



## Bunker Hill Strip Center

15224 E. COLONIAL DRIVE, ORLANDO, FL 32826

### Property Highlights:

10,900 SF building with 9 units

Constructed in 1985

Zoned C-1



100UNITS.COM  
7575 DR PHILLIPS BLVD, STE 380  
ORLANDO, FL 32819

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Executive Summary



OFFERING SUMMARY

<b>Sale Price:</b>	\$2,400,000
<b>Price / Unit:</b>	\$266,667
<b>Price / SF:</b>	\$220.18
<b>Cap Rate:</b>	7.58%
<b>NOI:</b>	\$175,800
<b>Lot Size:</b>	2.02 Acres
<b>Year Built:</b>	1985
<b>Building Size:</b>	10,299 SF
<b>Zoning:</b>	C-1
<b>Market:</b>	Orlando

PROPERTY OVERVIEW

Introducing a prime investment opportunity in Orlando, FL, located at 15224 E. Colonial Drive. This 10,900 SF building, constructed in 1985, boasts 9 units and is zoned C-1, offering a versatile space for potential office building investors. With a Gross Scheduled Income of \$161,286.71 and Year 1 Gross Income projected at \$180,000.00, this property presents a compelling financial prospect. Don't miss the chance to acquire this well-maintained and income-generating asset in a highly desirable location. Schedule a viewing today and explore the potential of this exceptional commercial property.

PROPERTY HIGHLIGHTS

- 10,900 SF building with 9 units
- Constructed in 1985
- Zoned C-1
- High Gross Scheduled Income of \$161,286.71
- Projected Year 1 Gross Income of \$180,000.00



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by 100Units.com in compliance with all applicable fair housing and equal opportunity laws.



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## FINANCIAL ANALYSIS

Location Photos

Rent Roll

Income & Expenses

Financial Summary



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## FINANCIAL ANALYSIS

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## FINANCIAL ANALYSIS

### Rent Roll

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE END	ANNUAL RENT	% OF BUILDING	PRICE PER SF/YR
Church	1	1,650	2/28/2029	\$32,703	15.14	\$19.82
Orlando Auctions	2	950	1/31/2029	\$18,478	8.72	\$19.45
Septic Co	3	950	1/31/2027	\$24,719	8.72	\$26.02
Barber shop	4	950		\$18,896	8.72	\$19.89
Vacant	5	950		\$23,997	8.72	\$25.26
Church	6	2,000	1/31/2029	\$36,600	18.35	\$18.30
Veterinarian	7	3,400	1/31/2031	\$72,760	31.19	\$21.40
<b>Totals/Averages</b>		<b>10,850</b>		<b>\$228,153</b>		<b>\$21.03</b>



## FINANCIAL ANALYSIS

## Income &amp; Expenses

INCOME SUMMARY	CURRENT	YEAR 1
TOTAL SCHEDULED INCOME	\$252,152	\$265,450
VACANCY	\$12,007	\$12,672
GROSS INCOME	\$240,144	\$252,777
EXPENSE SUMMARY	CURRENT	YEAR 1
Real Estate Taxes	\$28,680	\$32,000
Insurance	\$12,996	\$12,996
Utilities Electric	\$1,620	\$1,620
Lawncare	\$3,120	\$3,120
Water Treatment	\$3,900	\$3,900
Utilities Trash	\$2,028	\$2,028
GROSS EXPENSES	\$52,344	\$55,664
NET OPERATING INCOME	\$175,800	\$197,113
OPERATING EXPENSE RATIO	22%	22%



## FINANCIAL ANALYSIS

## Financial Summary

INVESTMENT OVERVIEW	CURRENT	YEAR 1
Price	\$2,400,000	\$2,400,000
Price per SF	\$220.18	\$220.18
CAP Rate	7.6%	8.2%
Cash-on-Cash Return (yr 1)	10.42 %	10.59 %
Total Return (yr 1)	\$75,000	\$96,874
Debt Coverage Ratio	1.74	1.63
OPERATING DATA	CURRENT	YEAR 1
Gross Scheduled Income	\$240,152	\$253,450
Other Income	\$12,000	\$12,000
Total Scheduled Income	\$252,152	\$265,450
Vacancy Cost	\$12,007	\$12,672
Gross Income	\$240,144	\$252,777
Operating Expenses	\$52,344	\$55,664
Net Operating Income	\$175,800	\$197,113
Pre-Tax Cash Flow	\$75,000	\$76,244
FINANCING DATA	CURRENT	YEAR 1
Down Payment	\$720,000	\$720,000
Loan Amount	\$1,680,000	\$1,680,000
Interest Rate	6.0%	6.0%
Amortization Period	30 yrs	30 yrs
Debt Service	\$100,800	\$120,869
Debt Service Monthly	\$8,400	\$10,072
Principal Reduction (yr 1)	\$0	\$20,630



