



# DRIVE-THRU SPACE FOR LEASE

110 East Colonial Drive, Orlando, FL 32801

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## For Lease: Inquire for Rate

Suite 110: ± 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 ± 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

± 300 SF Outdoor Covered Dining Area

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](http://www.FCPG.com) ■

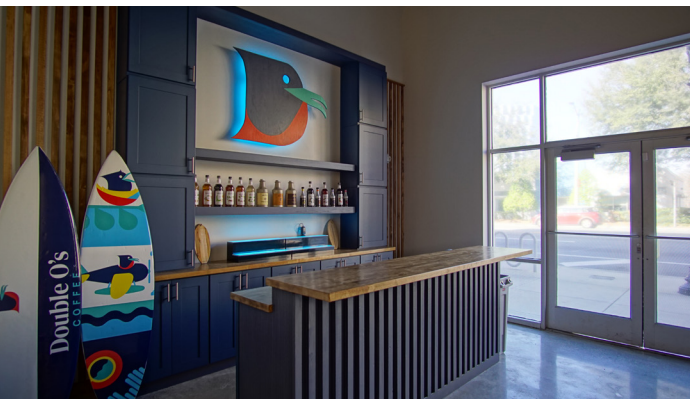
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 For More Information



# SUITE 110



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# SITE MAP

Restaurant: ± 2,832 SF

Outdoor Seating: ± 300 SF

Suite 110: ± 2,832 SF



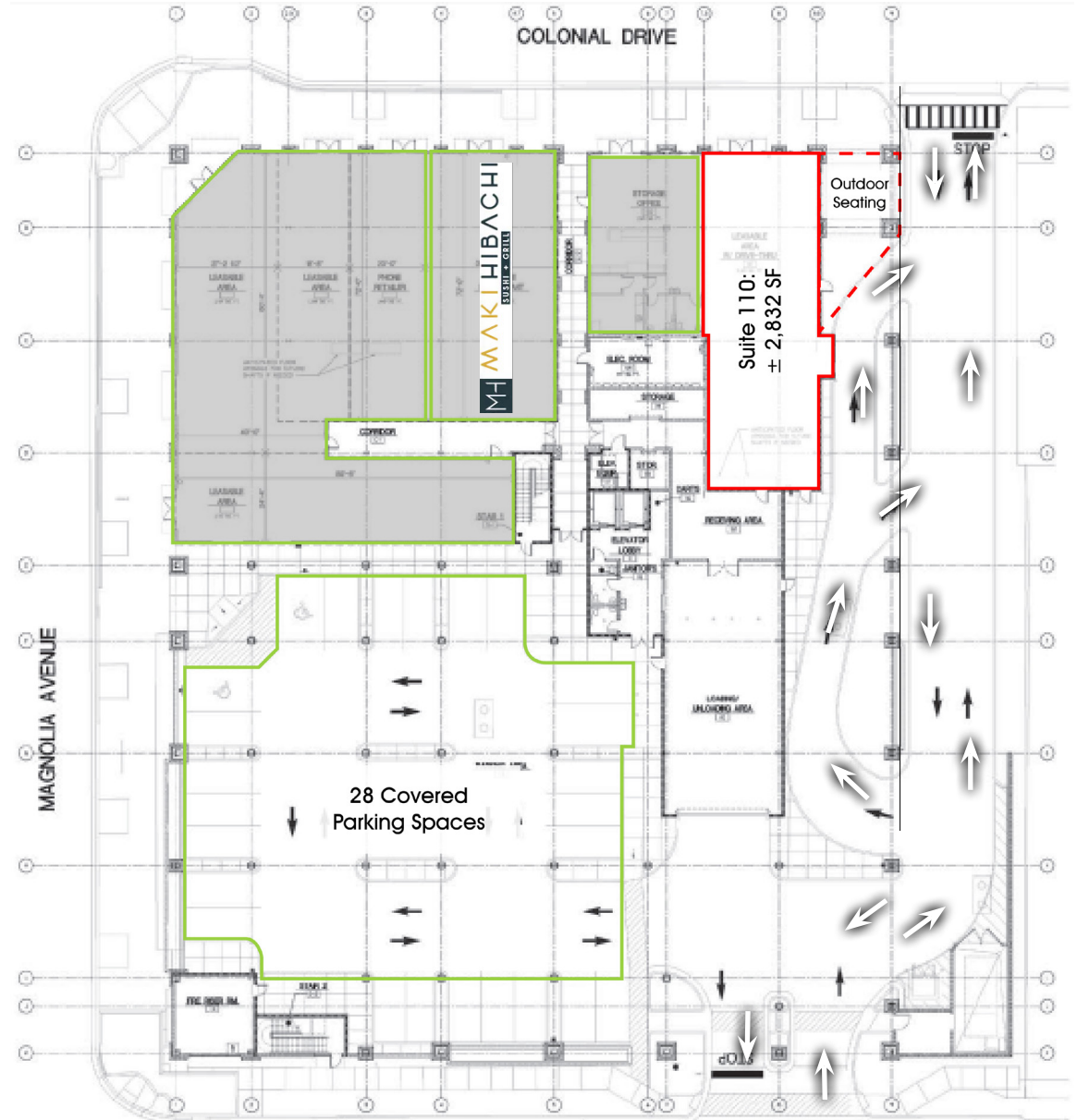
DRIVE THRU



