

FOR SALE - High Traffic Investment, Owner-User, Value-Add Opportunity



OFFERING MEMORANDUM

MANDARIN PLAZA

5510 WEST COLONIAL DRIVE, ORLANDO, FL 32808

PROPERTY LINES



OFFERING SUMMARY

List Price \$15,000,000

Proforma Cap Rate* 5.16%

Address 5510 WEST COLONIAL DRIVE
ORLANDO, FL 32808

Net Operating Income \$774,462

Gross Leasable Area 37,532 SF

Total Land Area 4.24 Acres

Property Type Retail

Tenant Occupancy 94%

*Owner occupies 21,296 SF of GLA and will relocate OR
sign a \$22/SF NNN lease at closing for up to a 1 year term.
RENT ROLL AVAILABLE UPON REQUEST





SR 408 - 97,000 AADT

N KIRKMAN RD - 26,500 AADT

W COLONIAL DR - 41,500 AADT



MANDARIN PLAZA



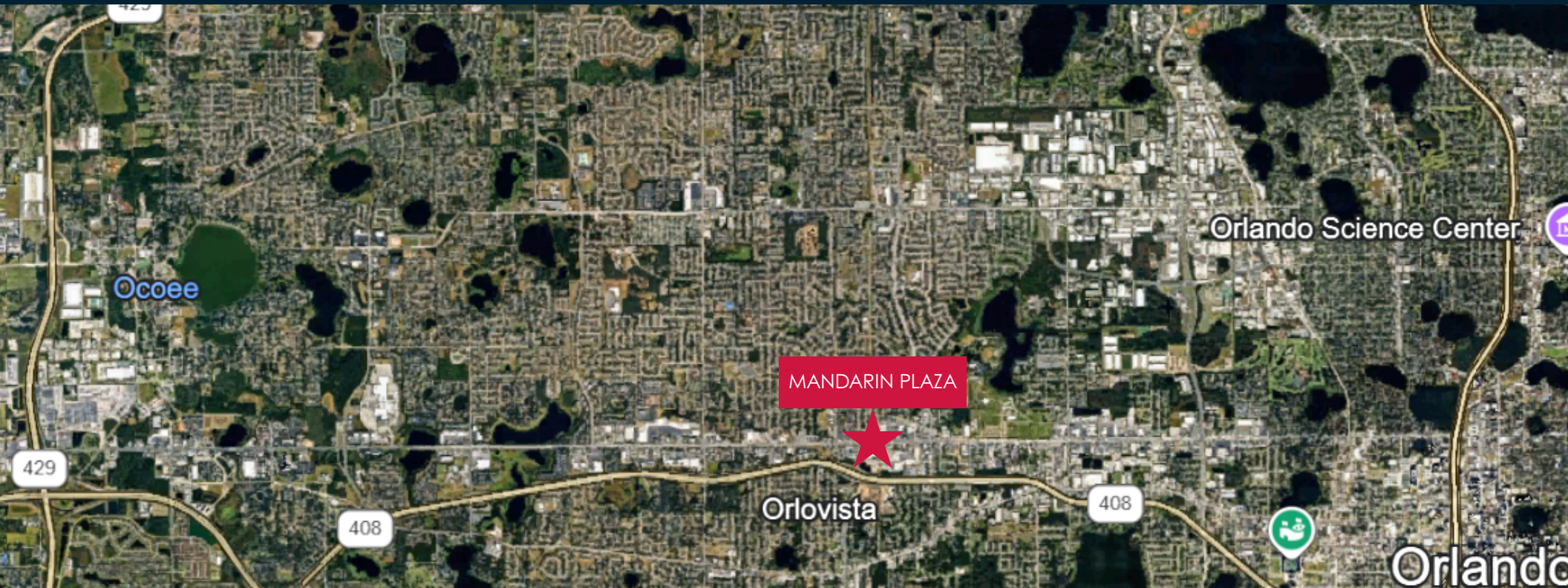
DOWNTOWN
ORLANDO

ORLANDO
CHINATOWN

SR 408 - 97,000 AADT

W COLONIAL DR - 41,500 AADT

MANDARIN PLAZA



Affinity Realty, LLC is pleased to present Mandarin Plaza, an exceptional investment opportunity in the heart of Central Florida. Located at 5510 W Colonial Drive, Orlando, FL 32808, Mandarin Plaza offers prominent frontage along State Road 50 (W Colonial Drive) — one of Central Florida's most heavily traveled commercial corridors. Strategically positioned just off the SR 408 exit, the property provides convenient access to Downtown Orlando and the greater Central Florida region, making it an ideal destination for both local and regional customers.

