

FOR LEASE

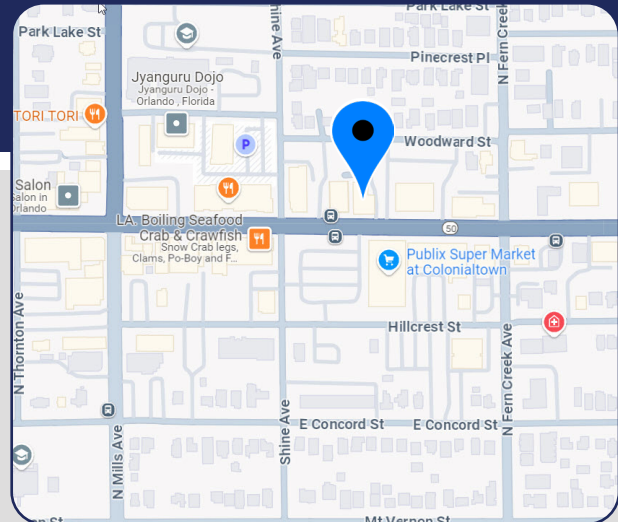


2ND FLOOR FLEX SPACE

1419 E Colonial Drive, Orlando, FL 32803

4,500 SF

- > Zoned AC1/T
- > Great visibility
- > Signage
- > Rear parking
- > 2nd floor walk up
- > Entrance on Colonial Drive and Woodward Street
- > Separately metered
- > 48,500 AADT
- > **\$5,625.00/month, NNN (\$15.00/SF)**



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| DEMOGRAPHICS | 3-MILES | 5-MILES | 10-MILES |
|-------------------|-----------|-----------|-----------|
| Population | 115,645 | 306,780 | 1,078,689 |
| Households | 55,965 | 133,335 | 421,181 |
| Average HH Income | \$120,369 | \$103,251 | \$93,829 |
| Median Age | 40.3 | 39.8 | 38.2 |

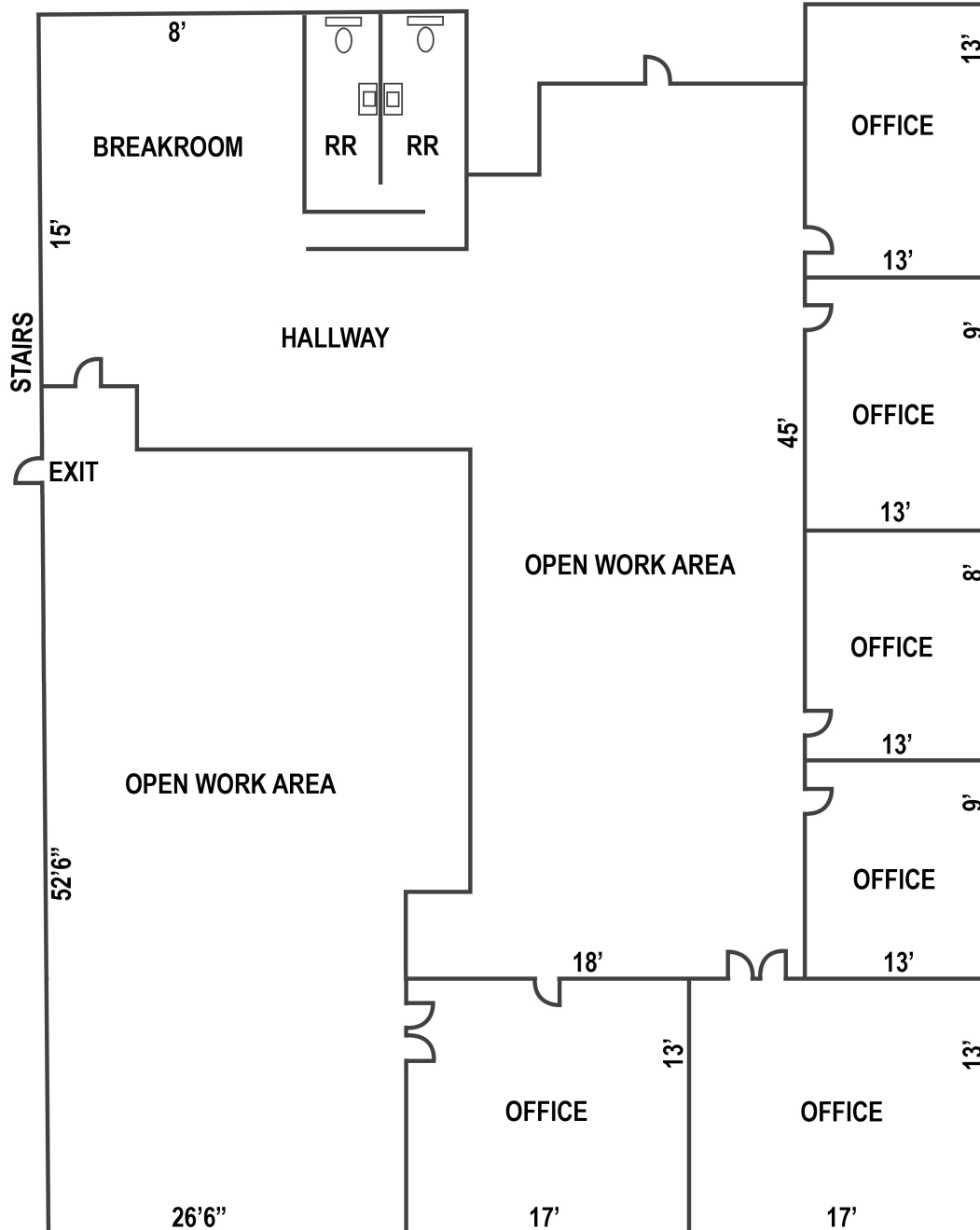


1209 Edgewater Drive
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FLOORPLAN



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