

# BUILD-TO-SUIT OR GROUND LEASE OPPORTUNITY – EAST ORLANDO OUTPARCEL



## Opportunity Highlights

- Strong visibility on E. Colonial Dr. (approx. 50,000 VPD)
- Ground lease or build-to-suit structure available
- Less than 10 minutes from UCF by car
- Outparcel to 600-bed, Class-A student housing complex
- Ideal for many uses (i.e., medical, F&B, fitness, service retail)
- Ample parking to accommodate a wide variety of uses
- Concessions available for qualified users and national tenants
- Conceptual site plan available

<b>Address</b>	12049 East Colonial Drive, Orlando, FL 32826
<b>County</b>	Orange County (Unincorporated)
<b>Lot Size</b>	0.60 Acres
<b>Proposed Building Area</b>	± 2,500 Sq. Ft.
<b>Improvements</b>	Proposed
<b>Asking Rent Per Sq. Ft.</b>	Available Upon Request
<b>Lease Structure</b>	NNN
<b>Parking</b>	~38 Spaces (15 / 1,000 SF)
<b>Zoning</b>	C-1
<b>Future Land Use</b>	C

<b>Demographics</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
Population	17,233	109,382	236,846
Avg. Household Income	\$69,716	\$89,281	\$104,190
Households	5,537	33,832	77,428
Daytime Employment	13,987	63,289	81,584

# 12049 E COLONIAL DR, ORLANDO, FLORIDA 32826

EAST ORLANDO OUTPARCEL | 0.6 ACRES | BTS OR GROUND LEASE

Located on one of East Orlando's primary commercial corridors, this outparcel offers an attractive opportunity for a ground lease or build-to-suit development in a densely populated trade area. The property benefits from strong visibility along East Colonial Drive, proximity to the University of Central Florida, surrounding student housing, national retail, and other key demand generators within the Waterford Lakes area. The site is well positioned for a range of medical, service retail, limited food and beverage, cellular, veterinary, and fitness-oriented uses. All development remains subject to final engineering and site planning review, though preliminary analysis suggests the site may accommodate approximately 38 parking spaces. Due to site constraints, drive-through configurations may not be feasible.

## Visibility

50,000 VPD



## Avg. Age

30.1



## Avg. HH Income

\$89,281



Note: Information above has been sourced from CoStar. Estimated average daily traffic is referencing East Colonial Drive near the subject property. Demographic information is based on a three-mile radius around the subject property.

## PROPOSED USES



Medical



Service Retail



Food & Beverage



Cellular



Veterinary



Fitness

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**Distance to Orlando Key Landmarks from  
12049 E. Colonial Dr. (Subject Property)**

Waterford Lakes Town Center	1.4 miles
University of Central Florida	2.0 miles
Valencia College	4.3 miles
Downtown Orlando	13.0 miles
Orlando Int. Airport (MCO)	17.0 miles
Universal Studios	21.5 miles
Walt Disney World	29.1 miles



70,000  
students by enrollment  
(2<sup>nd</sup> most in U.S.)

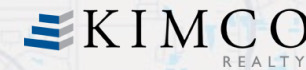


Build-to-Suit /  
Ground Lease

0.60 Acres  
2,500 Sq. Ft.

**VALENCIA COLLEGE**

49,000  
students by enrollment  
(East Campus)





701,950 Sq. Ft.  
Waterford Lakes Town Center  
14.7 million annual visitors





**The Retreat East**  
602-Bed, Class A  
Student Housing Complex

**EOS Apartments**  
296-Unit, Class A  
Multifamily Property

 **67,721 VPD**

 **53,464 VPD**

 **49,830 VPD**

 **55,556 VPD**

**Subject Property**





# DISCLAIMER

This document has been provided solely for informational and discussion purposes regarding a potential ground lease and/or build-to-suit opportunity and does not constitute an offer to lease, sell, or otherwise transact. The owner reserves the right to modify or withdraw the opportunity at any time without notice or liability, and no obligation shall exist unless and until a binding written agreement has been fully executed by all required parties, including the owner of record. All information contained herein is believed to be reliable but is not guaranteed and should be independently verified by each recipient and its advisors. This material does not constitute legal, tax, accounting, engineering, environmental, lending, or investment advice.

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