



## Investment Opportunity

### East Orlando Retail/Office Building Available For Sale

- 9,064± sf free-standing office building available
- 0.91± ac
- 46 surface parking spaces
- Zoned C-1
- Close proximity to major thoroughfares such as SR 50, SR 417, and SR 408.
- Solid historical occupancy with long term tenancy
- NOI: \$65,024 (6.84% CAP Rate on in-place income)

**Asking Price - \$950,000 (\$105/sf)**



Excellent SR 50 exposure



Fully leased asset



Billboard signage income



Immediately adjacent to SR 417  
(Central FL GreeneWay)

**Get more  
information**

**Nathan Eissler, CCIM, SIOR**  
Principal  
407 440 6658

**Gunner Leslie**  
Associate  
407 440 6642

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Retail/Office Building | For Sale

8617 E Colonial Drive  
Orlando, FL 32817



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information

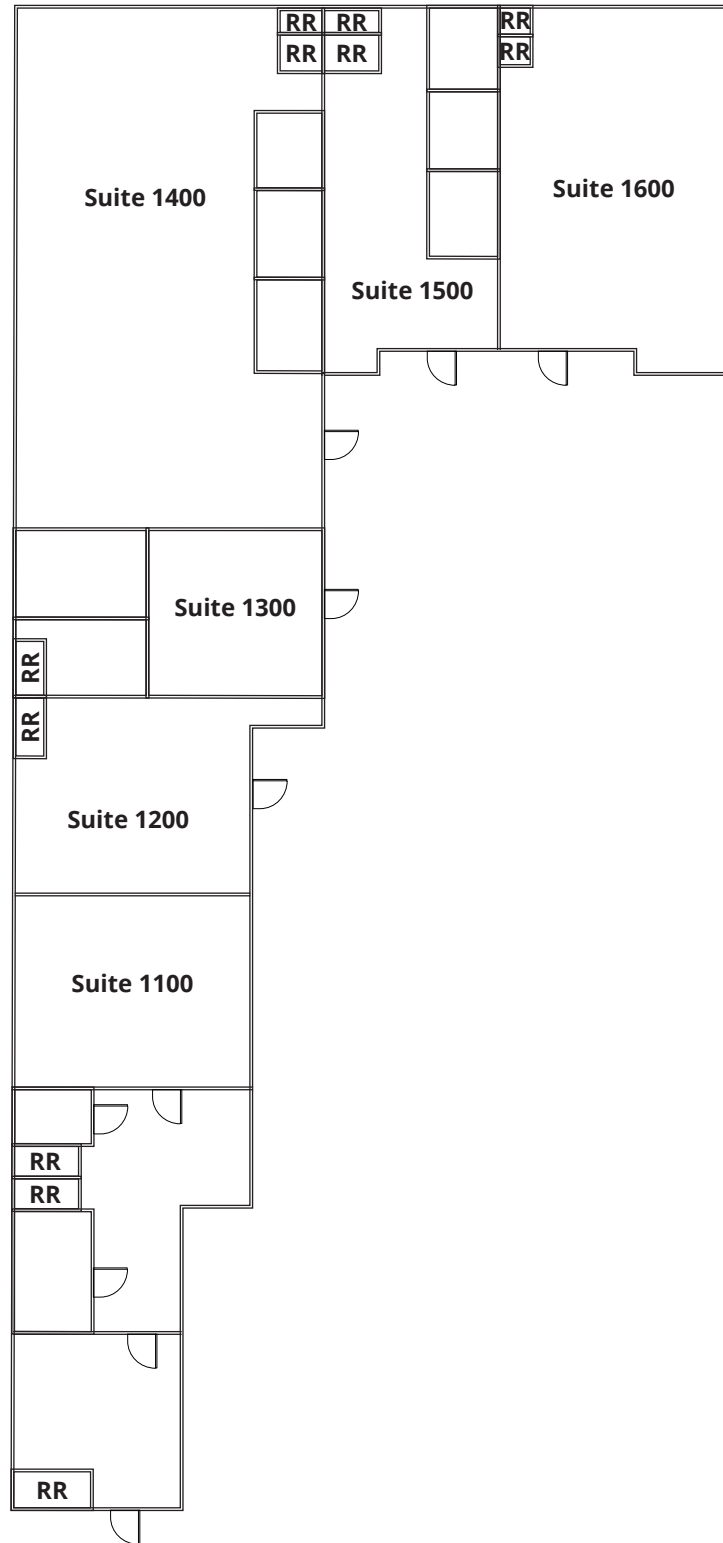
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## Property Floorplan