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## PROPERTY INFORMATION

[Property Description](#)

[Property Photos](#)

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## PROPERTY INFORMATION

### Property Description

#### LOCATION OVERVIEW

From the extraordinary Magic Kingdom to the excitement of Orlando City's Soccer games, Orlando offers something to do for the whole family. Orlando is genuinely nicknamed "The City Beautiful" and its symbol is the mystical fountain in Lake Eola. Located right in the heart of Downtown Orlando. The City Beautiful is also known as "The Theme Park Capital of the World" and its tourist attractions draw more than 68 million tourists a year, including 4 million international guests. The Orlando International Airport (MCO) is the 25th busiest airport in the United States.

Citing the region's median average salary and a 4.2 percent unemployment rate, Forbes has ranked Orange County's City of Orlando the No. 1 region for job growth and one of the fastest growing cities in the nation. Highlighting the Dr. Phillips Center for the Performing Arts, SunRail – the nation's newest commuter rail system and the developing food scene, The New York Times named Orlando No. 13 of 52 Places to Go in 2015. Additionally, U.S. News & World Report recognized the region as one of the Best Places to Travel in 2015 and one of the Top 100 Best Places to Live in the United States in 2016. Also, in 2016, Forbes ranked Orlando as one of the nation's Best Cities to Buy Housing, third for the Best Big Cities for Jobs and one of the top 10 Cities that Americans Are Moving to Right Now.

It is the home of the second largest university in the nation and one of the top research universities, the University of Central Florida Technology Incubator has assisted 55 high tech start-ups over the past decade.

Whether you are a visitor, a resident or a business looking to grow and expand your footprint, Orlando provides a young and talented workforce; multi-modal access to destinations around the globe; a do-what-it-takes attitude; and year-round sunshine.

Forbes recently announced that Orlando is currently the best city in the nation to buy a home, due to prices increasing by 9 percent in 2017.



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### Property Photos



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## LOCATION INFORMATION

[Location Photos](#)

[Regional Map](#)

[Location Maps](#)

[Aerial Map](#)

[Retailer Map](#)



