



PROPERTY SUMMARY

Property:

A one-story, free-standing retail bank branch located at the northwest corner of State Road 50 (West Colonial Drive) and Powers Drive in unincorporated Orange County comprised of 4,107± gross square feet, 3,339± heated square feet with three (3) drive-thru lanes. Formerly a Fairwinds Credit Union financial institution.

Address:

6329 West Colonial Drive, Orlando, unincorporated Orange County, Florida 32818

Site Data:

The subject bank branch is situated on 26,223.12± square feet of land area or 0.60 acres (175 feet of frontage on SR 50 x 150 feet on Powers Drive). Survey available.

Location & Access:

The property is located at the northwest corner of State Road 50 (West Colonial Drive) and Powers Drive part of Sun Plaza Shopping Center in unincorporated Orange County, Florida. The area is primarily characterized by retail, personal services, and vehicle related uses. Access is achieved via two existing bi-directional, curb-cuts onto State Road 50 and Powers Drive at a lighted traffic signal. Major arterials include: SR 408, Hiawasse Road, Kirkman Road, John Young Pkwy and Interstate 4.

Utilities & Services:

Water & Sewer: OUC

Electricity: OUC

Telephone: AT&T

Police & Fire: Orange County Sheriff

Zoning: C-1, Retail Commercial District – Orange County

Future Land Use - Commercial

Year Built / Construction: Built in 1975

Concrete Block with Brick Veneer

Interior Renovated 2007

Traffic Count (2015): SR 50 (West Colonial Drive) – 51,970 AADT

Parking: 19 parking spaces or 5.69 spaces/1,000 SF

2015 Real Estate Taxes: \$10,904.34 or \$3.27/Sq. Ft.

Tax Parcel(s): 24-22-28-0000-00-077

Flood Zone: FEMA Flood Plain maps show that the property lies in Flood Zone "X" and **does not** lie within the 100 year flood plain.