



PROPERTY DESCRIPTION

3 Office Buildings available for lease with frontage along W Colonial Dr (31,000 Annual Average Daily Traffic) and I-4 access 0.3 miles +/- to the east. O-2/T zoning is approved for Professional and Medical Office and Small Scale Retail. Perfect for a legal, tech and financial professional office user seeking a well positioned location near Downtown Orlando.

The site is adjacent to HCA Florida Downtown Emergency (within 0.2 miles +/-), and Creative Village is 0.3 miles +/- to the south, home to the shared UCF/Valencia Downtown campus (within 0.5 miles +/-) and a growing base of residents and employers. The Orange County Courthouse is 0.7 miles +/- from the site, LYNX Central Station is within 0.5 miles +/-, and Orlando City Hall is 1.2 miles +/-.

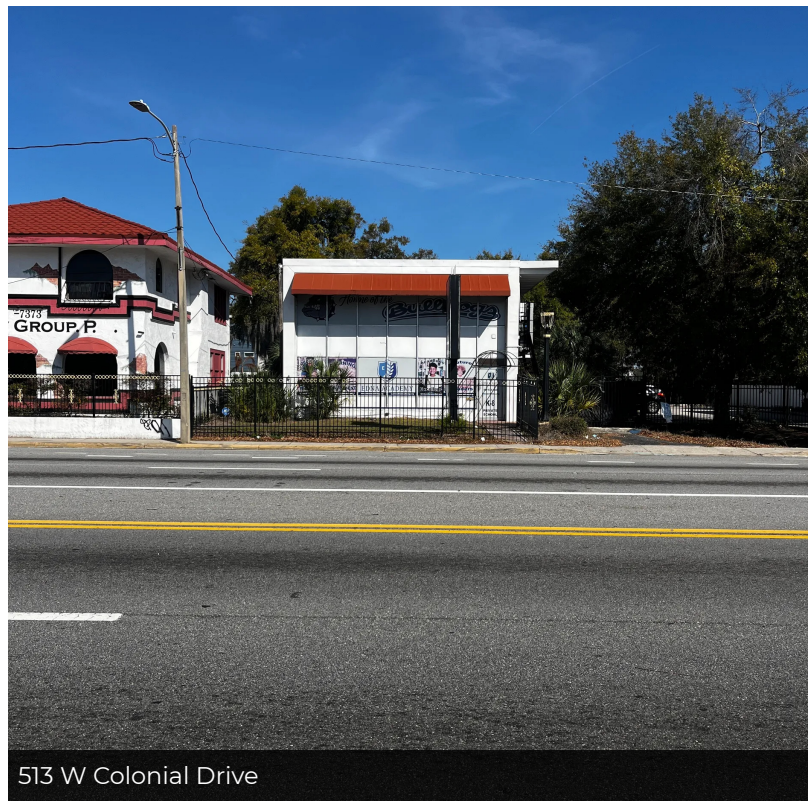
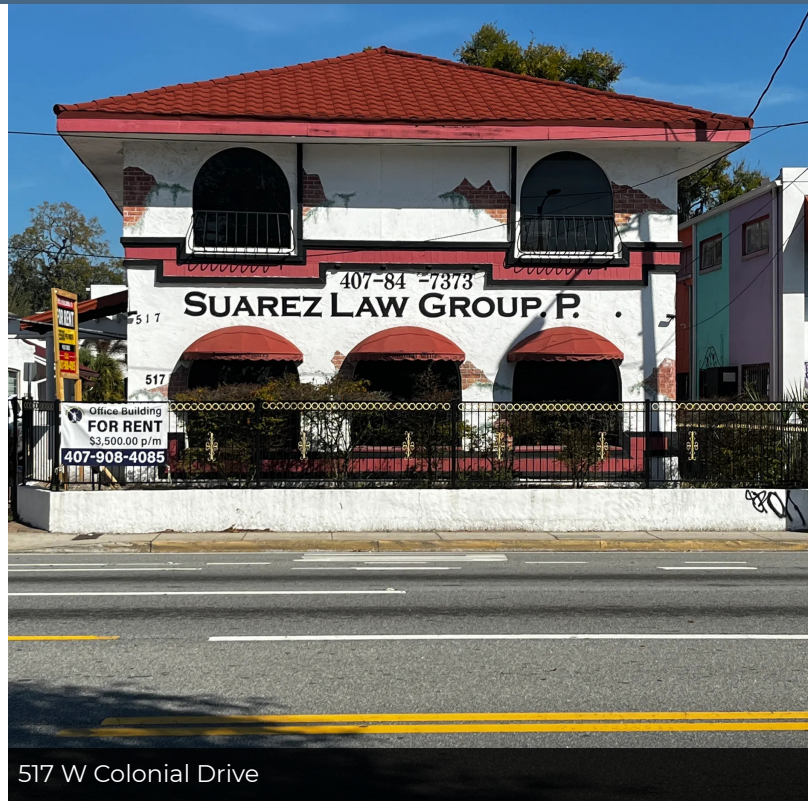
PROPERTY HIGHLIGHTS

