the  
**3<sup>rd</sup> LARGEST STATE**  
in the U.S.

**9 INTERNATIONAL**  
**AIRPORTS**  
Within a 2-Hour Drive

Orlando International Airport—**NO.**  
**1** in the State for Passenger  
Traffic with **150+ NONSTOP**  
**DESTINATIONS**  
*(Greater Orlando Aviation Authority, 2024)*

## Urban Thrills & Community Comforts →

**Lower Cost of Living**  
than the National Average  
*(Council for Community & Economic  
Research, 2024)*

**No. 1** Best Foodie Destination in  
the U.S.  
*(WalletHub, 2023)*

**No. 2** Most Fun City in the U.S.  
*(WalletHub, 2024)*

 **Five Professional**  
Sports Franchises





## DEMOGRAPHICS MAP & REPORT

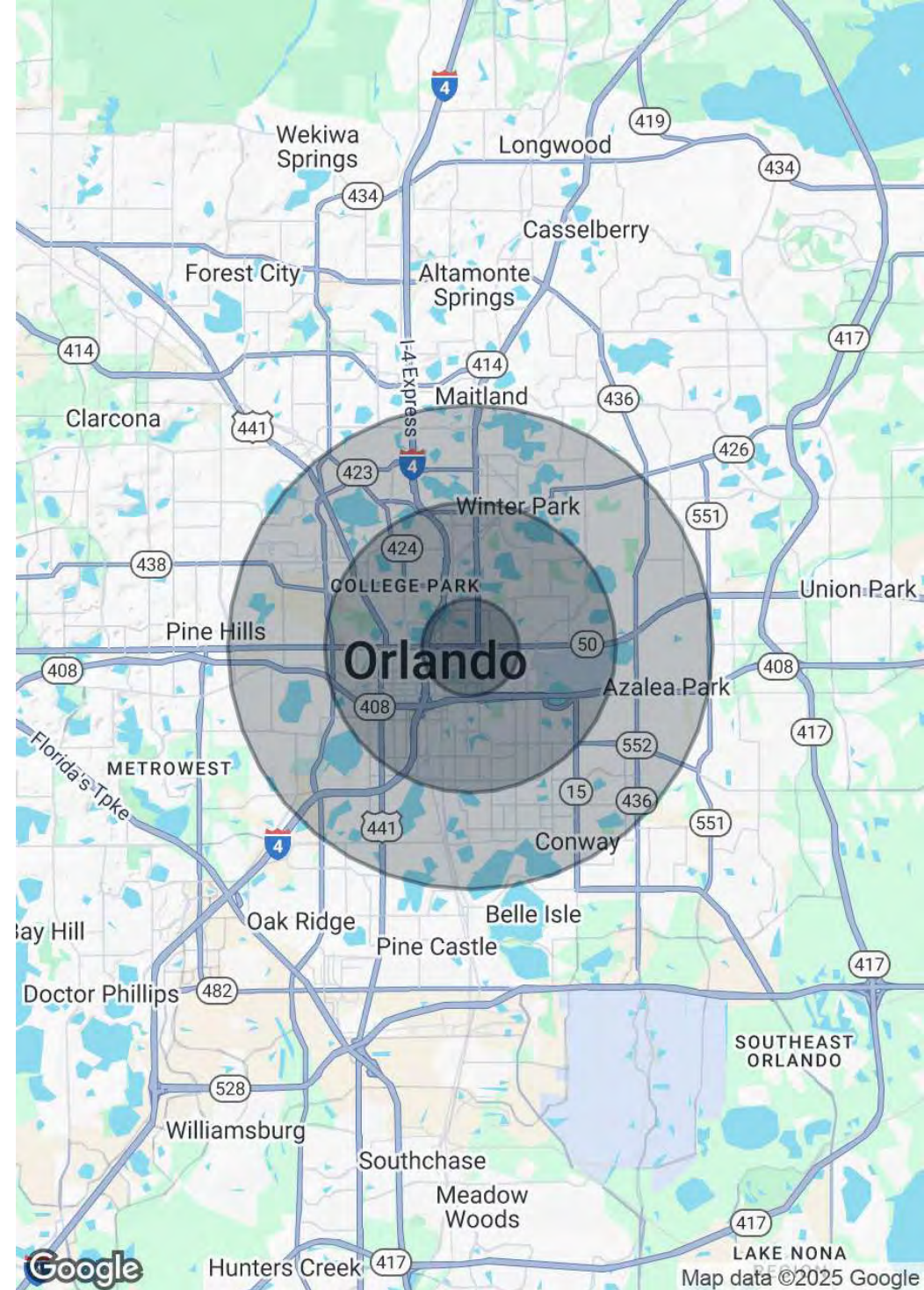
### Population

	1 Mile	3 Miles	5 Miles
Total Population	18,841	106,193	296,696
Average Age	41	42	40
