



# DRIVE-THRU SPACE FOR LEASE

110 East Colonial Drive, Orlando, FL 32801

Contact: Jeré Matheny  
 Vice President of Brokerage Services

E: JMatheny@FCPG.com  
 P: 407.872.0177 ext. 132

Contact: Wm. Brady McGill, CPM  
 Executive Vice President

E: Brady@FCPG.com  
 P: 407.872.0177 ext. 129

## For Lease: Inquire for Rate

Availability:  $\pm$  2,832 - 4,351 SF

Suite 108:  $\pm$  1,519 SF

Suite 110:  $\pm$  2,832 SF



**2025 DAYTIME  
 POPULATION**  
 475,806 (5 MILES)

Rare Drive-Thru Restaurant Space located between  
 Downtown Orlando, Ivanhoe Park, & Mills/50 Districts

Located at signalized hard corner of East Colonial Drive  
 & Magnolia Avenue (62,500 total AADT) within  $\pm$  110,000  
 SF three-story mixed-use building

Currently Double O's Coffee, the anchor suite is available  
 for Sub-Lease with an intro rate for remaining 7 years

$\pm$  300 SF Outdoor Covered Dining Area

Additional  $\pm$  1,519 SF available adjacent to Double O's  
 Space increasing total SF to  $\pm$  4,351

Prominent building & blade signage on both East  
 Colonial Drive & Magnolia Avenue

Shared garage and street parking on-both sides of the  
 building available for tenants and patrons

Conveniently situated 5 minutes from the Downtown  
 Orlando Business District with easy access to I-4, SR 408  
 and the Mills & 50 retail / restaurant corridor

■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ www.FCPG.com ■

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square foot-  
 age are approximate. This offering is subject to errors, omissions, prior sale or lease, or withdrawal without notice. ©2025 First Capital Property Group