- Built in 1926 on 0.60 AC +/-
- O-2/T Zoning with Frontage on W Colonial Dr (31,000 AADT)
- Adjacent to HCA Florida Downtown Emergency
- 0.7 Miles +/- to the Orange County Courthouse and 0.3 Miles +/- to I-4

OFFERING SUMMARY

Number of Units:	3
Available SF:	1,520 - 5,472 SF +/-
Lot Size:	.61 AC +/-

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,481	41,506	119,798
Total Population	11,556	86,454	291,964
Average HH Income	\$123,841	\$126,451	\$105,096





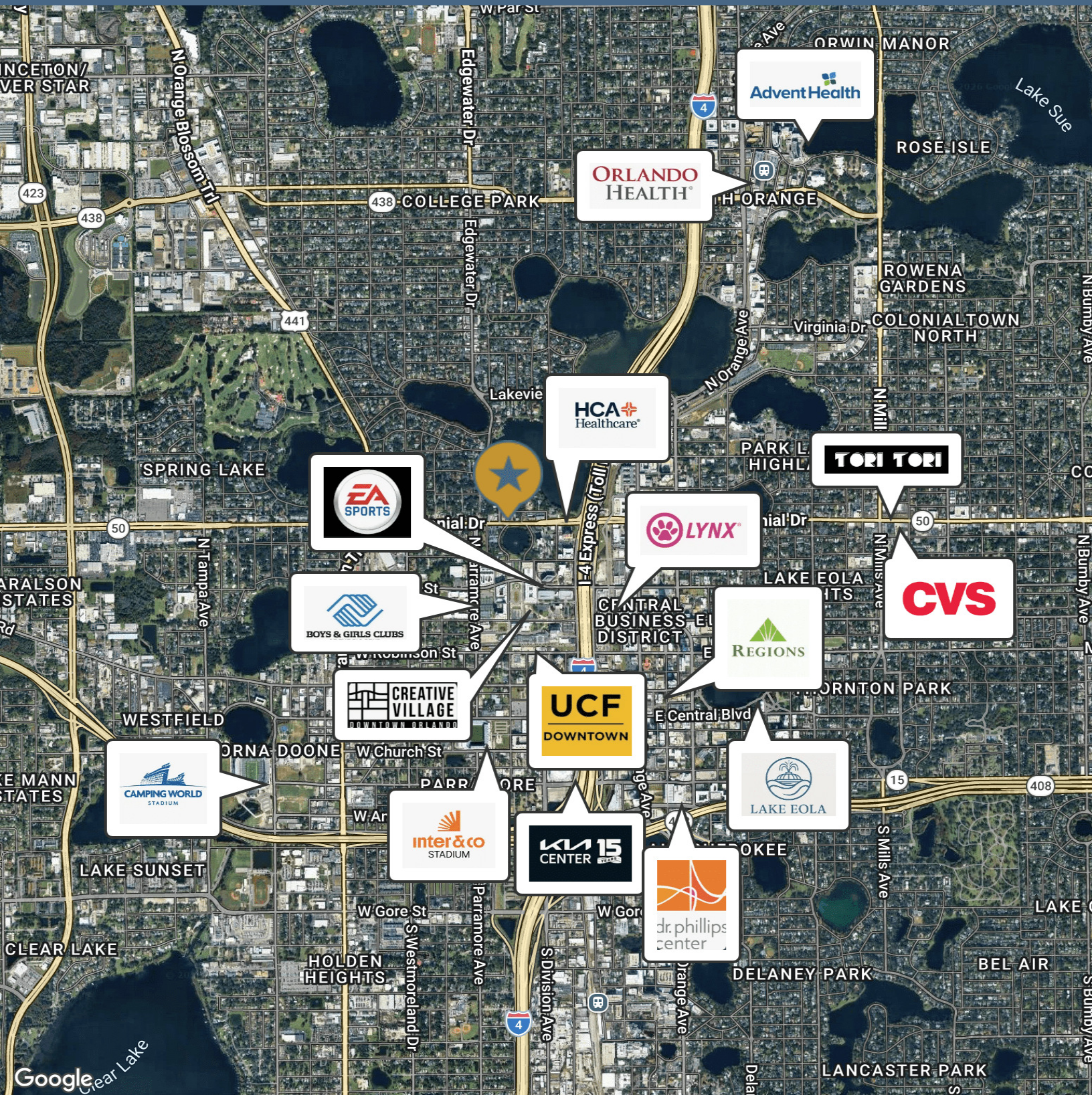
LEASE INFORMATION

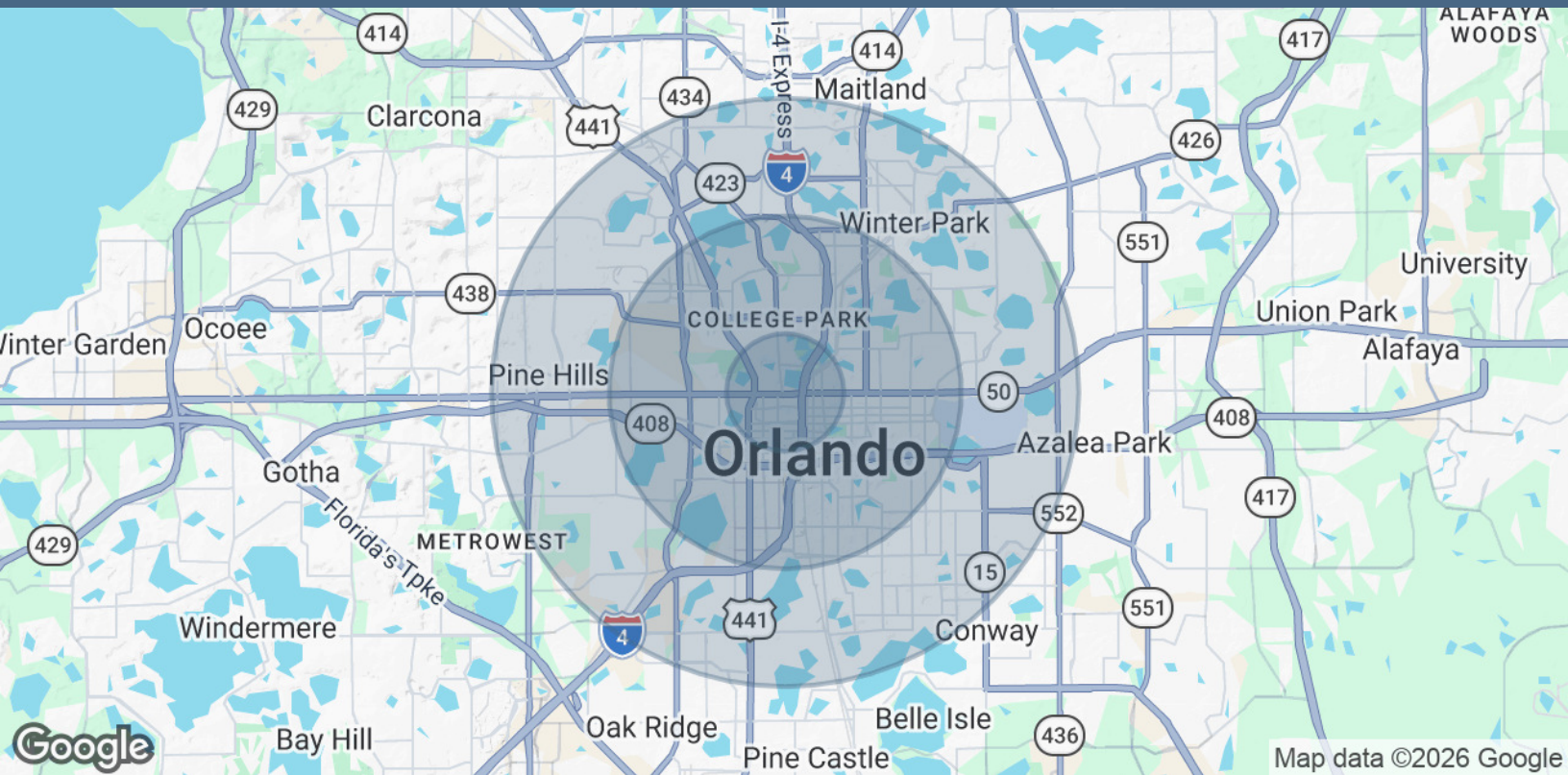
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,520 - 3,942 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
523 W Colonial Dr.	Available	1,520 SF	NNN	Negotiable	-
517 W Colonial Dr	Available	3,942 SF	NNN	Negotiable	-
513 W Colonial Dr	Available	2,047 SF	NNN	Negotiable	-







POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,556	86,454	291,964
Average Age	38.3	41.4	38.2
Average Age (Male)	39.7	41.1	37.0
Average Age (Female)	38.4	41.5	38.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,481	41,506	119,798
# of Persons per HH	1.8	2.1	2.4
Average HH Income	\$123,841	\$126,451	\$105,096
Average House Value	\$534,716	\$508,779	\$442,390

2023 American Community Survey (ACS)