



DRIVE-THRU SPACE FOR LEASE

110 East Colonial Drive, Orlando, FL 32801

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For Lease: Inquire for Rate

Suite 110: ± 2,832 SF



**2026 DAYTIME
 POPULATION**
 466,763 (5 MILES)

Rare Drive-Thru Restaurant Space located between
 Downtown Orlando, Ivanhoe Park, & Mills/50 Districts

Located at signalized hard corner of East Colonial Drive
 & Magnolia Avenue (63,500 total AADT) within ± 110,000
 SF three-story mixed-use building

Currently Double O's Coffee, the anchor suite is available
 for Sub-Lease with an intro rate for remaining 7 years

± 300 SF Outdoor Covered Dining Area

Prominent building & blade signage on both East
 Colonial Drive & Magnolia Avenue

Shared garage and street parking on-both sides of the
 building available for tenants and patrons

Conveniently situated 5 minutes from the Downtown
 Orlando Business District with easy access to I-4, SR 408
 and the Mills & 50 retail / restaurant corridor

■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ www.FCPG.com ■

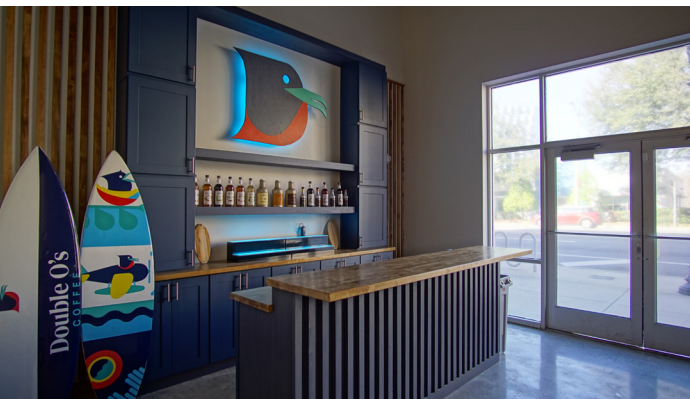
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Visit **EatShopStore.com**
 For More Information



