



DRIVE-THRU SPACE FOR LEASE

110 East Colonial Drive, Orlando, FL 32801

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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 footage are approximate. This offering is subject to errors, omissions, prior sale or lease, or withdrawal without notice. ©2026 First Capital Property Group



Visit EatShopStore.com
For More Information



SITE MAP

Restaurant: ± 2,832 - 4,351 SF

Outdoor Seating: ± 300 SF

Suite 108: ± 1,519 SF

Suite 110: ± 2,832 SF



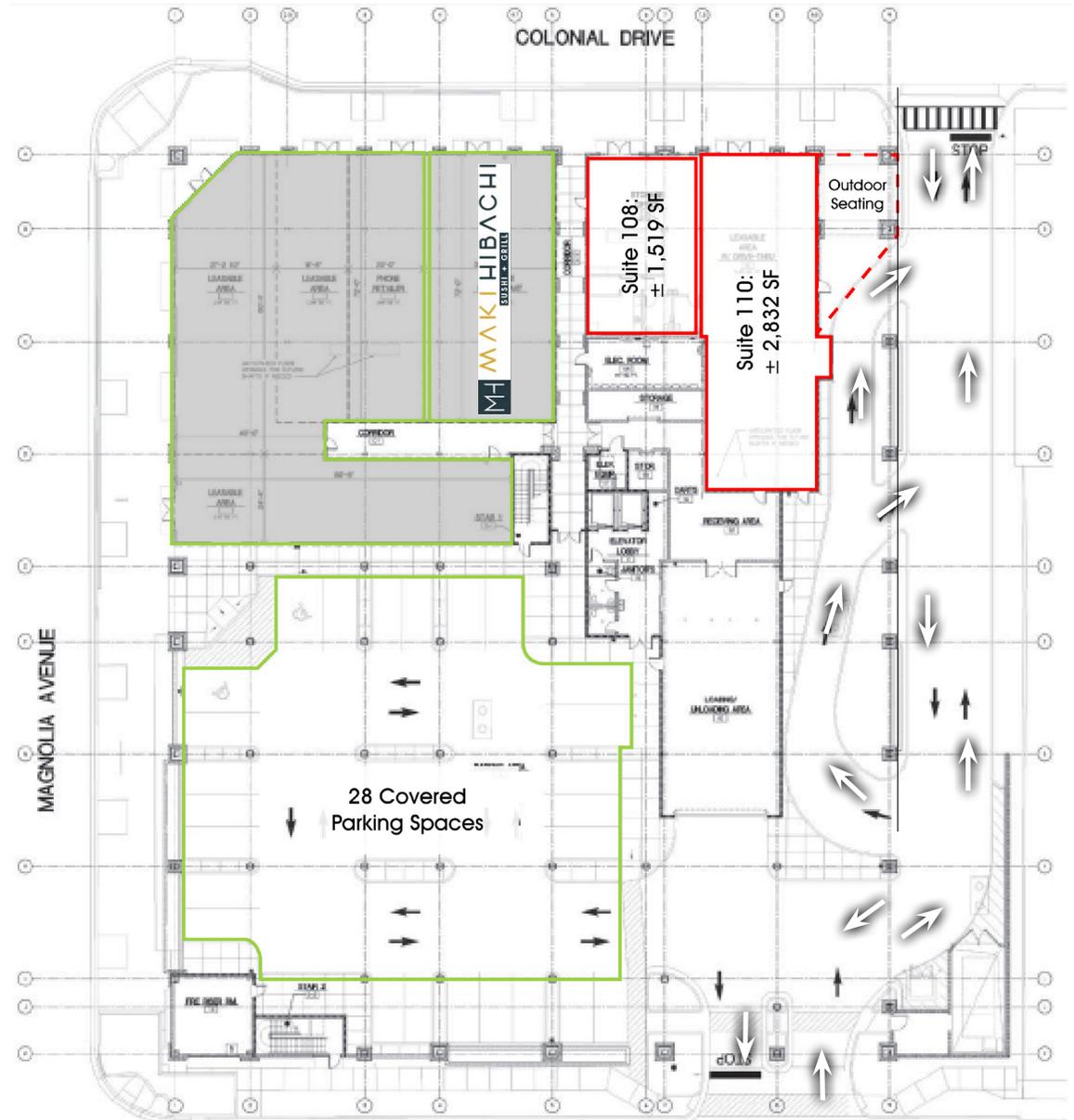
DRIVE THRU



END-CAP SUITE



PATIO SPACE



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

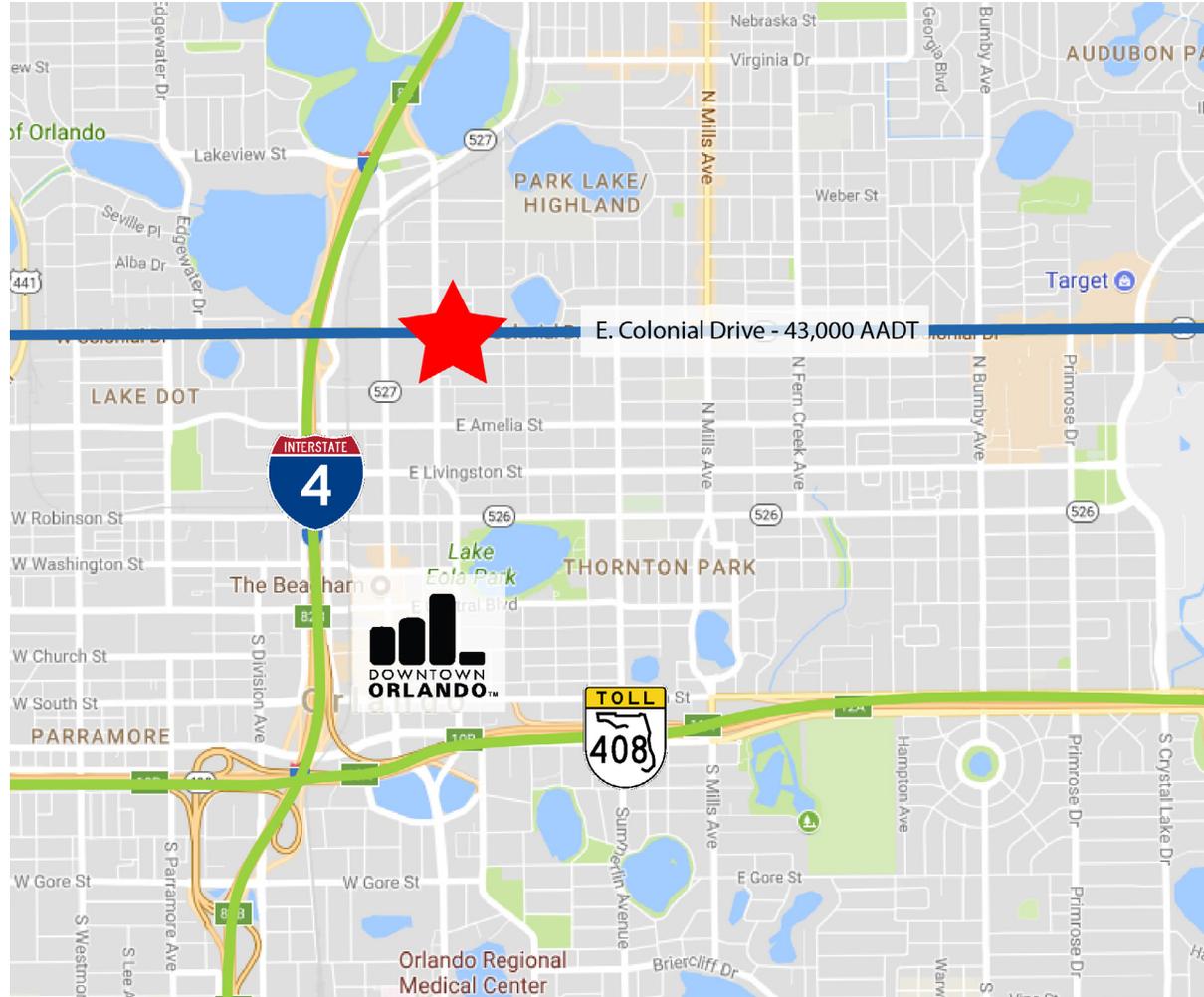
East Colonial Drive 48,500

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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LOCATION