Average Age (Male)	41	41	39
Average Age (Female)	42	42	41

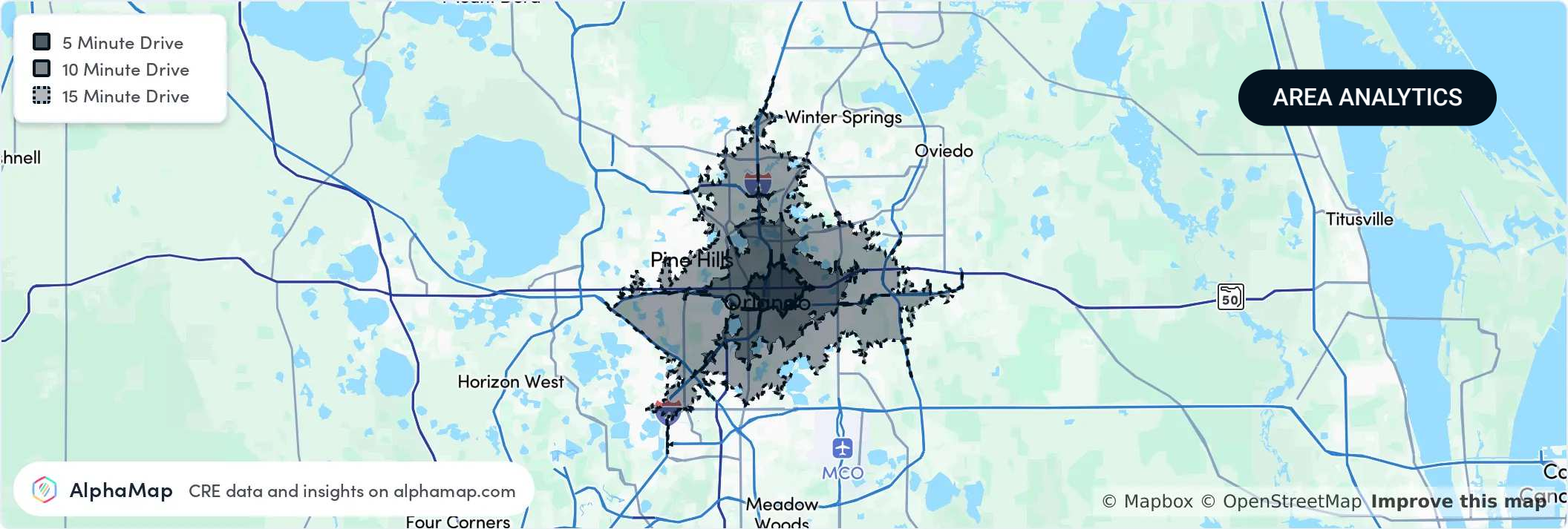
### Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	11,378	51,519	127,300
# of Persons per HH	1.7	2.1	2.3
Average HH Income	\$128,118	\$125,429	\$99,718
Average House Value	\$581,699	\$571,588	\$450,738

Demographics data derived from AlphaMap







## Population

	5 Minutes	10 Minutes	15 Minutes
Total Population	9,933	69,277	312,569
Average Age	40	41	40
Average Age (Male)	40	41	39
Average Age (Female)	40	42	41

## Household & Income

	5 Minutes	10 Minutes	15 Minutes
Total Households	5,852	34,807	130,670
Persons per HH	1.7	2	2.4
Average HH Income	\$125,394	\$122,868	\$93,306
Average House Value	\$532,161	\$580,006	\$415,992
Per Capita Income	\$73,761	\$61,434	\$38,877