Visit **EatShopStore.com**  
 For More Information





# SITE MAP

Restaurant:  $\pm 2,832 - 4,351$  SF

Outdoor Seating:  $\pm 300$  SF

Suite 108:  $\pm 1,519$  SF

Suite 110:  $\pm 2,832$  SF



DRIVE THRU



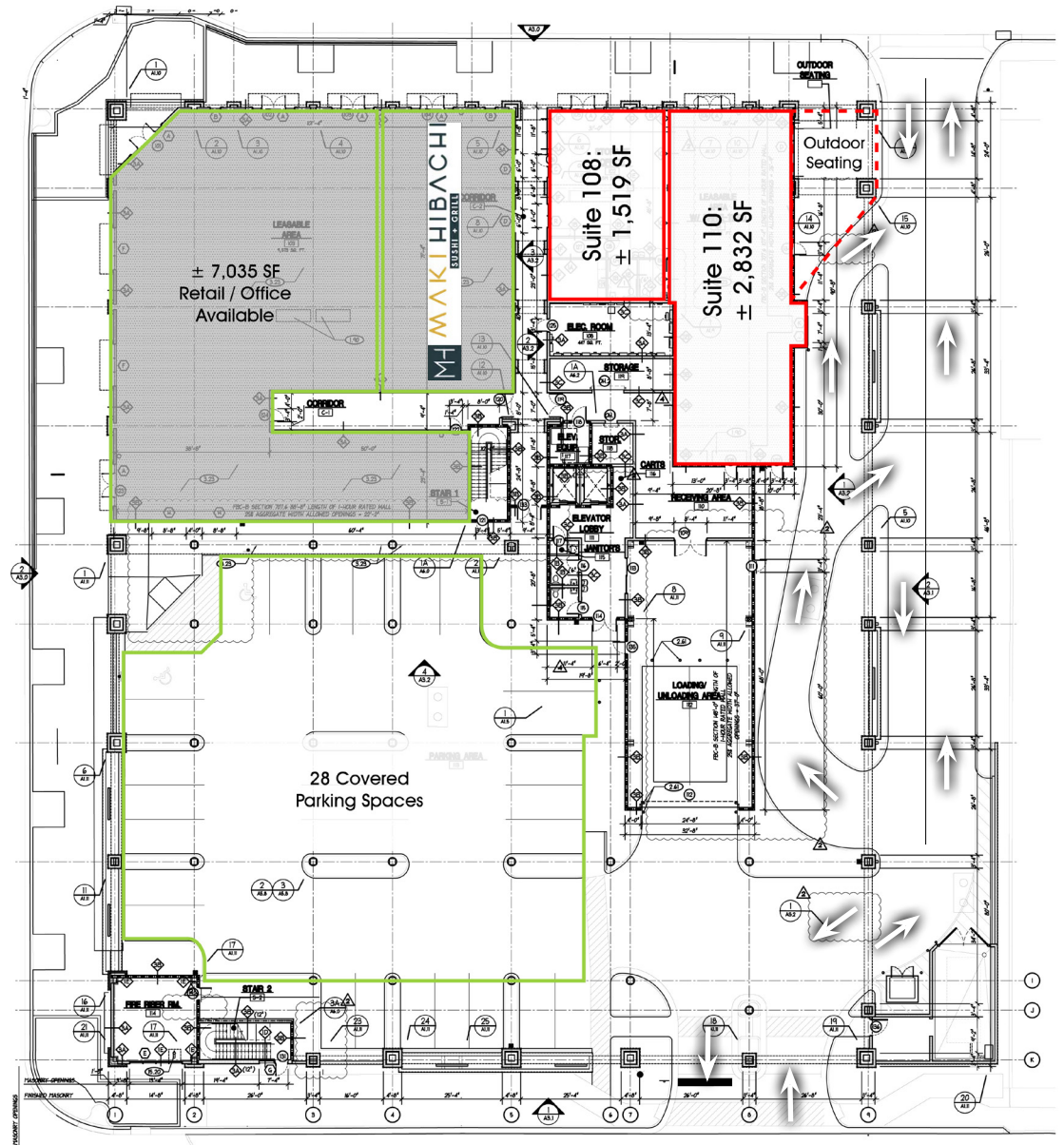
END-CAP SUITE



PATIO SPACE



Magnolia Ave



Hillcrest St

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## LOCATION

## DEMOGRAPHICS

**2025**

**1 Mile**

**3 Miles**

**5 Miles**

Total Population 22,189 103,065 295,658

Total Households 12,256 49,966 125,727

Average HH Income \$129,574 \$132,599 \$113,972

### Average Annual Daily Trips

**2024**

East Colonial Drive 48,500

Magnolia Ave 14,000



**AVG. HH INCOME**  
\$132,599 (3 MILES)

### Drive Times & Traffic Counts



Less than 0.9 miles



2 minutes (0.4 miles)