9,054± sf



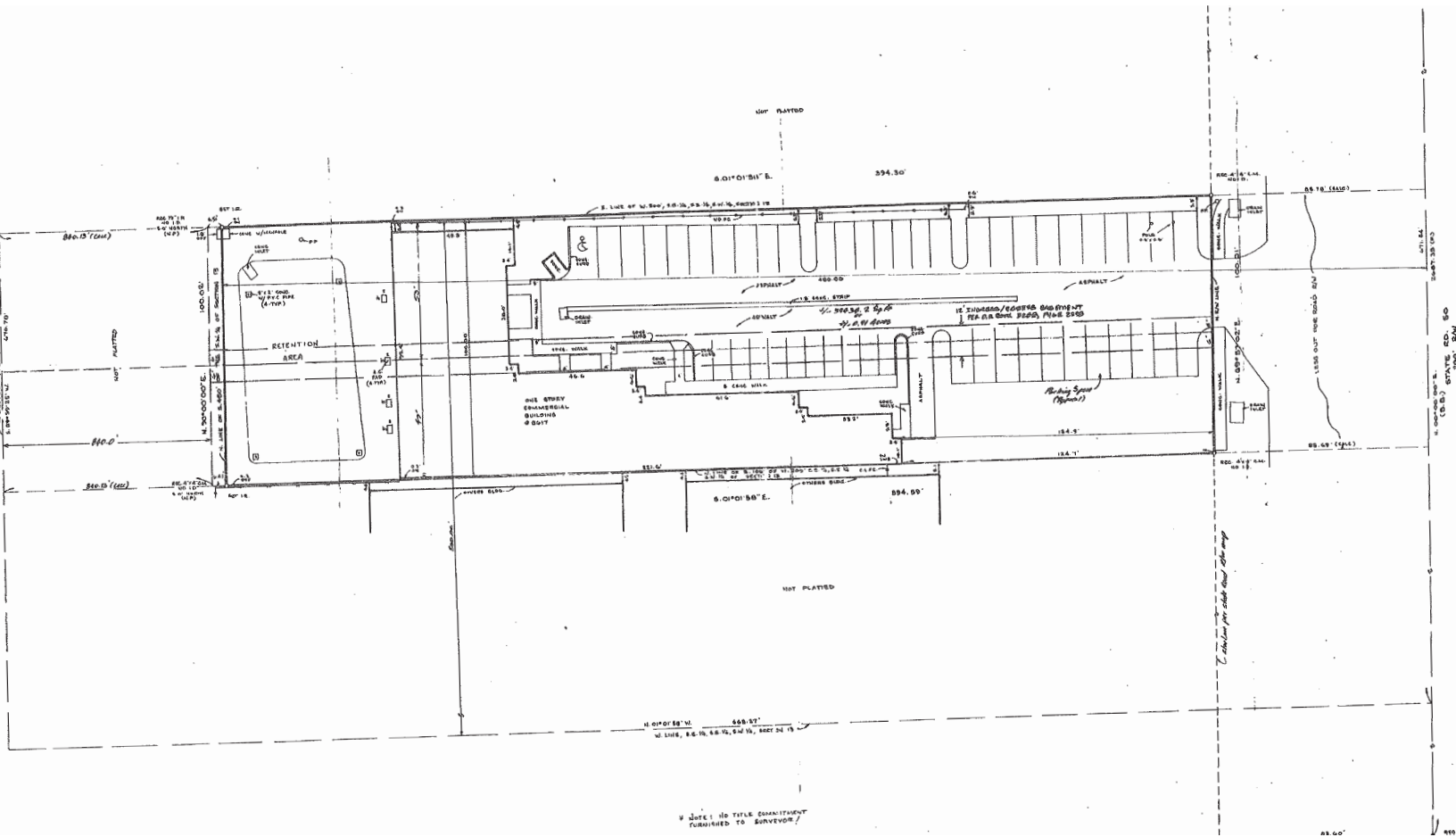
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Property Survey

