



SUBJECT

Colonial Dr  
AADT: 41,500

FranklinStreet

OFFERING MEMORANDUM

# POWERS PLAZA

6308 W Colonial Dr, Orlando, FL 32818

# CONTACT US

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# CONFIDENTIALITY AGREEMENT

This is a confidential Proposal intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Proposal contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC. , nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Proposal or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Proposal or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Proposal. The Owner shall have no legal commitment or obligation to any entity reviewing this Proposal or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

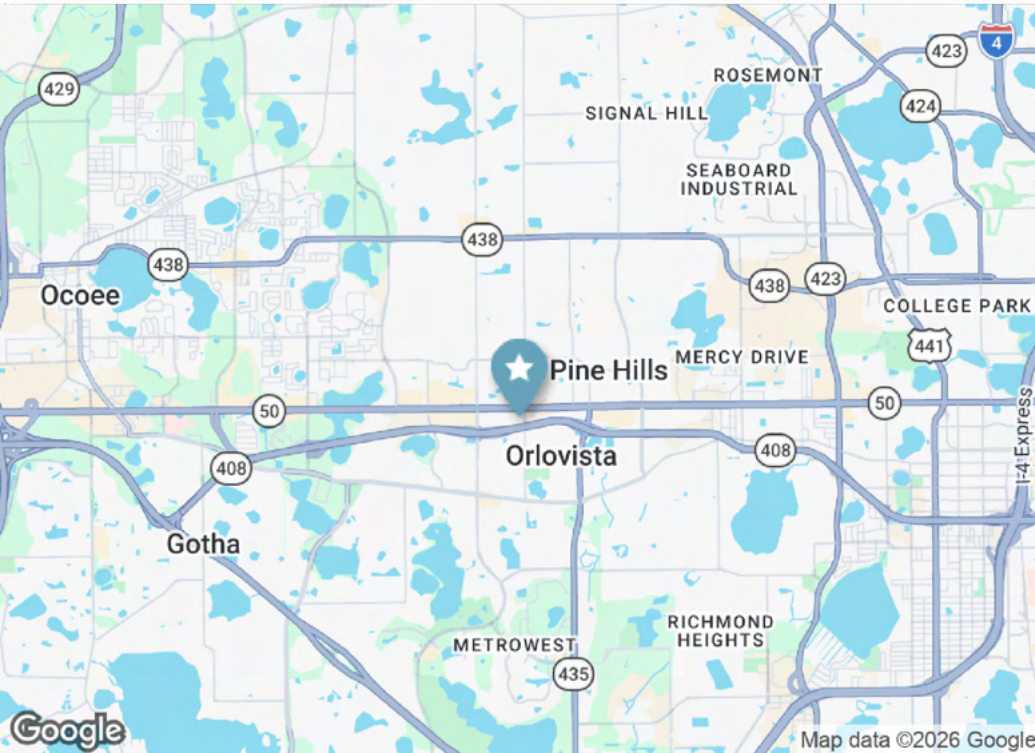
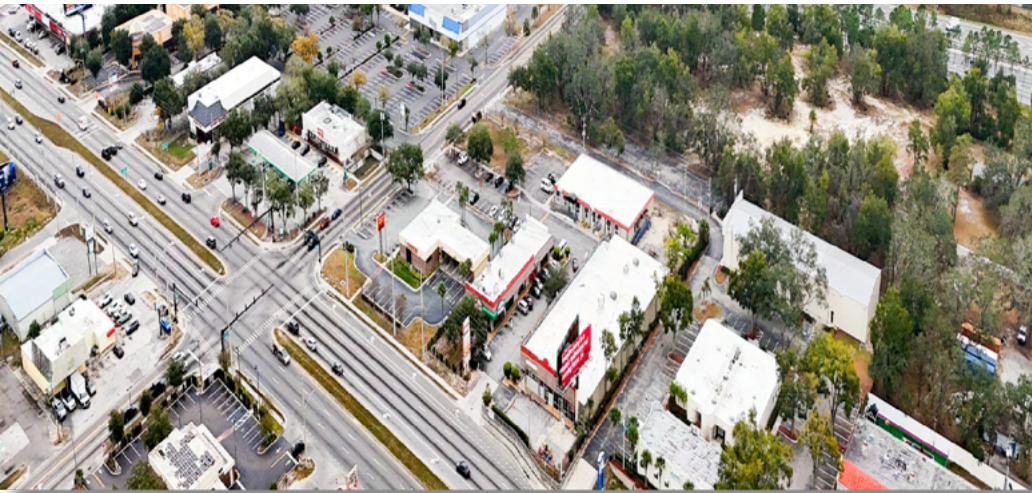
By receipt of the Proposal, you agree that this Proposal and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Proposal or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Proposal or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Proposal, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Proposal in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

*Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.*

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# PROPERTY INFORMATION

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## POWERS PLAZA

6308 W Colonial Dr, Orlando, FL 32818  
2004 Year Built

 FranklinStreet

## POWERS PLAZA

6308 W COLONIAL DR, ORLANDO, FL 32818

**SALE PRICE: \$5,600,000**

Cap Rate	8.48%
NOI	\$474,710
Price PSF	\$194.99
Building Size	28,720 SF
Year Built	1972/1986/2004
Lot Size	2.3 Acres
Occupancy	100%

## INVESTMENT DESCRIPTION

Franklin Street is pleased to offer Power Plaza, a well-located multi-tenant retail center located at 6308 W Colonial Drive in Orlando. The property fronts W Colonial Drive, a primary east-west commercial corridor with strong visibility and consistent traffic counts. The surrounding trade area is supported by a concentration of national retailers including Walmart, Sam's Club, Harbor Freight, McDonald's, and Advance Auto Parts, which contribute to steady consumer traffic along the corridor.

Power Plaza is 100% occupied with a diverse tenant mix and a history of strong occupancy. Several tenants are in place at rents below current market levels, providing in-place cash flow with the opportunity for rental growth through lease roll. The center has been well maintained and benefits from its infill location within an established retail corridor that continues to demonstrate consistent tenant demand.

## INVESTMENT HIGHLIGHTS



### Prime Location & Visibility

- Frontage on W Colonial Drive with 50,000+ VPD
- Strong visibility and signage exposure
- Central Orlando corridor with major commuter traffic
- Access from both Colonial Drive and Powers Drive



### Dense & Established Trade Area

- Close to Walmart, Sam's Club, Harbor Freight, McDonald's, Advance Auto, and more
- High residential density and strong daytime population
- Proven retail corridor with steady demand



### Attractive Asset Features

- Well-maintained multi-tenant retail center
- Stable occupancy with a diverse tenant mix
- Consistent in-place income



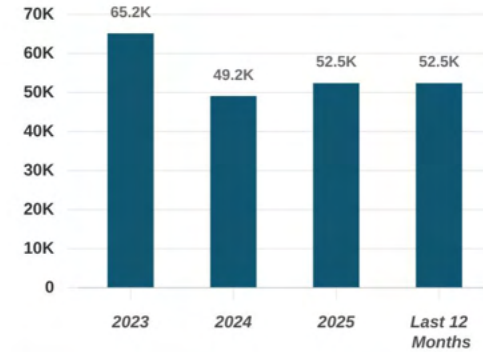
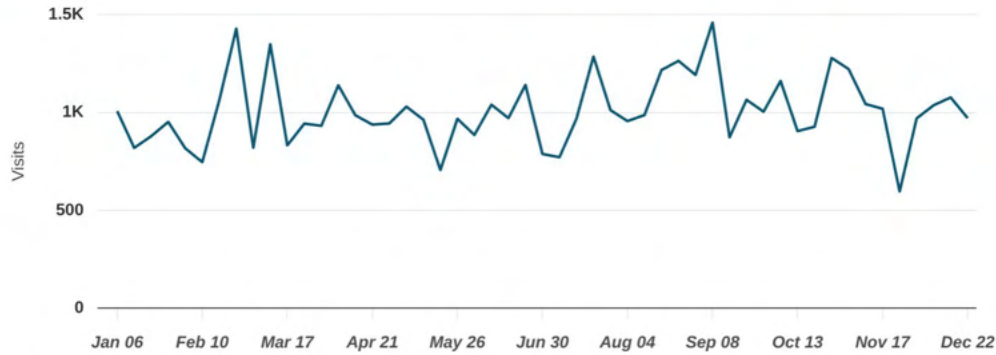
### Value-Add Opportunity

- Below-market rents with clear mark-to-market upside
- Upside through renewals and new leasing
- Long-term appreciation along a major Orlando retail artery