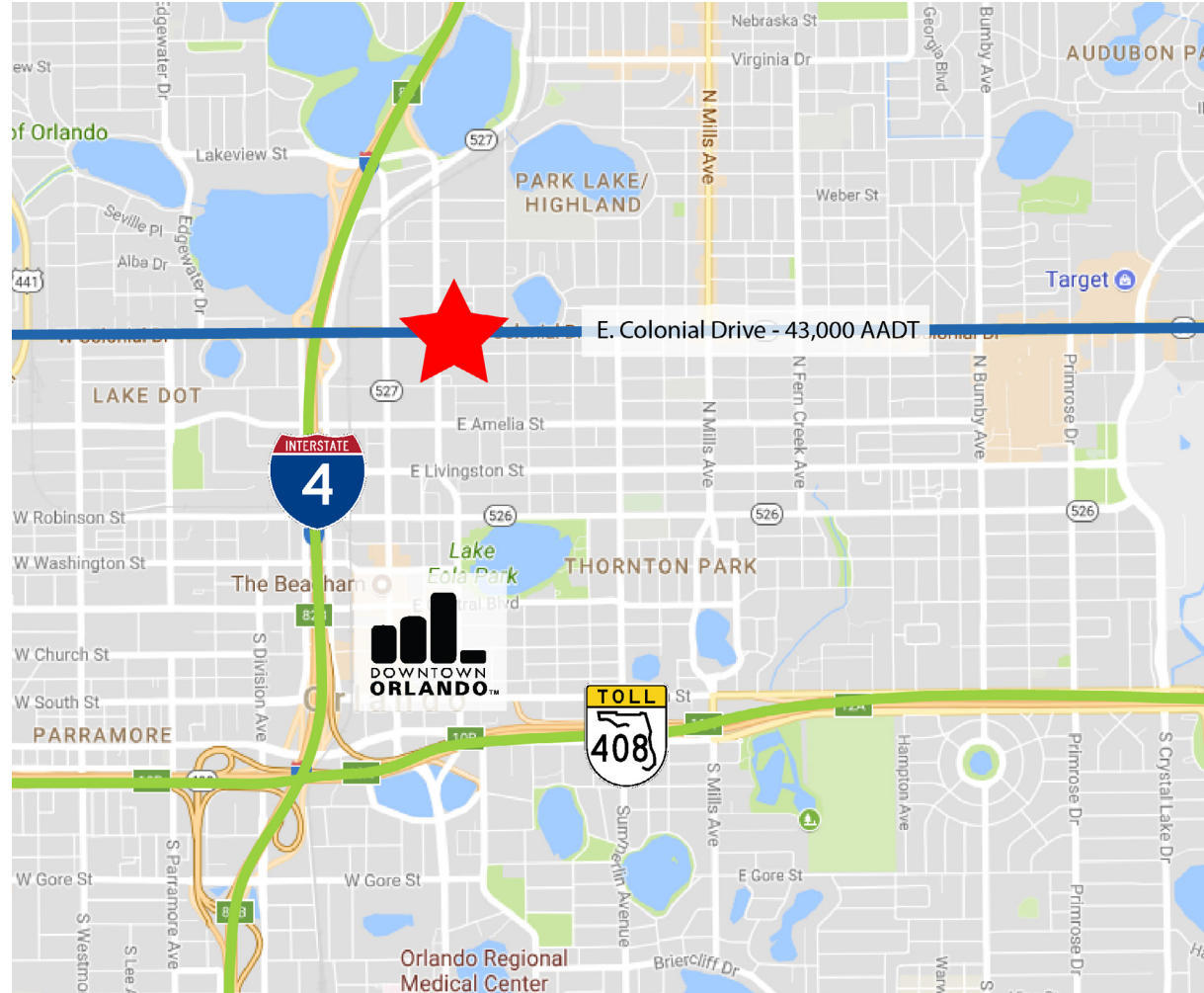
3 minutes (1.1 miles)



10 minutes (6.9 miles)



9 minutes (7.5 miles)