SUITE 110



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SITE MAP

Restaurant: $\pm 2,832$ SF

Outdoor Seating: ± 300 SF

Suite 110: $\pm 2,832$ SF



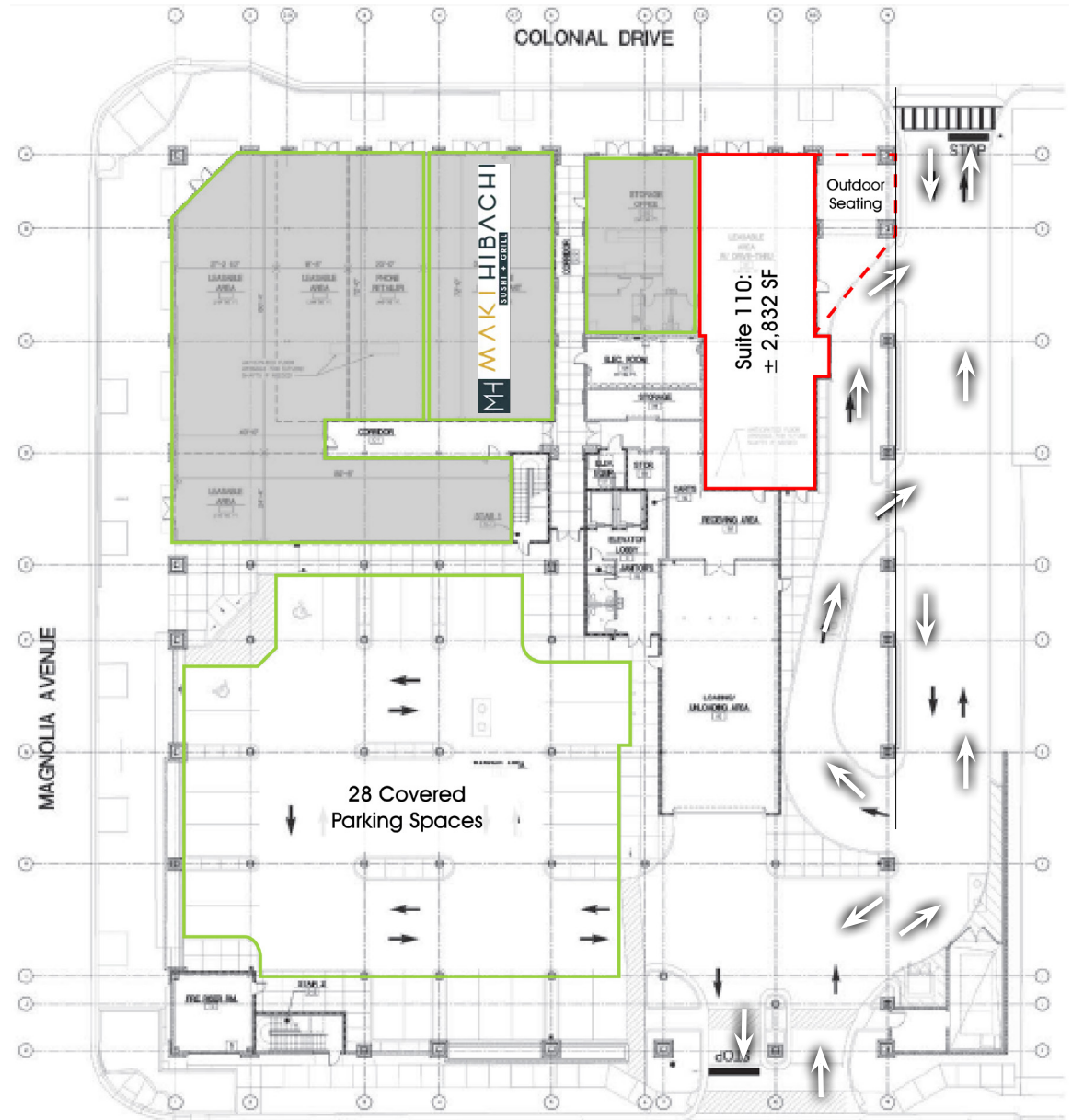
DRIVE THRU



END-CAP SUITE



PATIO SPACE



Hillcrest St

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LOCATION

DEMOGRAPHICS

2026

1 Mile

3 Miles

5 Miles

Total Population 22,375 104,567 299,123

Total Households 12,428 51,095 128,095

Average HH Income \$139,718 \$140,218 \$120,153

Average Annual Daily Trips

2025

East Colonial Drive 49,500

Magnolia Ave 14,000



AVG. HH INCOME
\$140,218 (3 MILES)

Drive Times & Traffic Counts



Less than 0.9 miles



2 minutes (0.4 miles)



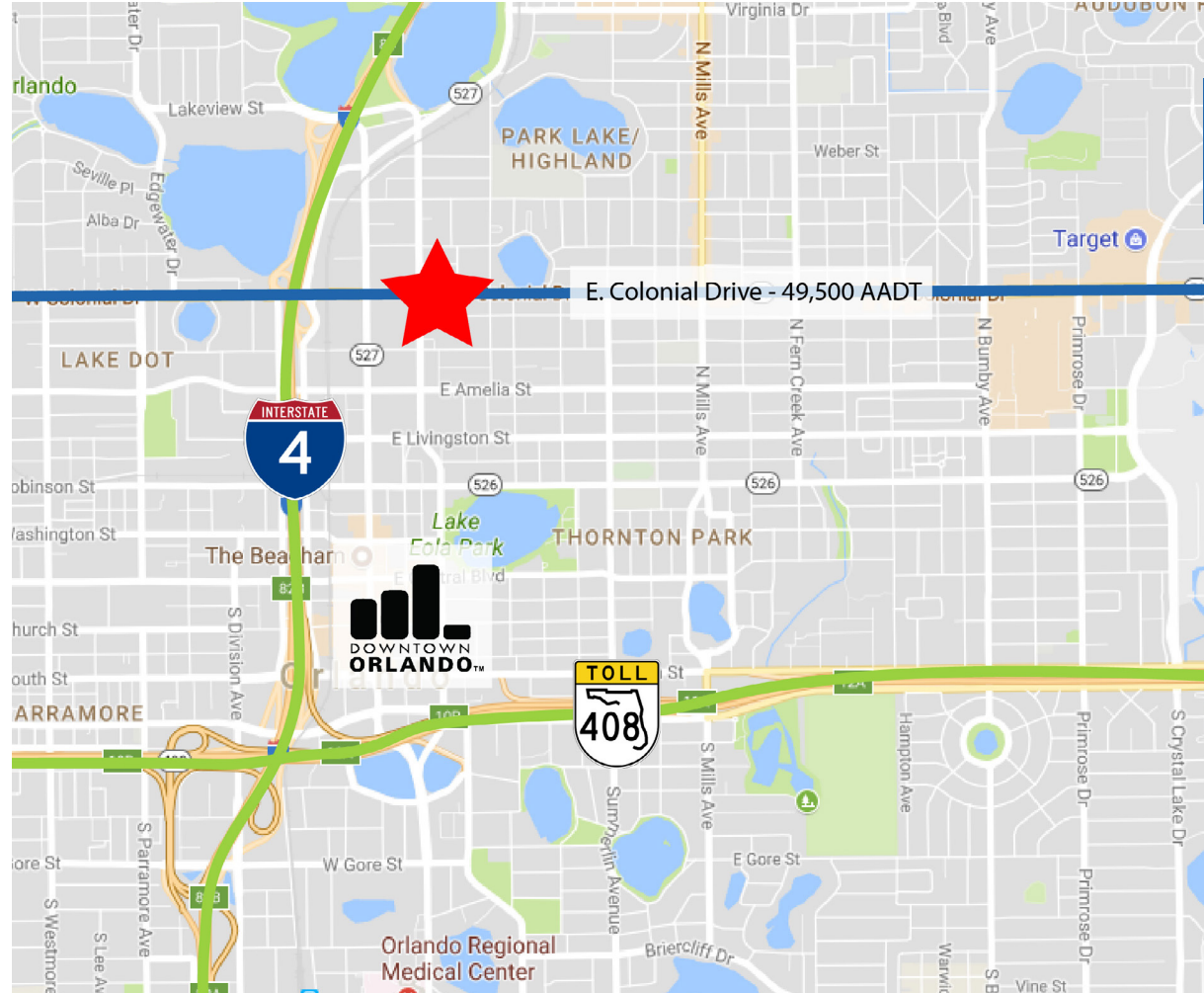
3 minutes (1.1 miles)