# PAPA JOHNS PLACER



## VISIT TRENDS



## RANKING



NATIONWIDE



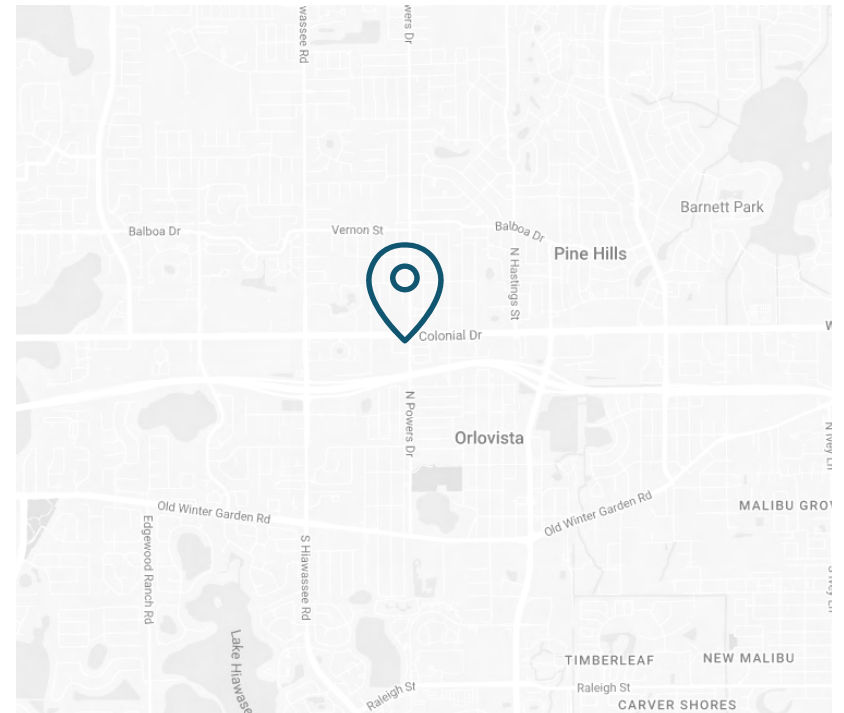
FLORIDA



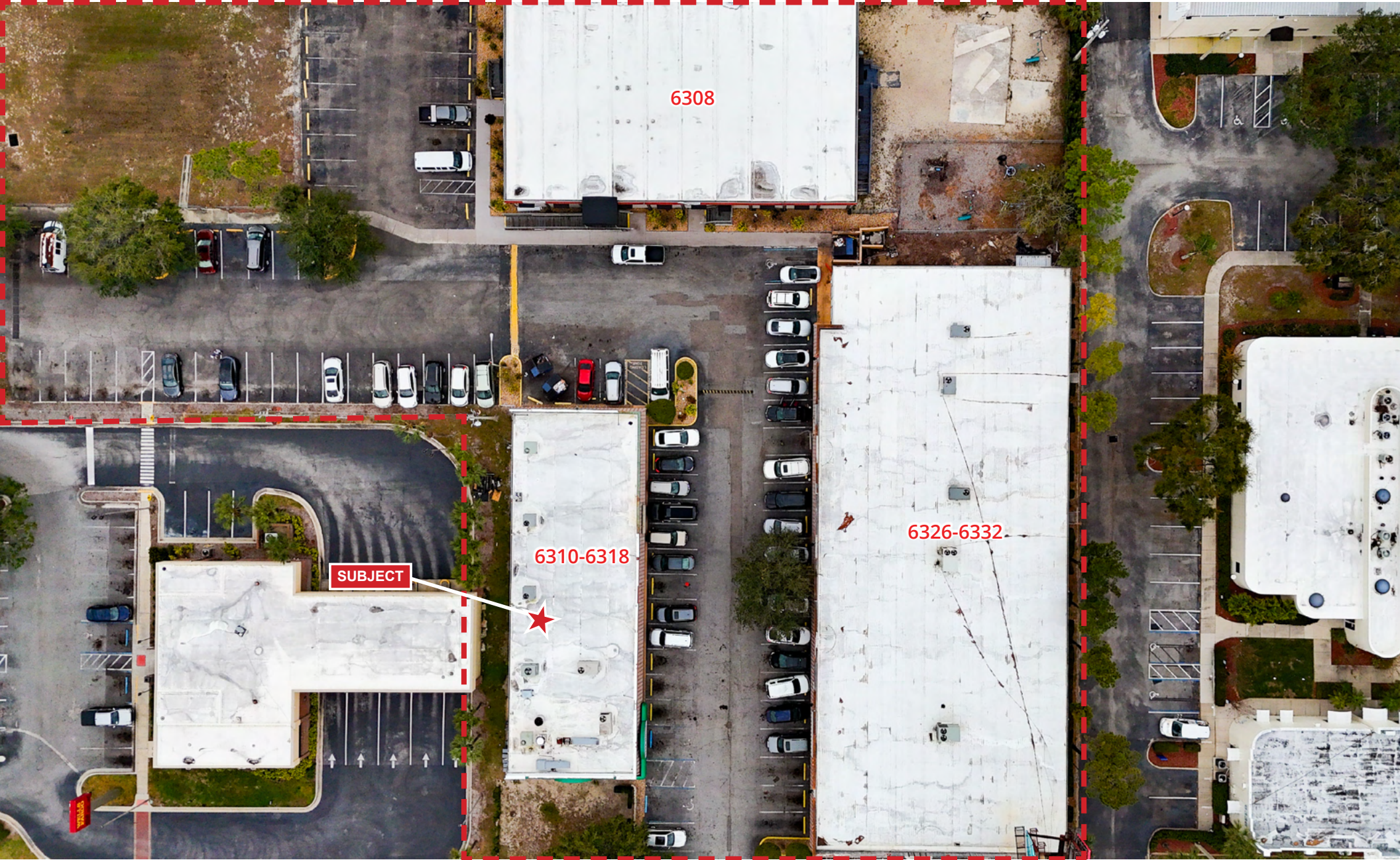
LOCAL

## 2025 METRICS

VISITS	52.5K
VISITORS	22.5K
SALES	\$1.5M
TRANSACTIONS	50K
SALES / SQ FT	\$706.5
AVG. DWELL TIME	28 Min



# PARCEL VIEW





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### POWERS PLAZA

6308 W Colonial Dr, Orlando, FL 32818

2004 Year Built

# EAST AERIAL



**Walmart**  
Save money. Live better.

**LOWE'S**



**WEST COLONIAL OAKS MALL**

**GOOD HOMES PLAZA**  
Publix. cricket  
FIREHOUSE SUBS. ZAXBY'S  
FOUNDED BY FIREMEN. WELLS FARGO

**MART**

**WEST COLONIAL OAKS PLAZA**

FAMILY DOLLAR THE HOME DEPOT superfresh REGIONS OLLIE'S Visionworks

**HIGHLAND LAKES CENTER**

Curlington GNC LIVE WELL  
AMERICAN SIGNATURE FURNITURE Marshalls HomePlus  
DOLLAR TREE Bath & Body Works UPS

**State Road 408**  
AADT: 164,000

**Disney**  
25 MILES

**UNIVERSAL**  
7 MILES

**VALENCIA COLLEGE**  
2 MILES

**SUBJECT**

**PAPA JOHN'S**  
TOP 12% IN THE NATION

**Colonial Dr**  
AADT: 41,500

**WELLS FARGO**

**Checkers**  
CRAZY GOOD FOOD

**Key Food**  
FRESH

**BANK OF AMERICA**

**Kirkman Rd**  
AADT: 11,200



# WEST AERIAL



Wendy's  
POPEYES

SHERWIN WILLIAMS

CAPTAIN D'S

McDonald's

Public Storage

ENSON MARKET

DOWNTOWN ORLANDO

ORLANDO HEALTH  
7 MILES AWAY

Chick-fil-A

State Road 408 | AADT: 164,000

CSL Plasma

WELLS FARGO

Kirkman Rd | AADT: 11,200

BANK OF AMERICA

KeyFood FRESH

Checkers  
CRAZY GOOD FOODS

Colonial Dr  
AADT: 41,500

SUBJECT

Imagine going to a music festival and not coming home...