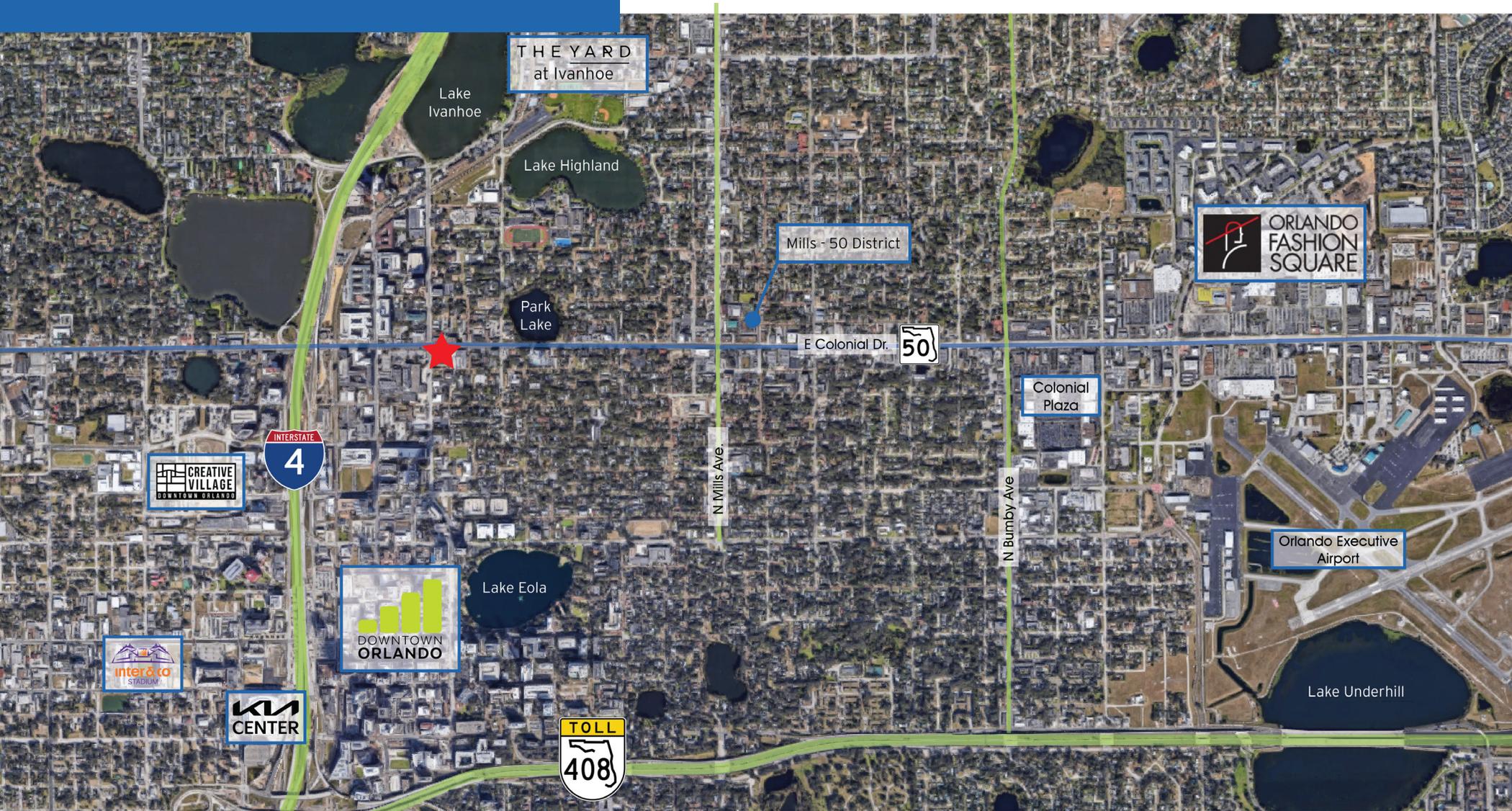


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NEIGHBORHOOD MAP



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SUITE 110



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SUITE 108



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