Map and demographics data derived from AlphaMap





SECTION 3

# Maps And Photos



# MILLS 50 DISTRICT



## Mills 50 Main Street Program



 **Target Area**



City of Orlando, Economic Development Department, August 2016



## RETAILER HIGHLIGHTS



1

Sus-Hi Eatstation  
Z Asian  
Sam Flax

2

Black Bean Deli  
Educe Salon  
Than Law, P.A

3

Starbucks  
7-Eleven  
Publix

4

Alexan Mills 50 - 245 Unit Multifamily  
Y Nhu Bakery & Cafe  
The Jungle MMA  
Advanced Auto Parts

5

bb.q Chicken  
Dochi  
Vietnamese Cuisine Restaurant  
Pho Huong Lan  
Kim Thanh Jewelers  
Veggie Garden  
Chewy Boba  
Matcha Cafe Maiko  
pho 2 tô

6

CVS  
KORI  
Tiger Sugar  
The Moderne  
Tasty Wok  
Haan Coffee  
Mamak Asian Street Food  
Sampaguita  
Poke Hana  
Kawaii Neko  
Qreate Coffee  
Ming's Bistro  
Studio Synergy

7

Lake Highland Prep - Charles Clayton Campus  
The Strand  
d.b.a  
Side Chik K-Mex  
Chi-Kin

8

TORI TORI  
King Bao Mills  
ROYALTEA  
Pho 88  
Climax Smoke Shop  
Paris Banh Mi  
Lineage Coffee  
Lazy Moon Pizza  
Edoboy

9

Anh Hong Restaurant  
Colonial Photo & Hobby  
The Burrow Cafe & Play  
ZARU  
Kai Kai BBQ & Dumplings  
Tien Hung Jewelry  
Banh Mi Boy  
Saigon Snow  
Cowboy Curry  
Unigirl  
Little Saigon  
Pho Bar  
Dunkin Donuts  
Kaya

10

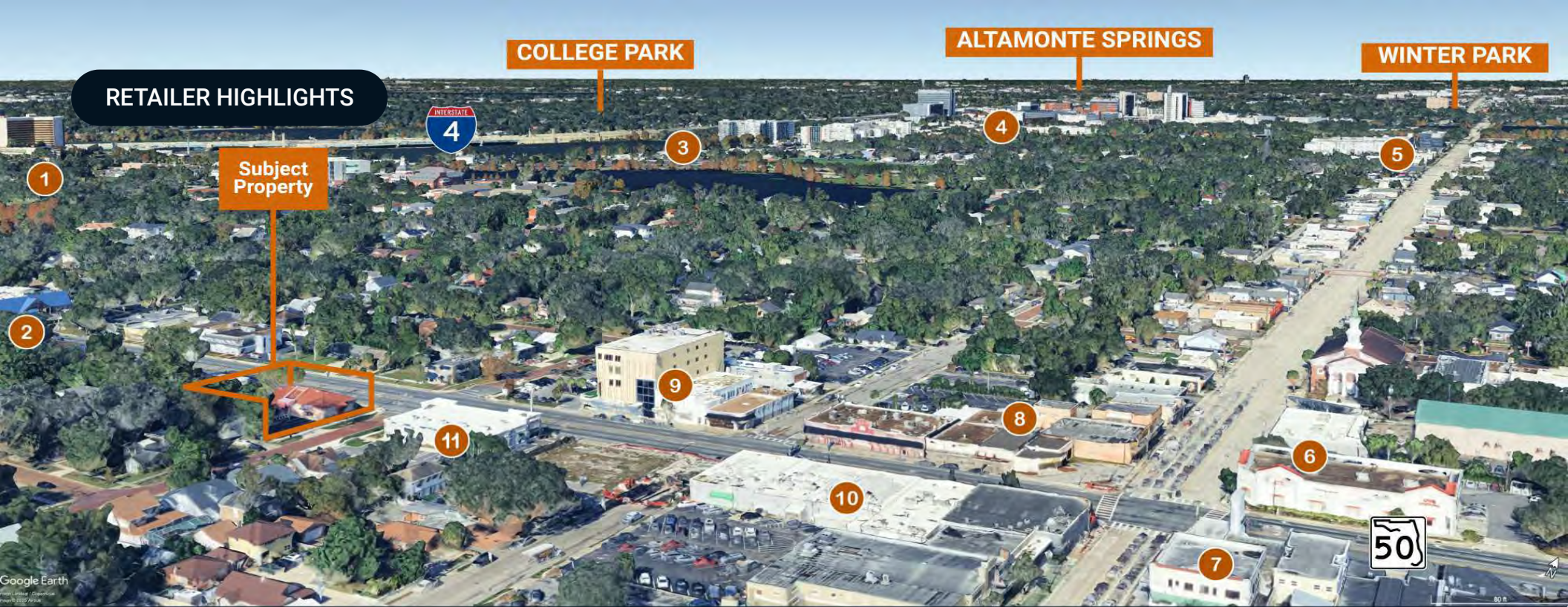
Hillcrest Elementary School  
The Salt Room Day Spa  
YMCA