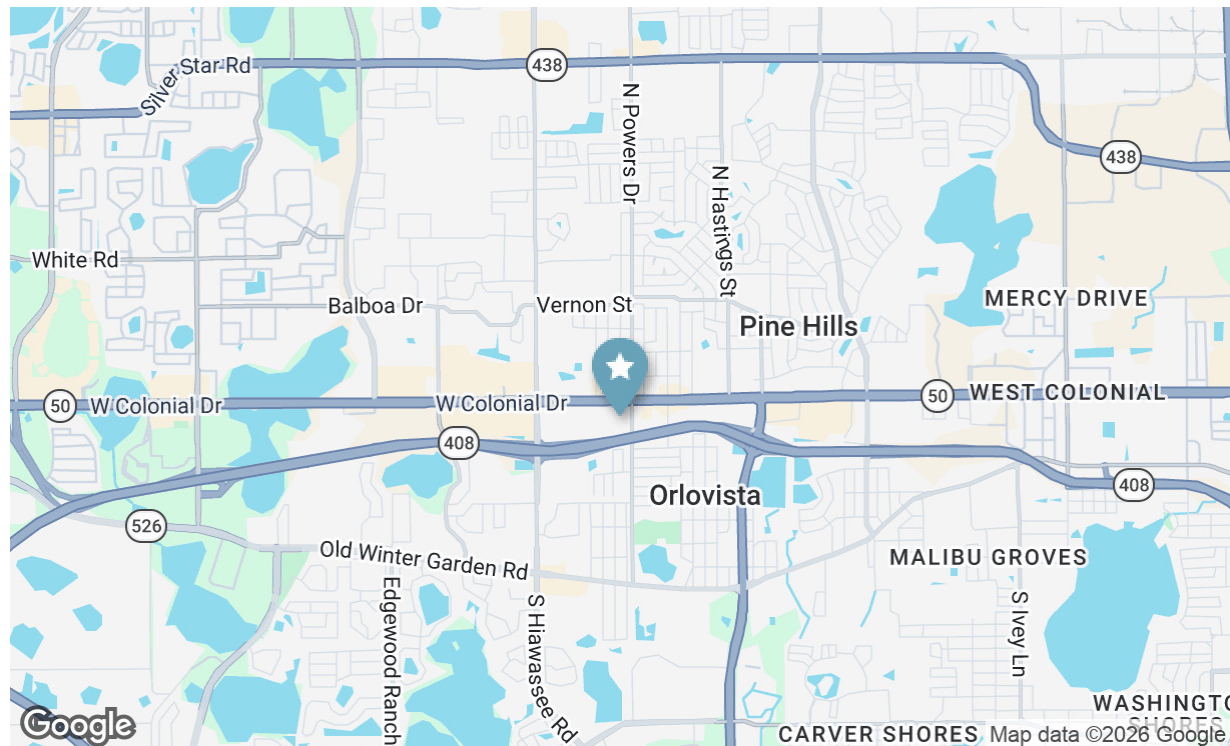
PAPA JOHN'S  
TOP 12% IN THE NATION



# LOCATION OVERVIEW

## ABOUT ORLANDO

6308 W Colonial Drive is strategically positioned along one of Orlando's primary east-west commercial corridors, offering exceptional visibility and accessibility. West Colonial Drive (SR 50) serves as a major thoroughfare connecting Downtown Orlando to the western suburbs, supporting strong daily traffic counts and a dense mix of retail, service, and professional users. The property benefits from immediate proximity to John Young Parkway, the Florida Turnpike, and State Road 408, allowing for efficient regional connectivity throughout the Orlando MSA. Surrounded by established neighborhoods, national retailers, and employment centers, the location is well suited for businesses seeking consistent consumer exposure in a mature, supply-constrained submarket with sustained population growth.



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
Total population	13,722	132,632	281,711
Median age	38	38	38
Median age (Male)	37	37	37
Median age (Female)	39	39	39
<b>HOUSEHOLDS &amp; INCOME</b>			
Total households	4,516	46,138	100,151
# of persons per HH	3	2.9	2.8
Average HH income	\$57,128	\$68,798	\$82,905
Average house value	\$269,509	\$301,613	\$346,844

*\* Demographic data derived from 2020 ACS - US Census*

# DRIVE TIME DEMOGRAPHICS

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
	1 Mile	3 Miles	5 Miles
Estimated Population (2025)	13,881	135,016	291,461
Projected Population (2030)	13,062	129,062	278,197
Census Population (2020)	14,184	128,482	280,040
<b>HOUSEHOLDS</b>			
	1 Mile	3 Miles	5 Miles
Estimated Households (2025)	4,696	48,763	107,350
Projected Households (2030)	4,488	47,372	104,046
Census Households (2020)	4,722	44,633	99,614
<b>HOUSEHOLD INCOMES</b>			
	1 Mile	3 Miles	5 Miles
Estimated Average Household Income (2025)	\$70,965	\$77,224	\$94,629
Estimated Median Household Income (2025)	\$59,690	\$60,047	\$70,769
Average Household Net Worth (2025)	\$593,372	\$574,566	\$752,610



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## FINANCIAL ANALYSIS

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**POWERS PLAZA**  
6308 W Colonial Dr, Orlando, FL 32818