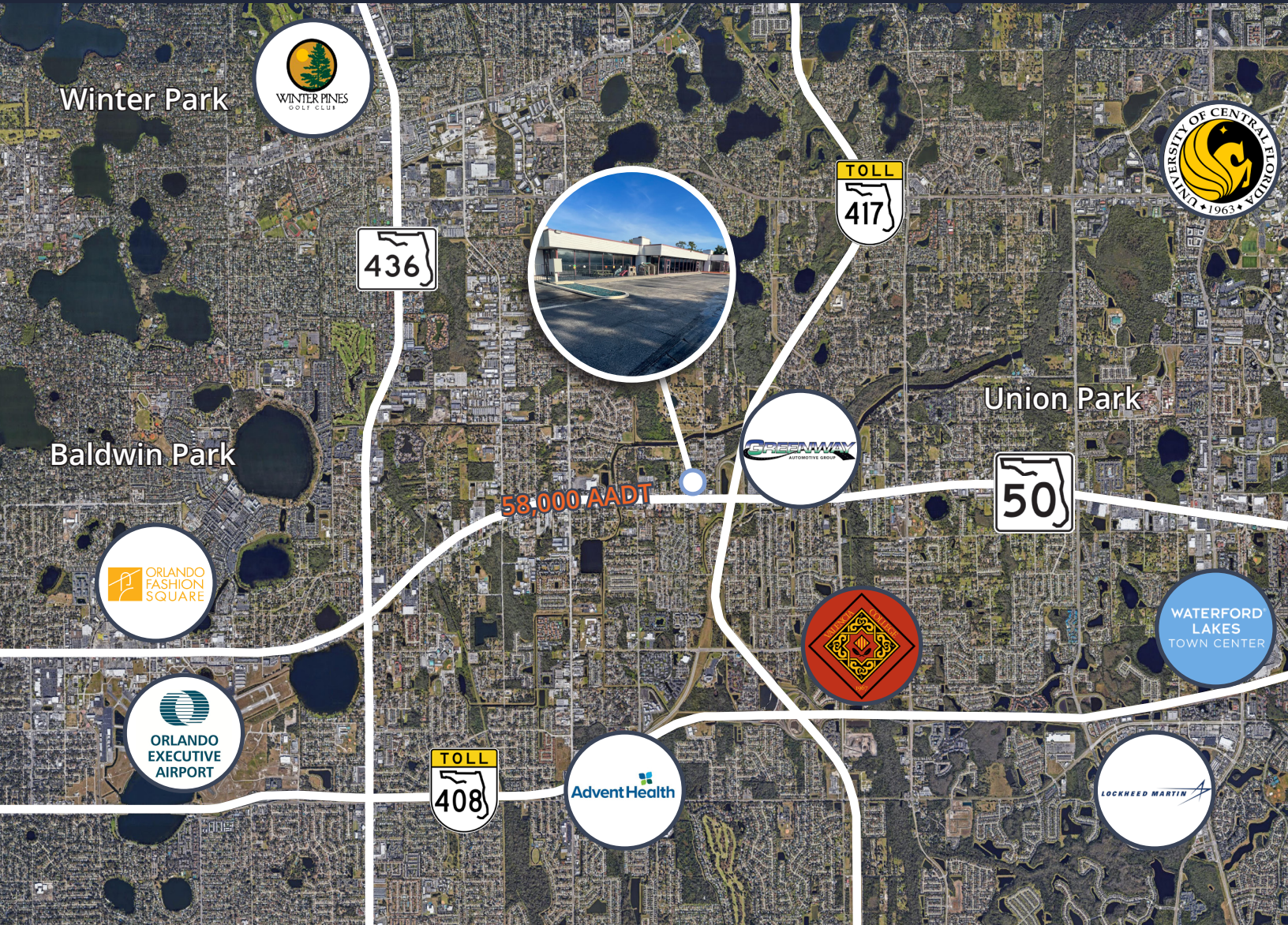


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## Demographic Profile (5 Miles)

  
**306,421**  
Population

  
**114,289**  
Households

  
**\$91,012**  
Average HH income

  
**2.52**  
Average HH size

  
**135,033**  
Employees

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