

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: ±46,000 VPD



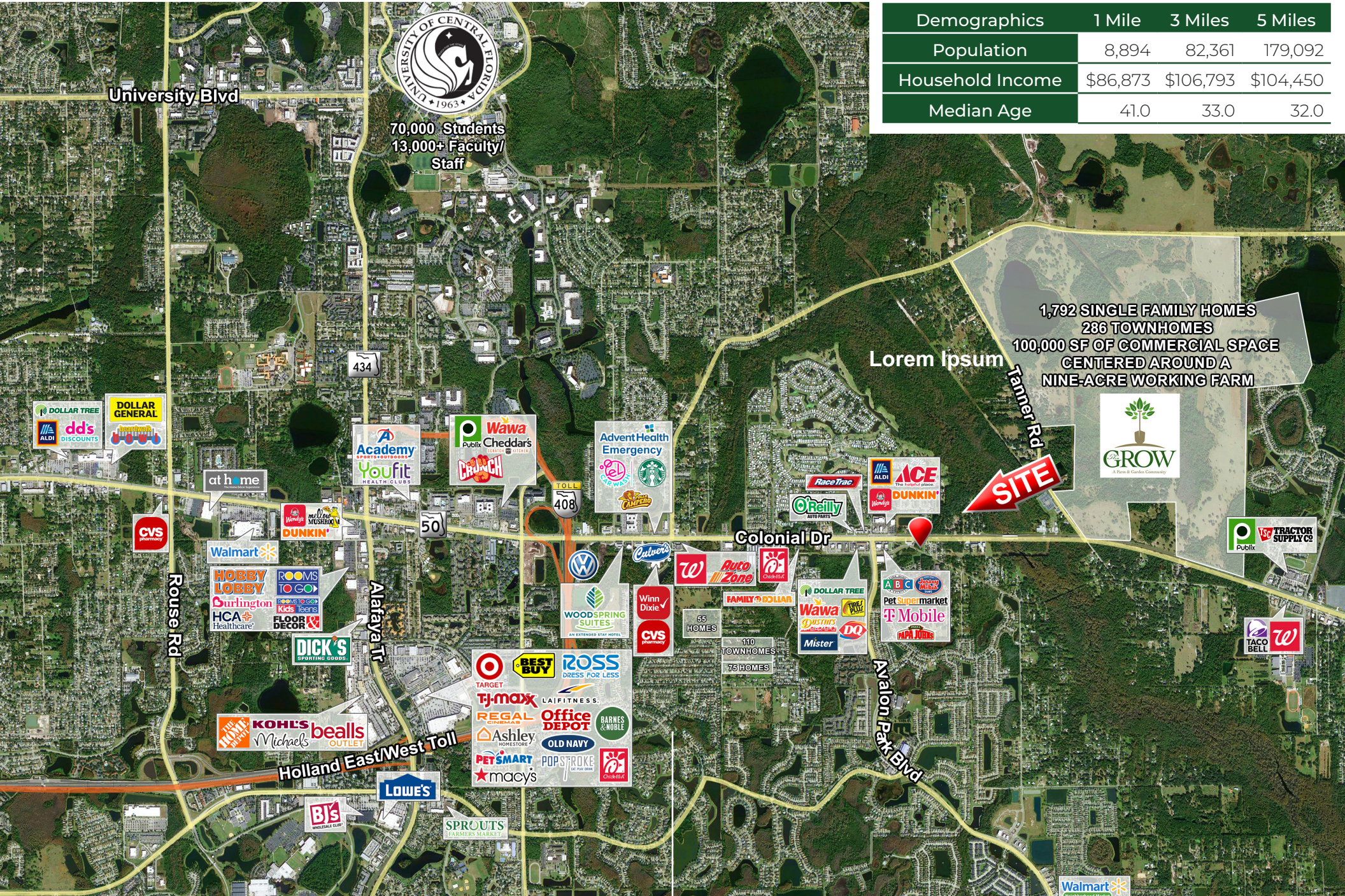
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COMMERCIAL REAL ESTATE SERVICES

Demographics	1 Mile	3 Miles	5 Miles
Population	8,894	82,361	179,092
Household Income	\$86,873	\$106,793	\$104,450
Median Age	41.0	33.0	32.0



70,000 Students
13,000+ Faculty/
Staff

1,792 SINGLE FAMILY HOMES
286 TOWNHOMES
100,000 SF OF COMMERCIAL SPACE
CENTERED AROUND A
NINE-ACRE WORKING FARM



55 HOMES
310 TOWNHOMES
75 HOMES

University Blvd

Lorem Ipsum

Tamer Rd

Colonial Dr

Rouse Rd

Alafaya Tr

Walton Park Blvd

Holland East/West Toll



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OPTION 2 | PROPOSED QSR

