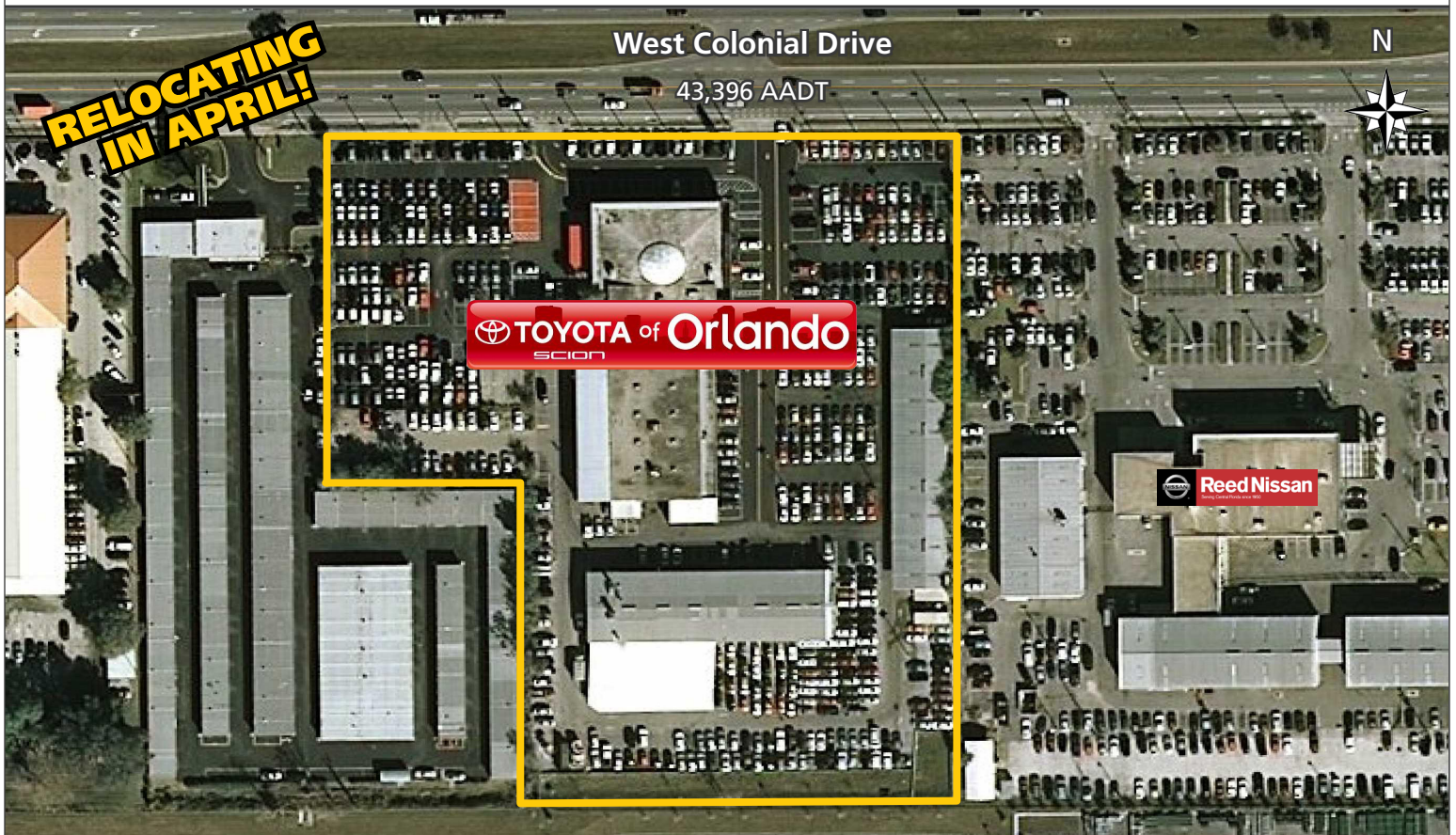


For Sale or Lease - Auto Dealership Property  
 3800 WEST COLONIAL DRIVE  
 ORLANDO, FL 32808  
 42,840± SF of Building on 5.50± Acres



CNL Commercial Real Estate



**For Sale**  
 5.50± Acres & 42,840± SF (3 Buildings)

3800 West Colonial Drive · Orlando, FL 32808

- **MAJOR PRICE REDUCTION: \$3,495,000 \$2,499,000**
- Outstanding New/Pre-Owned Automotive Sales & Service Facility
- 42,840± SF in 3 Buildings on 5.50± Acres
- 485± Frontage along West Colonial Drive
- 43,396 AADT along West Colonial Drive
- Zoning: I-G (Industrial-General/City of Orlando)

For additional  
 information  
 please contact:

ANDY HAWKINS  
 Vice President  
 407.540.7749  
 andy.hawkins@cnl.com

Licensed Real Estate Broker®

CNL Center II  
 420 South Orange Avenue  
 Suite 950  
 Orlando, FL 32801  
 tel 407.540.7700  
 fax 407.540.7750