# RENT ROLL

BLDG 1	Tenant	Square Feet	GLA %	Lease Term		Dates	Rent Rates			Recovery Type							
				Lease Start	Lease Expires		Monthly	Annual Rent	PSF								
6308	Philadelphia Haitian Baptist Church of Orlando, inc.	8,640 SF	30.08%	3/2/2024	7/31/2034	3/2/2025	\$11,457.72	\$137,493	\$15.91	NNN							
						3/2/2026	\$11,801.45	\$141,617	\$16.39								
						3/2/2027	\$12,155.50	\$145,866	\$16.88								
						3/2/2028	\$12,520.16	\$150,242	\$17.39								
						3/2/2029	\$12,895.76	\$154,749	\$17.91								
						3/2/2030	\$13,282.64	\$159,392	\$18.45								
						3/2/2031	\$13,681.12	\$164,173	\$19.00								
						3/2/2032	\$14,091.55	\$169,099	\$19.57								
						3/2/2033	\$14,514.30	\$174,172	\$20.16								
						3/2/2034	\$14,949.73	\$179,397	\$20.76								
						Notes: 1 x 5 year option upon expiration											
						<b>Total / Avgs</b>							<b>\$11,457.72</b>	<b>\$137,493</b>	<b>\$15.91</b>		

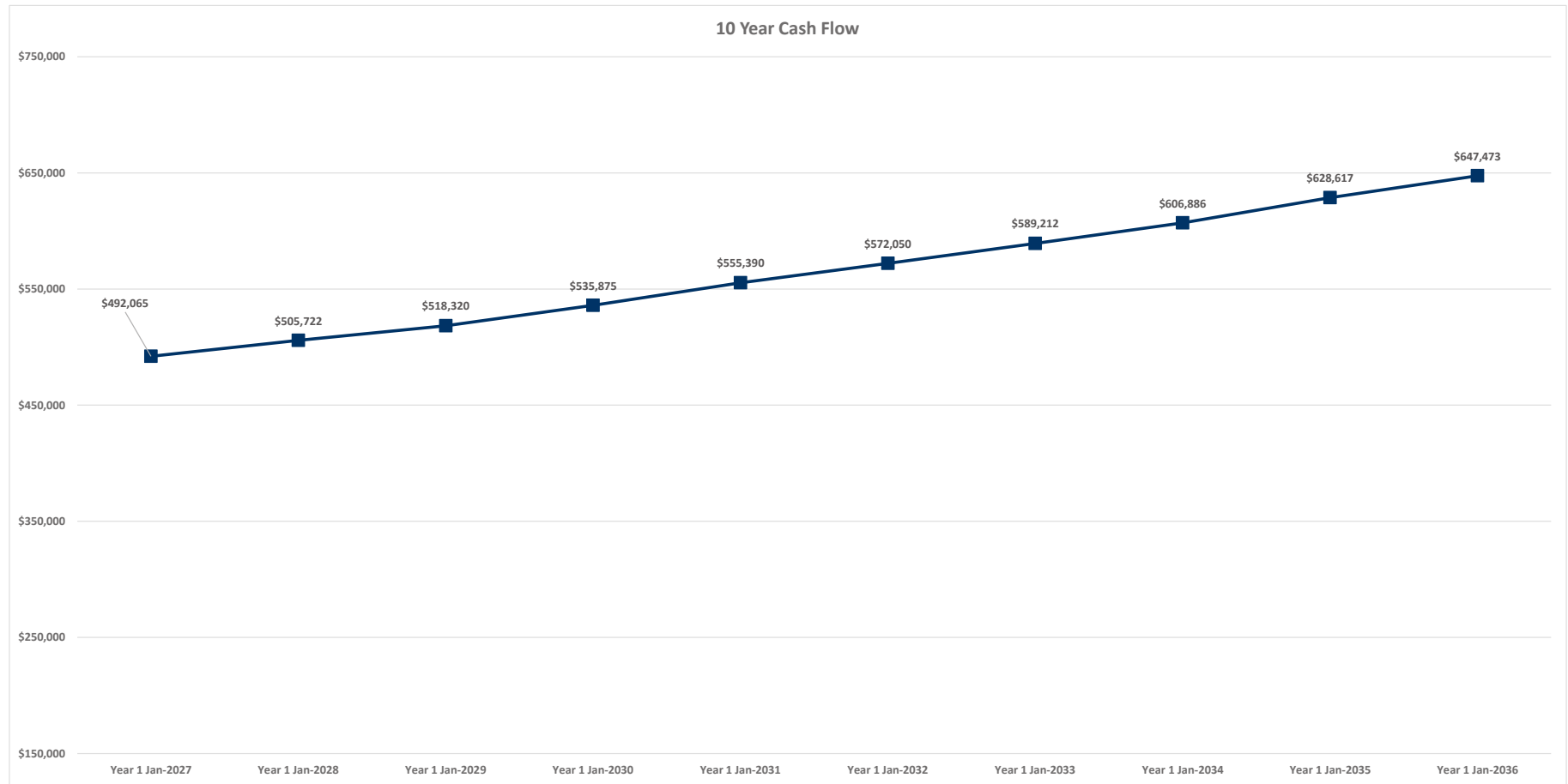
  

BLDG 2	Tenant	Square Feet	GLA %	Lease Term		Dates	Rent Rates			Recovery Type							
				Lease Start	Lease Expires		Monthly	Annual Rent	PSF								
6310	Papa John's (Barn Barn Pizza)	1,700 SF	5.92%	1/1/2022	12/31/2033	1/1/2026	\$3,726.53	\$44,718	\$26.30	Gross							
						1/1/2027	\$3,838.33	\$46,060	\$27.09								
						1/1/2028	\$3,953.48	\$47,442	\$27.91								
						1/1/2029	\$4,072.08	\$48,865	\$28.74								
						1/1/2030	\$4,194.24	\$50,331	\$29.61								
						1/1/2031	\$4,320.07	\$51,841	\$30.49								
						1/1/2032	\$4,449.67	\$53,396	\$31.41								
						1/1/2033	\$4,583.16	\$54,998	\$32.35								
						Notes: 2 x 5 year option upon expiration											
						6314	Kate Beauty and Spa	1,000 SF	3.48%		7/1/2023	7/31/2028	7/1/2025	\$1,768.17	\$21,218	\$21.22	NNN
7/1/2026	\$1,821.22	\$21,855	\$21.85														
7/1/2027	\$1,875.85	\$22,510	\$22.51														
7/1/2028	\$1,932.13	\$23,186	\$23.19														
Notes: 1 x 5 year option upon expiration																	
6316	1040 Express LLC	1,000 SF	3.48%	1/1/2026	12/31/2028	1/1/2026	\$1,833.33	\$22,000	\$22.00	NNN							
