

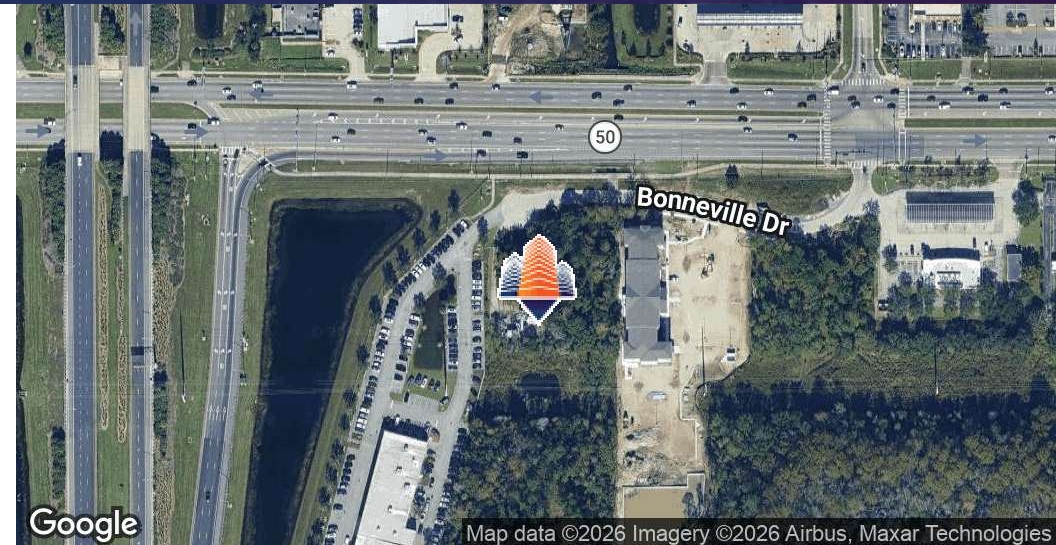
E Colonial Dr Development Opportunity

12720 E Colonial Dr, Orlando, FL 32826



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- ¾ Acre available for ground lease
- Over 150' of frontage on E Colonial
- 3 miles from UCF with a student population of 68,000 students
- 58,000 Cars per day on E Colonial
- Visible from 408 with over 33K cars per day
- Left access in and out from signalized intersection
- Strong demographics in a growing market

[CLICK HERE TO VIEW ON GOOGLE MAPS](#)

OFFERING SUMMARY

Lease Rate:	Negotiable
Lot Size:	0.75 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,858	30,964	67,592
Total Population	14,626	99,896	214,781
Average HH Income	\$75,851	\$91,256	\$103,147

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PROPERTY PHOTO



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RETAILER MAP



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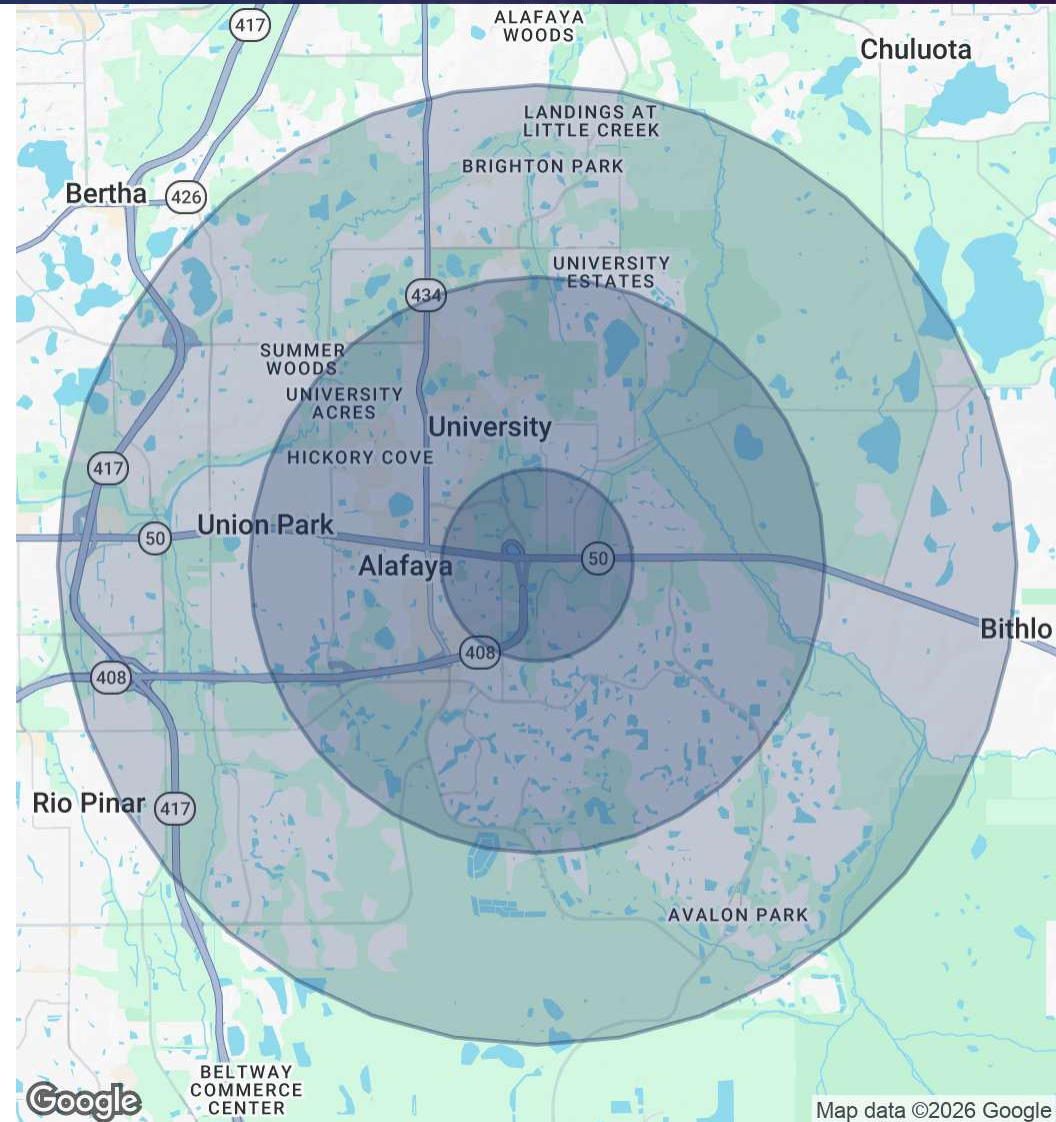
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,626	99,896	214,781
Average Age	31.7	33.6	34.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,858	30,964	67,592
# of Persons per HH	2.5	3.2	3.2
Average HH Income	\$75,851	\$91,256	\$103,147
Average House Value	\$298,718	\$335,579	\$355,137

AGE	1 MILE	3 MILES	5 MILES
0 - 4	707	3,720	9,058
5 - 9	594	3,712	9,661
10 - 14	781	4,167	11,143
15 - 17	136	2,045	7,076
18 - 20	1,431	19,688	28,425
21 - 24	1,771	11,591	22,231
25 - 34	3,043	13,389	29,726
35 - 44	1,775	9,841	24,639
45 - 54	1,726	11,125	26,739
55 - 64	1,314	9,615	21,933
65 - 74	863	6,614	14,429
75 - 84	391	3,148	7,090
85+	99	1,253	2,646



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