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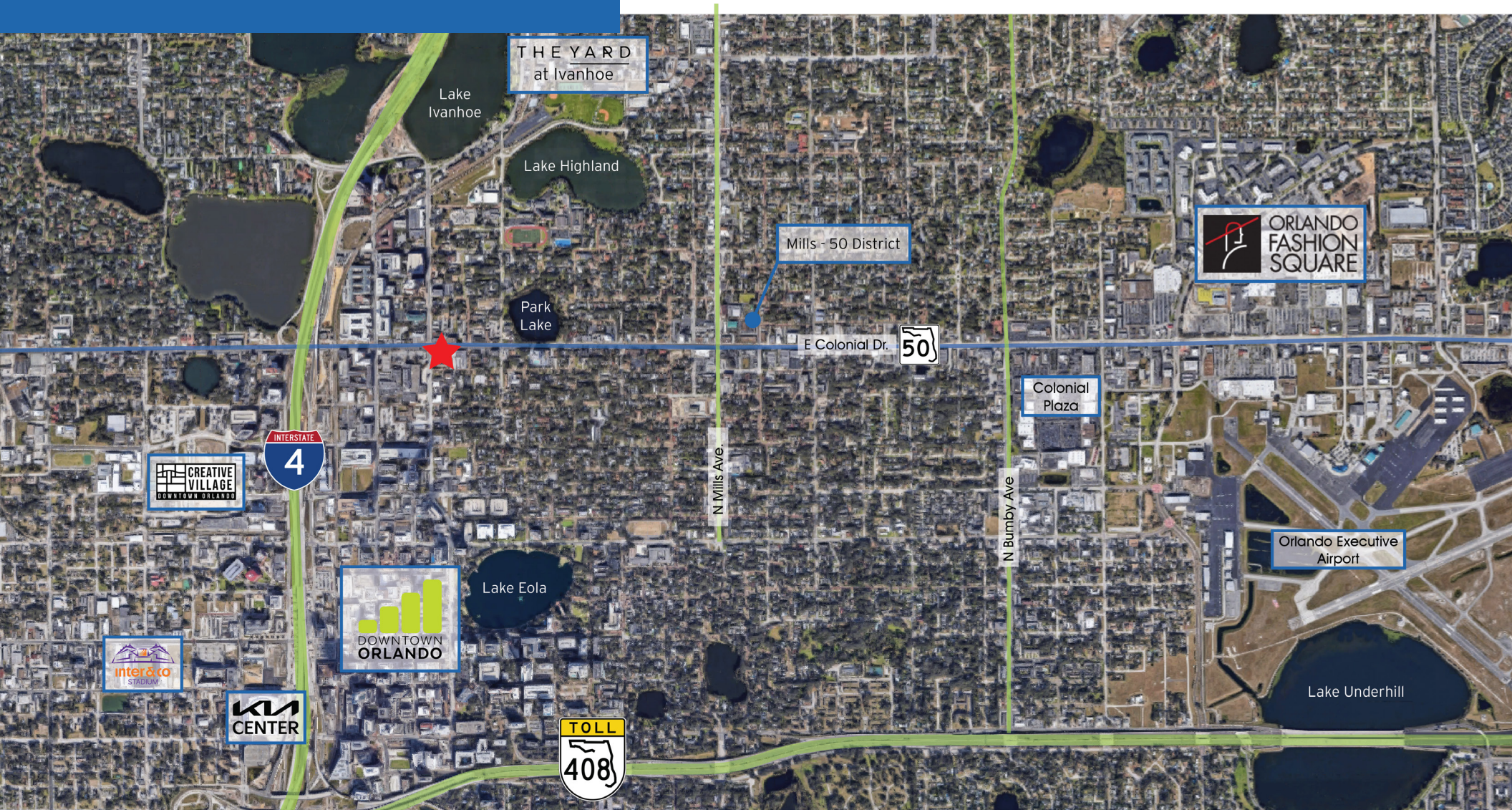


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# NEIGHBORHOOD MAP



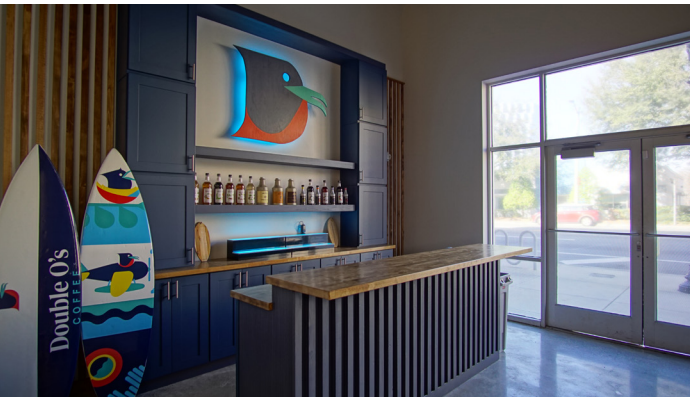
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## SUITE 110



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