10 minutes (6.9 miles)



9 minutes (7.5 miles)



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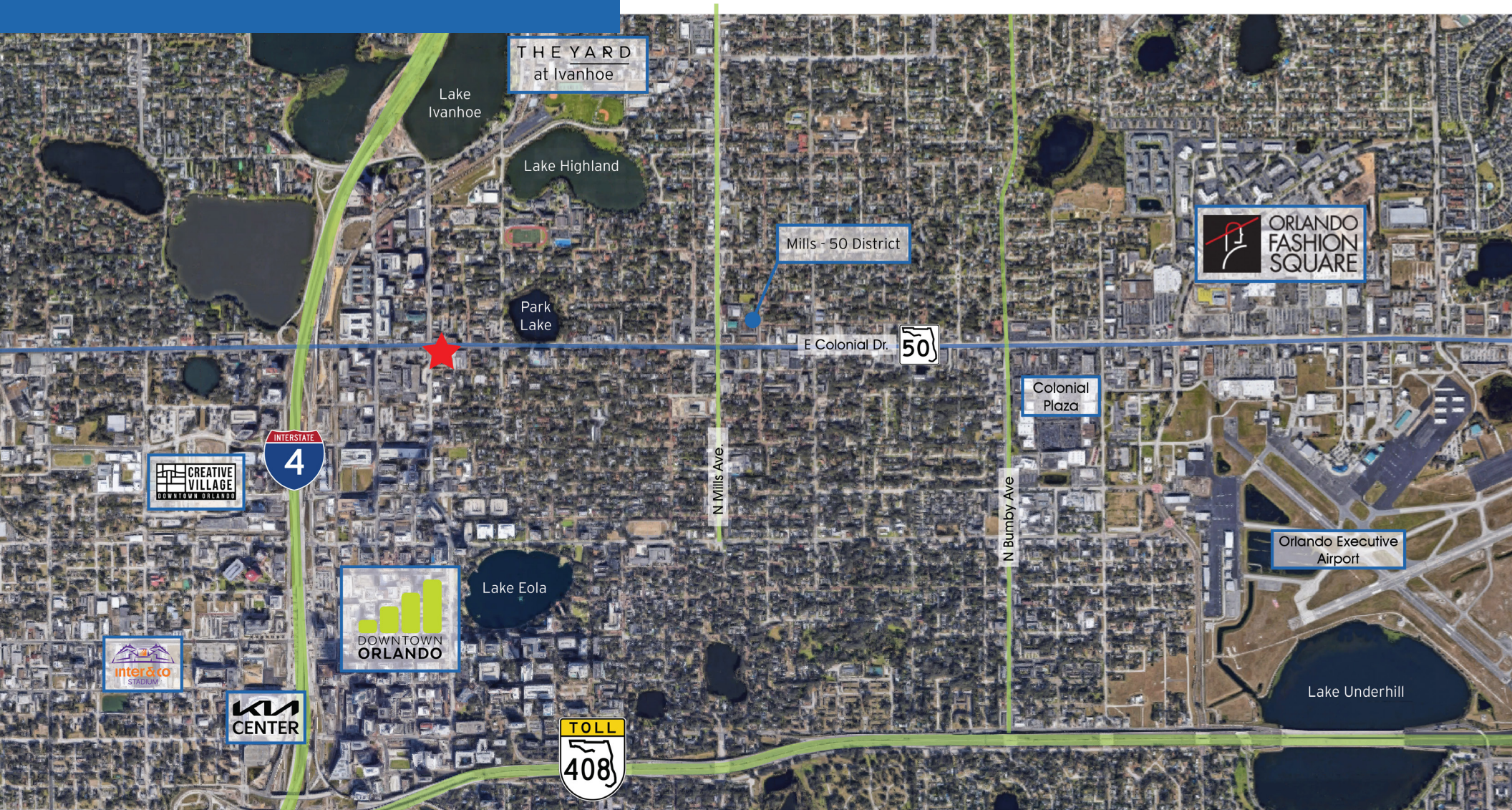
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NEIGHBORHOOD MAP



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