Demographics	1 Mile	3 Miles	5 Miles	7 Miles
Population	7,032	94,965	292,551	489,597
Number of Households	2,326	33,784	113,891	187,746
Average Household Income	\$33,630	\$46,818	\$55,097	\$62,455
Median Age	30.2	32.7	33.3	34.5

Although all information is furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

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For Sale or Lease - Auto Dealership Property

3800 WEST COLONIAL DRIVE

ORLANDO, FL 32808

42,840± SF of Building on 5.50± Acres

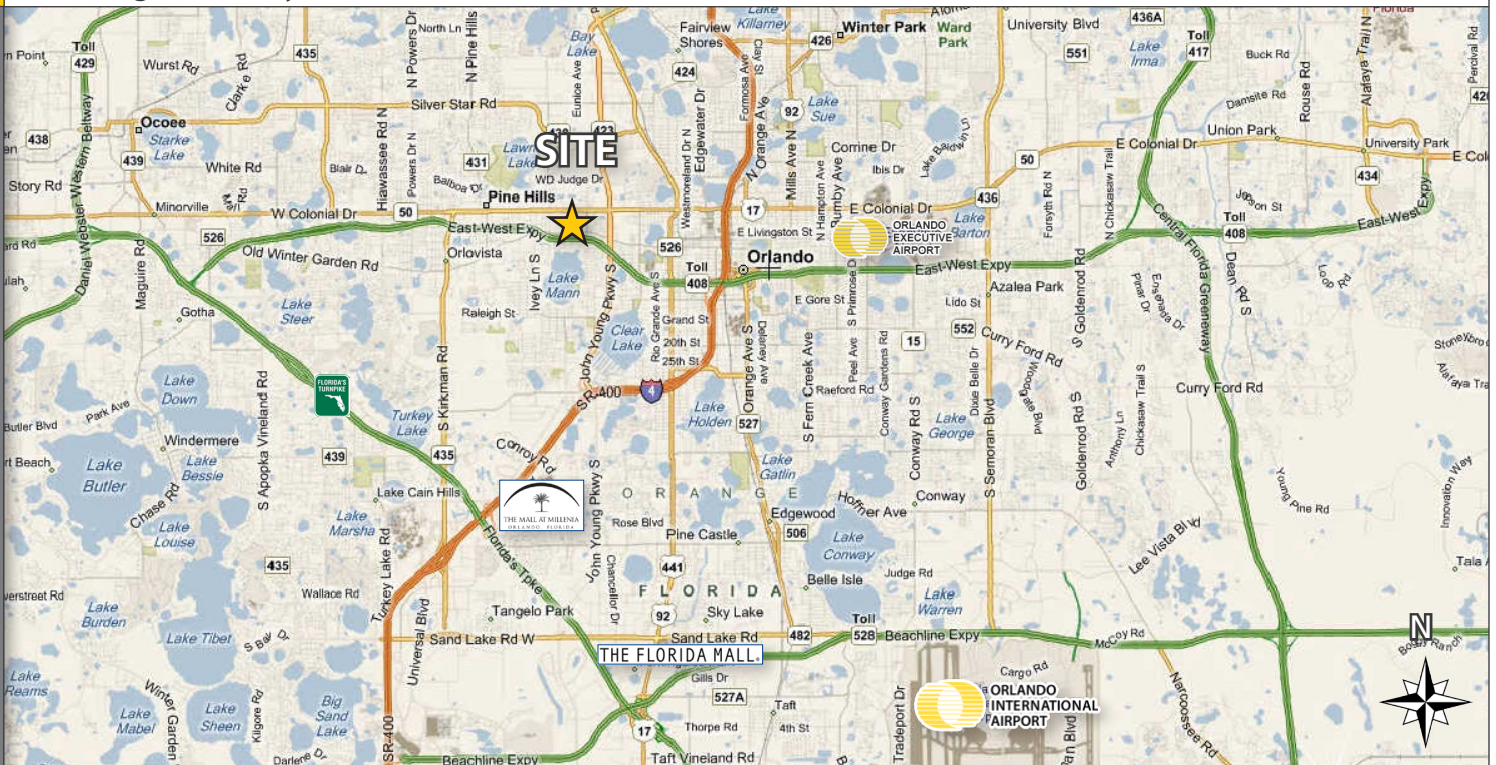


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Building	Net SF	Stories	Use
Building 1	24,600 SF	1 Story with Mezzanine	Showroom: Sales/Parts/Service
Building 2	11,460 SF	1 Story with Mezzanine	Body Shop
Building 3	6,780 SF	1 Story	Service Annex
Total SF	42,840 SF		



Building Summary



Location Map

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**LEGEND**

- FENCING
- OVERHEAD DOOR



Animated Site Plan

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For Sale or Lease - Auto Dealership Property