Mandarin Plaza is located adjacent to Chinatown Orlando, and the recent nearby additions of H Mart and Lotte Plaza Market continue to draw significant traffic and excitement to the area, further enhancing the property's visibility and consumer appeal. This high-traffic, high-visibility retail center presents a rare opportunity for owner-users and value-add investors alike. The plaza benefits from strong daily traffic counts, excellent signage exposure, and a mix of long-standing tenants, including two non-owner occupants who have operated in the center for over 20 years, reflecting the stability and proven performance of the location.

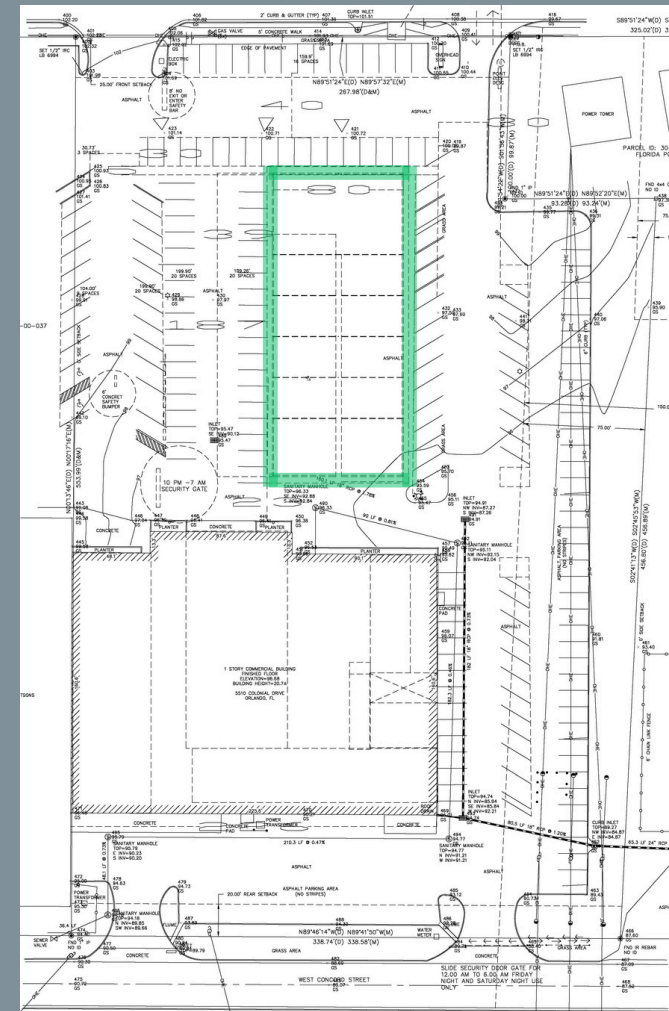
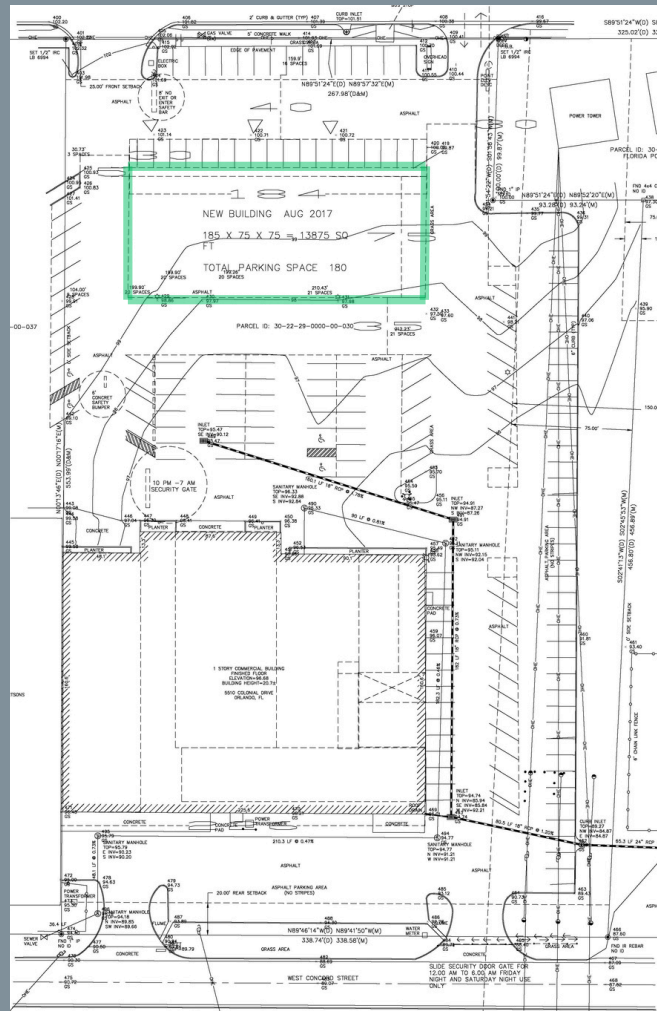
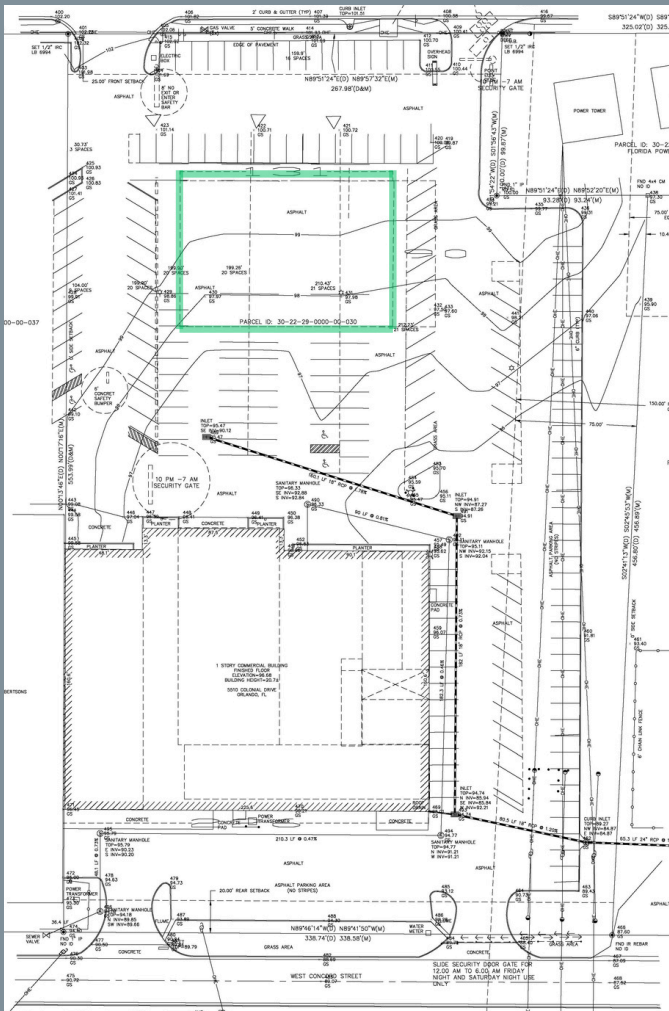
Currently, the owner occupies 21,296 SF of GLA and will relocate OR sign a \$22/SF NNN lease at closing for up to a 1 year term.
RENT ROLL AVAILABLE UPON REQUEST



Universal Studios Florida

This property presents an exceptional value-add opportunity with strong potential for additional retail development. Conceptual site plans illustrate proposed expansions of approximately 11,790, 13,875, and 14,960 square feet of new retail space, significantly enhancing the site's long-term income potential. If leased at \$25/SF NNN with an assumed 90% occupancy, the projected annual income would be \$265,275, \$312,188, and \$336,600, respectively.

The following site plans are **CONCEPTUAL ONLY** and have not been submitted for regulatory review or permitting. Prospective buyers are solely responsible for conducting independent due diligence and verifying development feasibility with qualified engineers, planners, and all applicable governmental and regulatory agencies.





AFFINITY REALTY LLC

For more information, please contact one of the following individuals:

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