						1/1/2027	\$1,888.33	\$22,660	\$22.66								
						1/1/2028	\$1,944.98	\$23,340	\$23.34								
6318	Tabernacle of Sanctification	950 SF	3.31%	4/1/2021	MTM	4/1/2025	\$1,817.09	\$21,805	\$22.95	NNN							
						4/1/2026	\$1,817.09	\$21,805	\$22.95								
<b>Total / Avgs</b>							<b>\$9,145</b>	<b>\$109,741</b>	<b>\$23.12</b>								

# RENT ROLL

BLDG 3	Tenant	Square Feet	GLA %	Lease Term		Dates	Rent Rates			Recovery Type
				Lease Start	Lease Expires		Monthly	Annual Rent	PSF	
6326	Classy Links Creative Consultants, Inc.	5,300 SF	18.45%	1/14/2025	1/31/2030	1/14/2025	\$6,700.92	\$80,411	\$15.17	NNN
						1/14/2026	\$6,901.95	\$82,823	\$15.63	
						1/14/2027	\$7,109.01	\$85,308	\$16.10	
						1/14/2028	\$7,322.28	\$87,867	\$16.58	
						1/14/2029	\$7,541.94	\$90,503	\$17.08	
						1/14/2030	\$7,768.20	\$93,218	\$17.59	
Notes: 1 x 5 year option upon expiration										
6328	Living Faith Ministries and Outreach Inc.	2,330 SF	8.11%	7/1/2021	6/30/2027	7/1/2025 7/1/2026	\$2,999.88 \$3,089.88	\$35,999 \$37,079	\$15.45 \$15.91	NNN
6332	Greater Oasis Christian Academy	7,800 SF	27.16%	3/1/2021	2/28/2027	3/1/2025 3/1/2026	\$11,862.86 \$12,218.75	\$142,354 \$146,625	\$18.25 \$18.80	NNN
<b>Total / Avgs</b>							<b>\$21,564</b>	<b>\$258,764</b>	<b>\$16.29</b>	
<b>Occupied</b>		<b>28,720 SF</b>	<b>100%</b>				<b>\$42,167</b>	<b>\$505,998</b>	<b>\$17.62</b>	
<b>Totals / Avgs</b>		<b>28,720 SF</b>	<b>100%</b>				<b>\$42,167</b>	<b>\$505,998</b>	<b>\$17.62</b>	

# ASSUMPTIONS



Market Lease Assumptions			
	Lease Rate	Term	% Inc
1ST Assump	\$18.00	15	3.00%
2ND Assump	\$25.00	15	3.00%

Expense Ratio	
Current YR 1	27.96%
Proforma YR 1	28.00%
Overall Total	28.03%

Time & Inflation	
Expense Recoveries	3%
General Vacancy	3%

WALT	
WALT AREA	4.20 Years

**Notes:**

Analysis start date assuming July 1st, 2026 close date  
 In-place and pro forma assumptions both reflect a 3% vacancy factor  
 Taxes are based on 2025 Orange County Appraisers site and reassessed  
 Expenses are based on owners 2026 Budget  
 Management is based on 5% of the EGR starting in PF YR 1  
 GPI and Expense Growth is based on 3%