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**

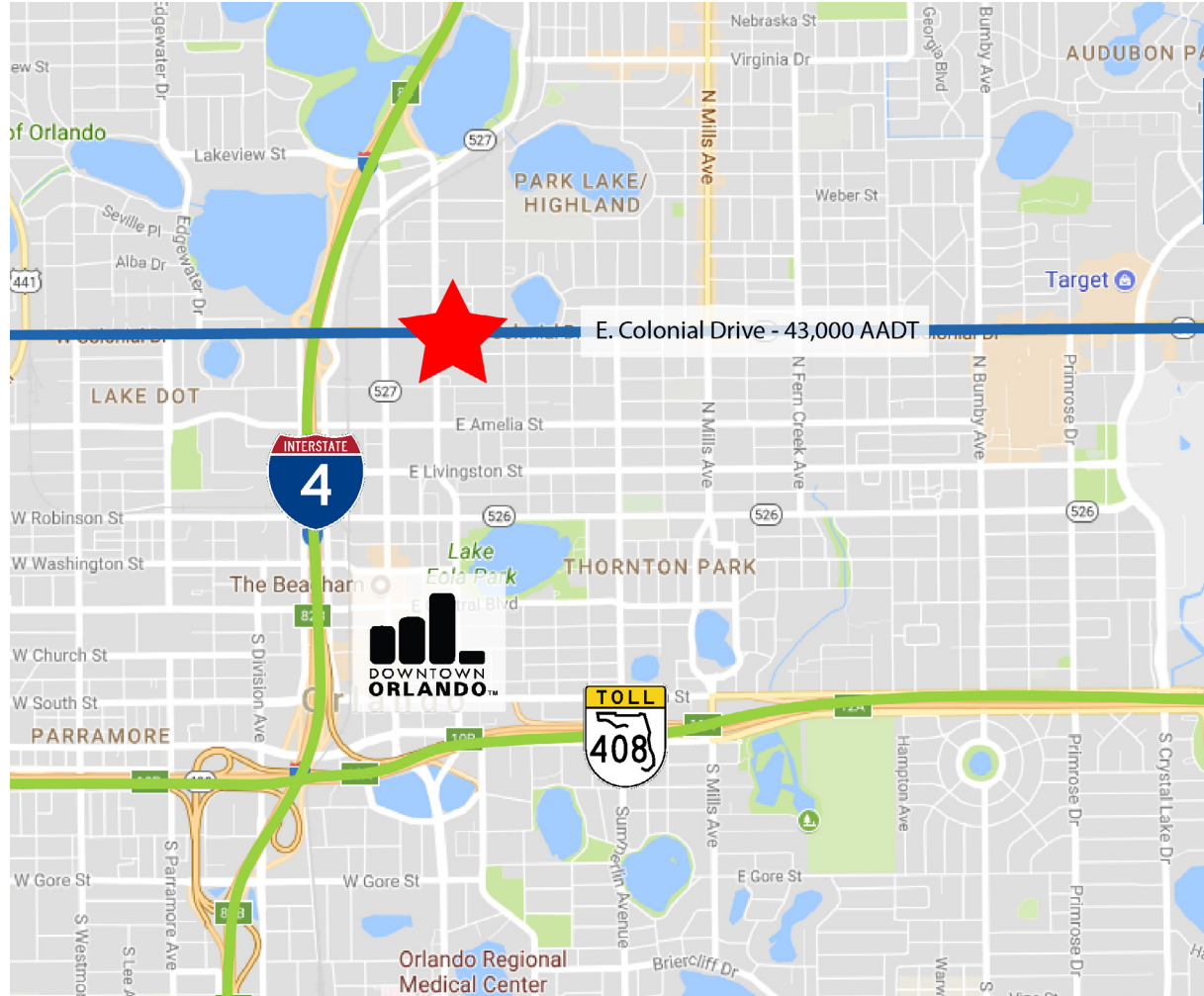
East Colonial Drive 48,500

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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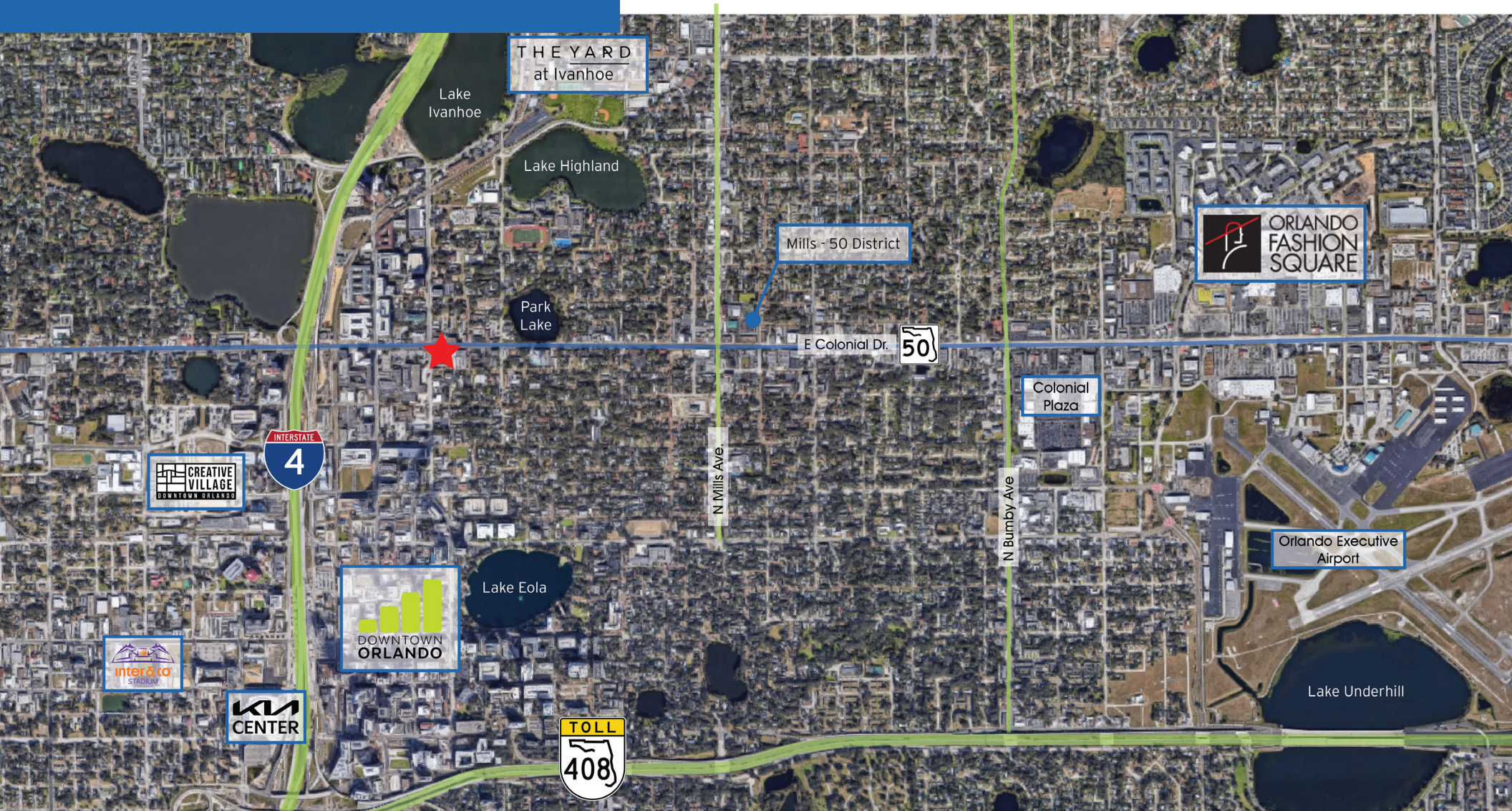


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# NEIGHBORHOOD MAP



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