11

Downtown Orlando  
Lake Eola  
Kia Center  
St. James Catholic Cathedral  
Dr. Phillips Center for the  
Performing Arts







## RETAILER HIGHLIGHTS

Subject  
Property

1

The North Quarter  
F45  
Reyes Mezcalaria  
Shin Japanese  
Cuisine  
Gravity  
Unik Med Spa  
the pilates loft

2

IHOP  
Domino's Pizza

3

Ivanhoe Village  
The Yard House  
City Food Hall  
Gnarly Barley  
Ivanhoe Park Brewing  
Company  
Hideaway Bar  
The Greek Corner

4

AdventHealth Orlando  
Orlando Museum of Art  
Orlando Science Center  
Vida at Health Village

5

Upshot Medical Center  
The Gallery at Mills Park  
The Fresh Market  
Firebirds Grill  
First Watch  
Kung Fu Tea  
Token Ramen  
PNC Bank  
Pure Barre  
7-Eleven  
Pig Floyds  
Plantees  
Tako Cheena

6

CVS  
KORI  
Tiger Sugar  
The Moderne  
Tasty Wok  
Haan Coffee  
Mamak Asian Street Food  
Sampaguita  
Poke Hana  
Kawaii Neko  
Qreate Coffee  
Ming's Bistro  
Studio Synergy

7

bb.q Chicken  
Dochi  
Quan Nho  
Pho Huong Lan  
Kim Thanh Jewelers  
Veggie Garden  
Chewy Boba  
Matcha Cafe Maiko  
pho 2 tô