# 5 YEAR CASH FLOW

For the Years Starting	Current Jul-2026	PSF	Year 1 Jul-2027	Year 2 Jul-2028	Year 3 Jul-2029	Year 4 Jul-2030	Year 5 Jul-2031	Totals
<b>Rental Revenue</b>								
Potential Base Rent	\$505,998	\$17.62	\$524,683	\$539,279	\$552,789	\$571,453	\$592,156	\$2,780,360
<b>Total Rental Revenue</b>	<b>\$505,998</b>	<b>\$17.62</b>	<b>\$524,683</b>	<b>\$539,279</b>	<b>\$552,789</b>	<b>\$571,453</b>	<b>\$592,156</b>	<b>\$2,780,360</b>
Expense Recoveries	\$173,361	\$6.04	\$179,865	\$185,207	\$190,638	\$196,453	\$202,519	\$954,682
Potential Gross Revenue	<b>\$679,359</b>	<b>\$23.65</b>	<b>\$704,548</b>	<b>\$724,486</b>	<b>\$743,427</b>	<b>\$767,906</b>	<b>\$794,675</b>	<b>\$3,735,042</b>
Vacancy Allowance	3.00% \$20,381	\$0.71	\$21,136	\$21,735	\$22,303	\$23,037	\$23,840	\$112,051
Effective Gross Income	<b>\$658,979</b>	<b>\$22.94</b>	<b>\$683,412</b>	<b>\$702,751</b>	<b>\$721,124</b>	<b>\$744,869</b>	<b>\$770,835</b>	<b>\$3,622,991</b>
<b>Operating Expenses</b>								
Taxes	\$70,909	\$2.47	\$73,036	\$75,227	\$77,484	\$79,809	\$82,203	\$387,759
Insurance	\$30,075	\$1.05	\$30,977	\$31,907	\$32,864	\$33,850	\$34,865	\$164,462
CAM	\$28,930	\$1.01	\$29,798	\$30,692	\$31,613	\$32,561	\$33,538	\$158,201
Management Fee	\$31,670	\$1.10	\$34,171	\$35,138	\$36,056	\$37,244	\$38,542	\$181,150
Utilities	\$7,836	\$0.27	\$8,071	\$8,313	\$8,563	\$8,819	\$9,084	\$42,850
Trash Removal	\$14,848	\$0.52	\$15,294	\$15,753	\$16,225	\$16,712	\$17,213	\$81,197
<b>Total Operating Expenses</b>	<b>\$184,269</b>	<b>\$6.42</b>	<b>\$191,347</b>	<b>\$197,029</b>	<b>\$202,804</b>	<b>\$208,994</b>	<b>\$215,445</b>	<b>\$1,015,619</b>
<b>Net Operating Income</b>	<b>\$474,710</b>	<b>\$16.53</b>	<b>\$492,065</b>	<b>\$505,722</b>	<b>\$518,320</b>	<b>\$535,875</b>	<b>\$555,390</b>	<b>\$2,607,371</b>

## Notes

Analysis start date assuming July 1st, 2026 close date

In-place and pro forma assumptions both reflect a 3% vacancy factor

Taxes are based on 2025 Orange County Appraisers site and reassessed

Expenses are based on owners 2026 Budget

Management is based on 5% of the EGR starting in PF YR 1

GPI and Expense Growth is based on 3%

# INCOME & EXPENSE ANALYSIS



INCOME	TOTAL	PER SF
Base Rent	\$505,998	\$17.62
Reimbursements	\$173,361	\$6.04
<b>GROSS POTENTIAL INCOME</b>	<b>\$679,359</b>	<b>\$23.65</b>
Vacancy	\$0	\$0.00
<b>EFFECTIVE GROSS INCOME</b>	<b>\$0</b>	<b>\$0.00</b>
EXPENSES	TOTAL	PER SF
RE Taxes	\$70,909	\$2.47
Insurance	\$30,075	\$1.05
CAM	\$28,930	\$1.01
Management Fee	\$31,670	\$1.10
Utilities	\$7,836	\$0.27
Trash Removal	\$14,848	\$0.52
<b>TOTAL EXPENSES</b>	<b>\$184,268</b>	<b>\$6.42</b>
<b>NET OPERATING INCOME (NOI)</b>	<b>\$0</b>	<b>\$0.00</b>

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