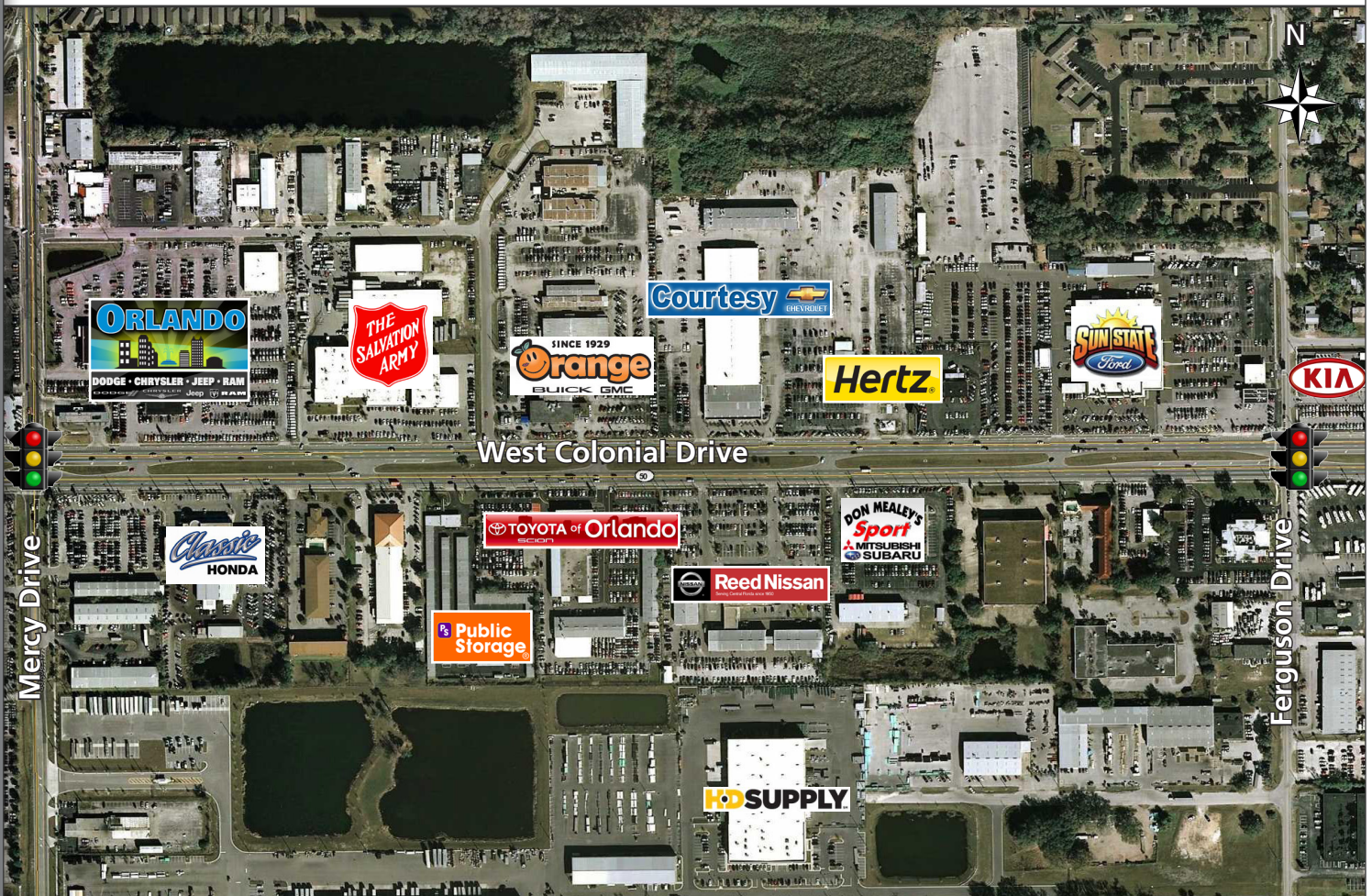
3800 WEST COLONIAL DRIVE


ORLANDO, FL 32808

42,840± SF of Building on 5.50± Acres



CNL Commercial Real Estate



Property	Address
Site 	3800 West Colonial Drive
Public Storage	3900 West Colonial Drive
Reed Nissan	3776 West Colonial Drive
Orange Buick/GMC	3883 West Colonial Drive
Classic Honda	4000 West Colonial Drive
Don Mealey Sport Mitsubishi/Subaru	3772 West Colonial Drive
Courtesy Chevrolet	3707 West Colonial Drive
Sun State Ford	3535 West Colonial Drive
Orlando Dodge Chrysler Jeep	4101 West Colonial Drive
Hertz Rental Car	3703 West Colonial Drive
Salvation Army	3955 West Colonial Drive
Orlando Kia West	3407 West Colonial Drive
HD Supply	3881 Old Winter Garden Road

## Points of Interest

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