8

TORI TORI  
King Bao Mills  
ROYALTEA  
Pho 88  
Climax Smoke Shop

9

Paris Banh Mi  
Lineage Coffee  
Lazy Moon Pizza  
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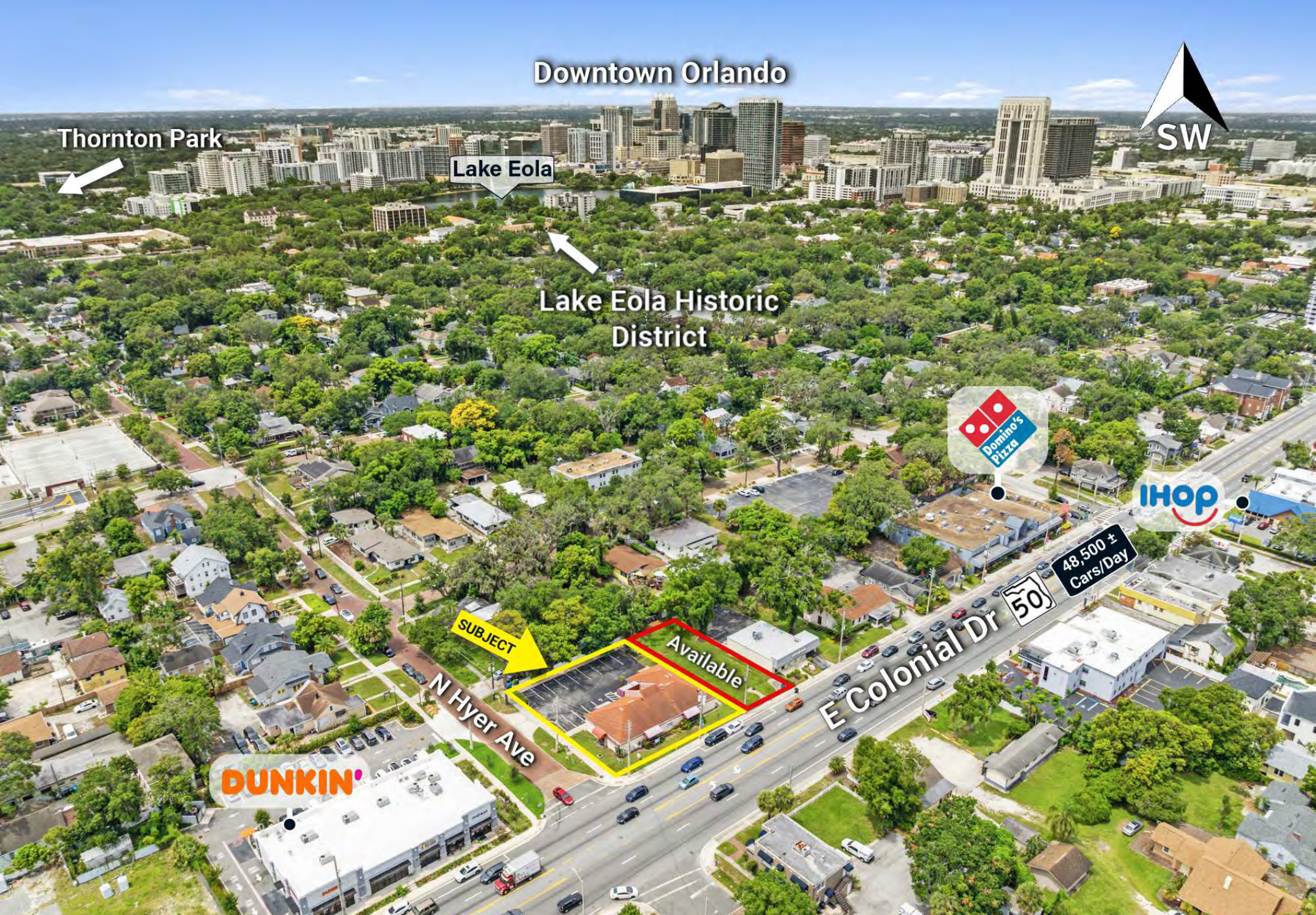
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Saigon Snow  
Cowboy Curry  
Unigirl  
Little Saigon

11

Pho Bar  
Dunkin Donuts  
Kaya







Downtown Orlando

Thornton Park

Lake Eola

SW

Lake Eola Historic District

SUBJECT

Available

N Hyer Ave

E Colonial Dr

48,500 ± Cars/Day

50

DUNKIN'

Domino's  
Pizza

ihop



Downtown Orlando



176,000 ±  
Cars/Day

Lake Concord

Lake Adair

Park Lake



48,500 ±  
Cars/Day

E Colonial Dr



N Hyer Ave

SUBJECT



Available









ALEXAN  
**MILLS**  
**50**  
246 Units

26,500 ±  
Cars/Day

Mills Ave

CVS

Advance  
Auto Parts

STARBUCKS  
COFFEE

Publix

48,500 ±  
Cars/Day

50

E Colonial Dr

Available

SUBJECT



## AERIAL PHOTOS





## AERIAL PHOTOS





## INTERIOR PHOTOS





## INTERIOR PHOTOS







SECTION 4

# Agent And Company Info



## ADVISOR BIOGRAPHY



### Rafael Mendez, CCIM

Regional Managing Director

rafael@saunderscommercial.com

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

FL #BK3317523

## 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
- Special-use Properties
- Investment Sales
- Investment Properties

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 una 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

## Education

- Keiser University, AS Health Science, 4.0 GPA
- CCIM Graduate



## ADVISOR BIOGRAPHY



### Bill Nguyen

Advisor

bill@saundersrealestate.com

Direct: **877-518-5263 x486** | Cell: **407-304-0553**

## Professional Background

Vuong (Bill) Nguyen is an Advisor at Saunders Real Estate.

Before joining Saunders, 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
- Landlord & Tenant Representation

## Memberships

- Candidate for Certified Commercial Investment Member (CCIM)
- Asian American Chamber of Commerce (AACC)
- International Council of Shopping Centers (ICSC)





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LAND



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COMMERCIAL

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