SITE

300' Frontage

East Colonial Drive

50

RaceTrac

North Forsyth Ave

6675 East Colonial Drive

Orlando, Florida 32807

Property Highlights

- 3.48± acre development site - 300' of frontage on East Colonial Drive (major east-west roadway)

- Zoning: C-3 (Vision 2050 Zoning T5.2); permits a wide range of high intensity commercial uses

- Potential for right-of-way vacation to add 0.78± acres

- Permitted uses include: self-storage, equipment rental and medical marijuana dispensary

- High visibility: 60,820± AADT along East Colonial Drive

- Utilities: Orange County water and sewer

- Surrounding demand drivers: national retailers and dense residential communities nearby

- Billboard income - none: sign has been sold with a 10' x 10' easement in place

- Value-priced: listed with consideration for wetlands encroachment

Map data ©2025 Google

JUST REDUCED!

Sale Price: $700,000

For more information
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NAI Realvest®

10.08.25

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1800 Pembrook Drive, Suite 350
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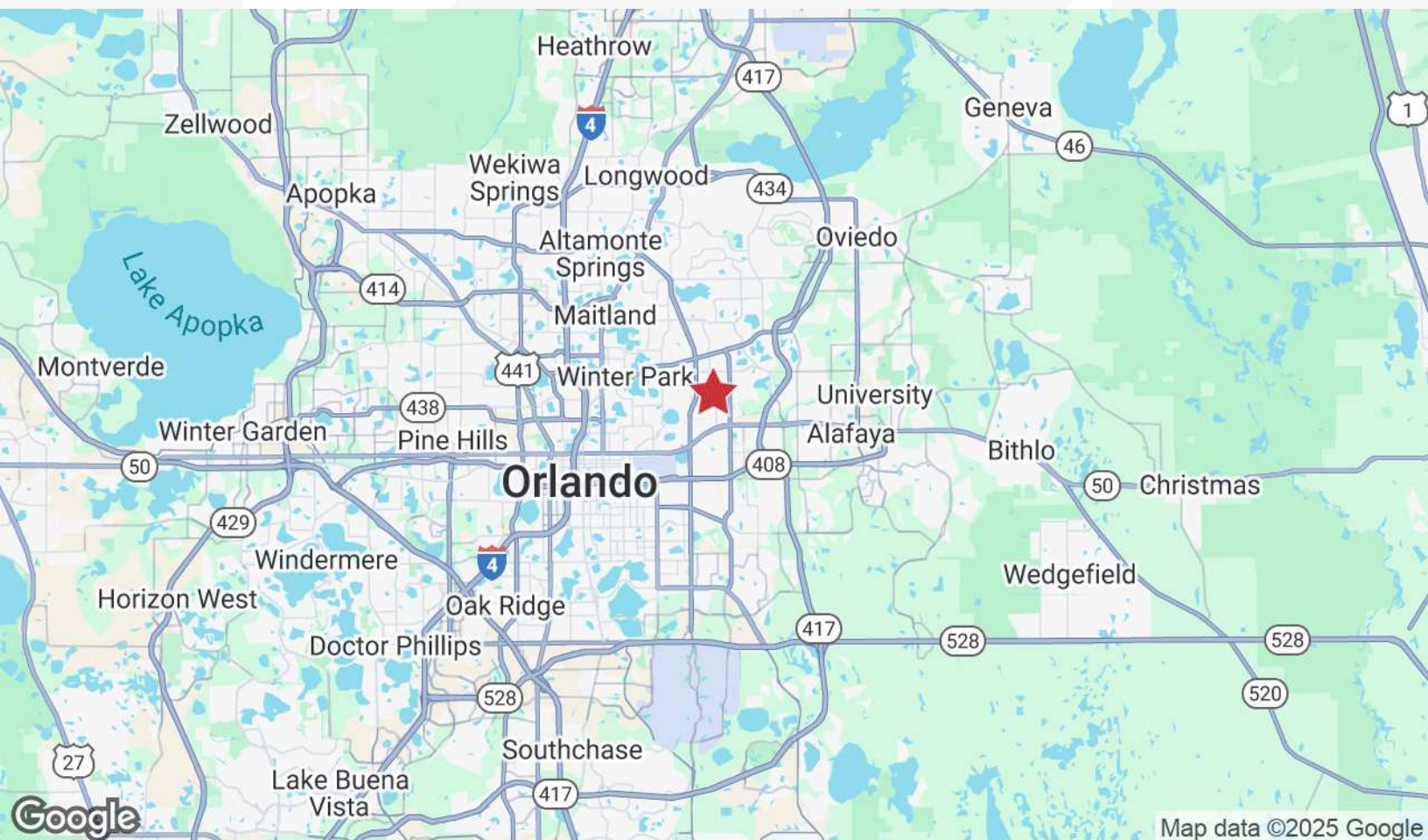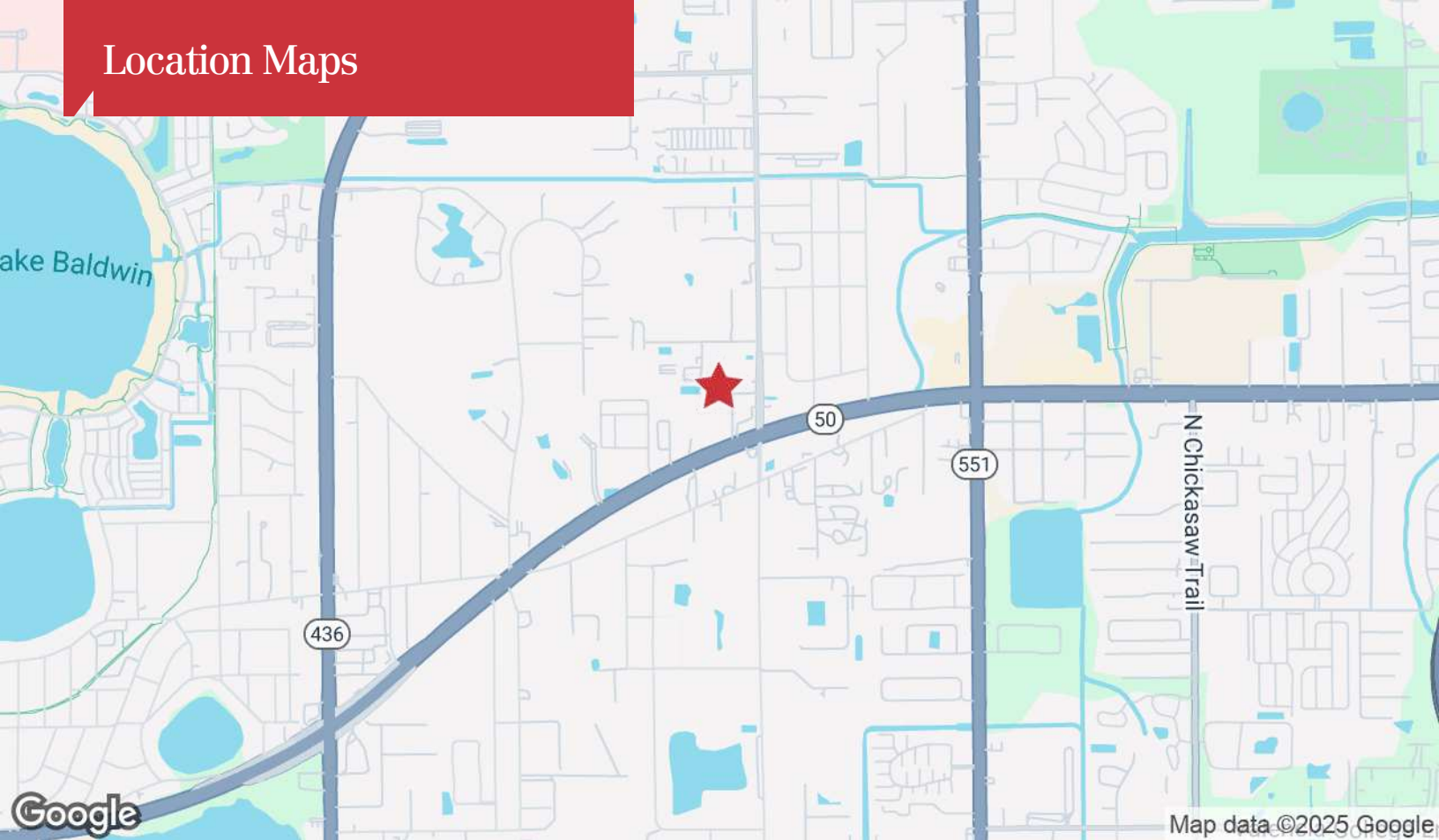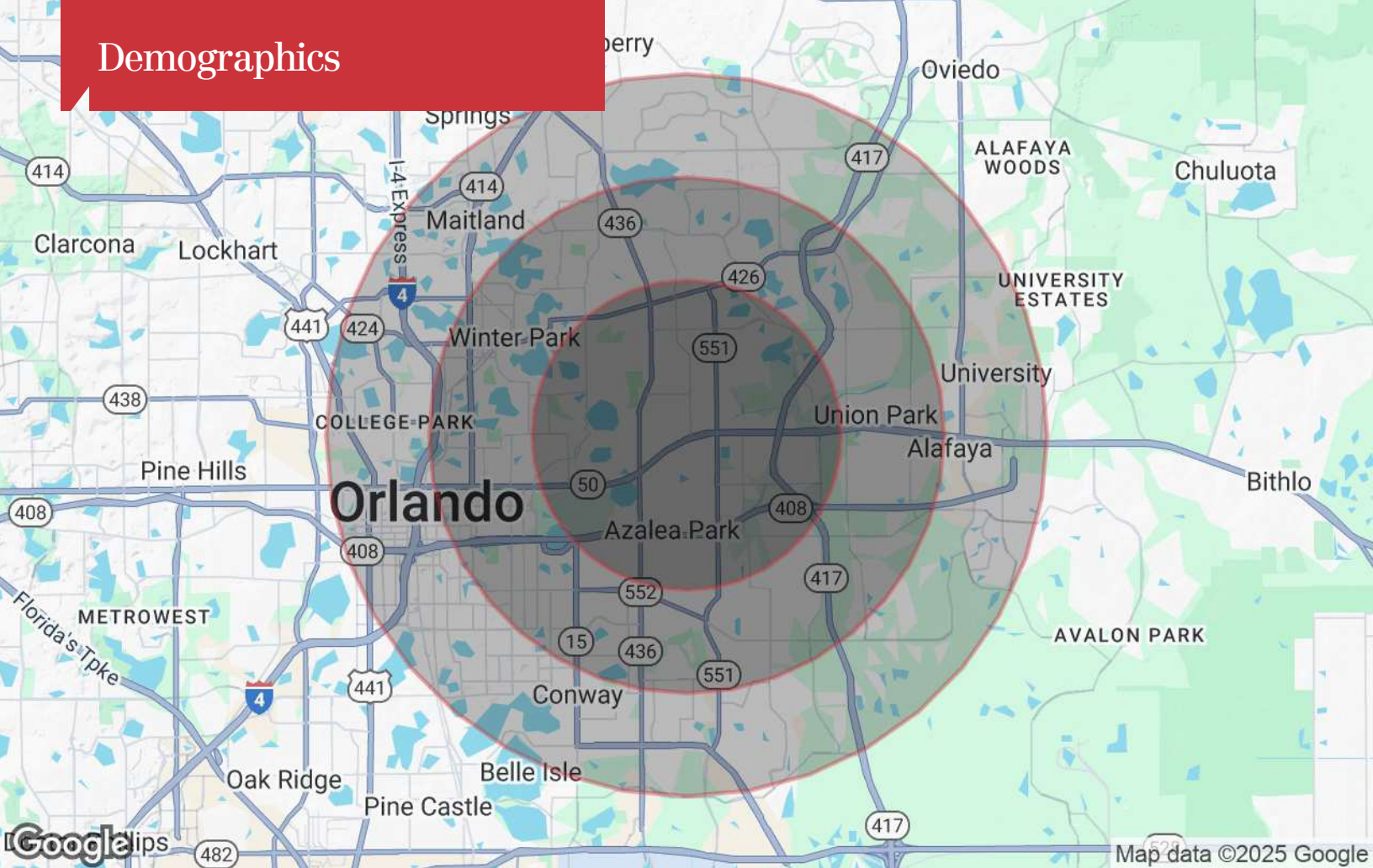
Population	3 Miles	5 Miles	7 Miles
TOTAL POPULATION	113,426	313,187	572,117
MEDIAN AGE	39	40	39
MEDIAN AGE (MALE)	38	39	38
MEDIAN AGE (FEMALE)	40	41	40

Households & Income	3 Miles	5 Miles	7 Miles
TOTAL HOUSEHOLDS	44,500	127,630	226,551
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	$93,884	$97,434	$99,331
AVERAGE HOUSE VALUE	$384,463	$407,586	$411,477

* Demographic data derived from 2020 ACS - US Census

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