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Location Photos

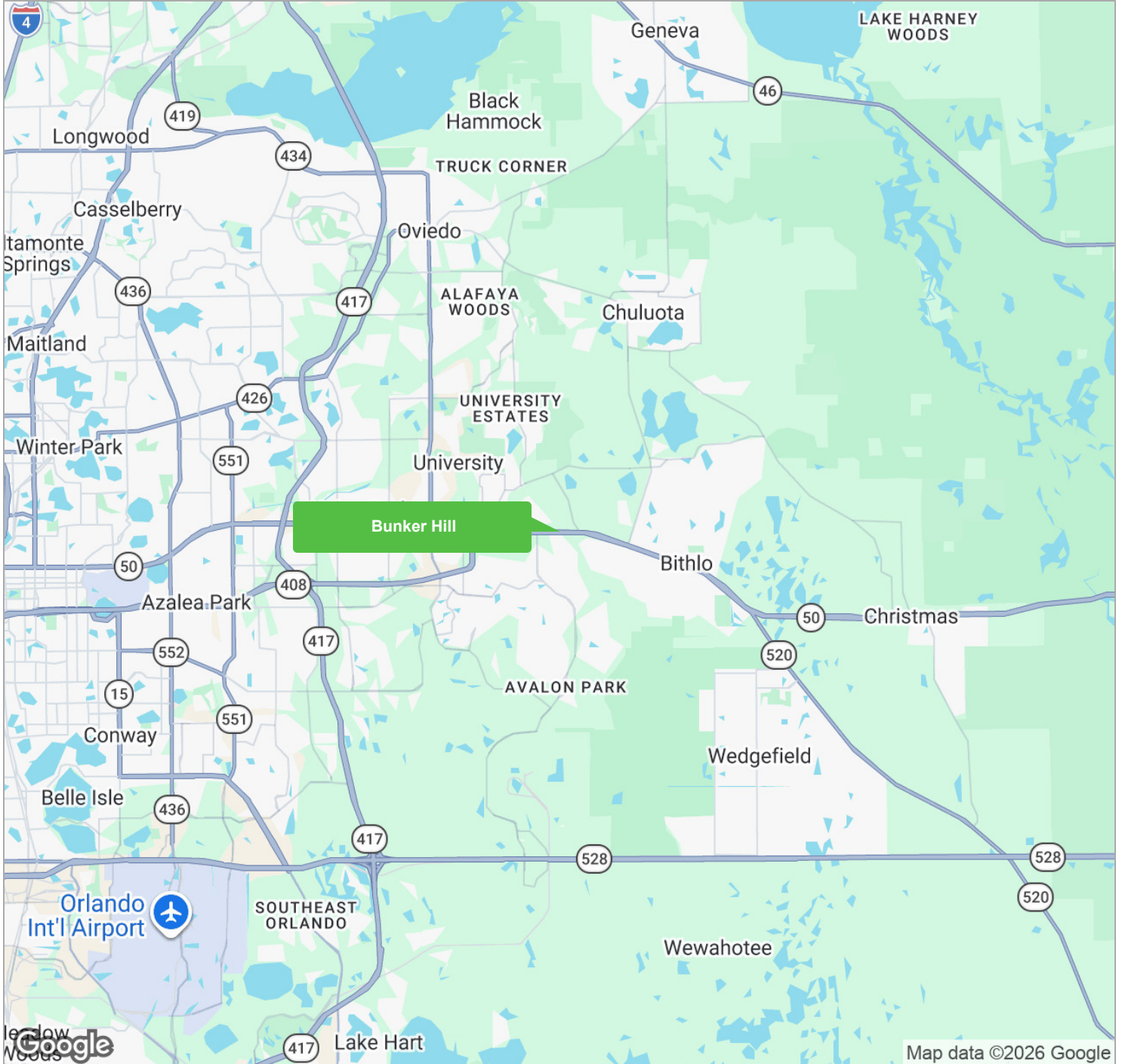


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## LOCATION INFORMATION

### Regional Map

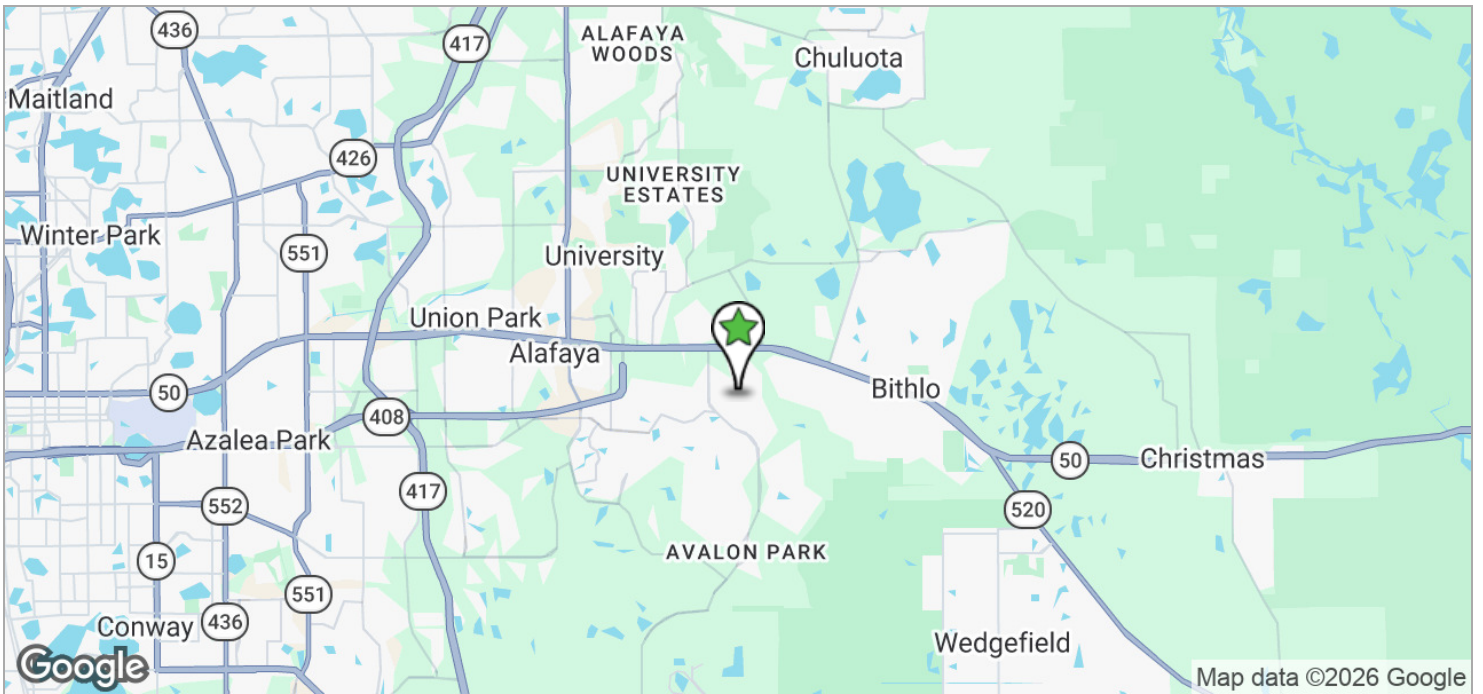
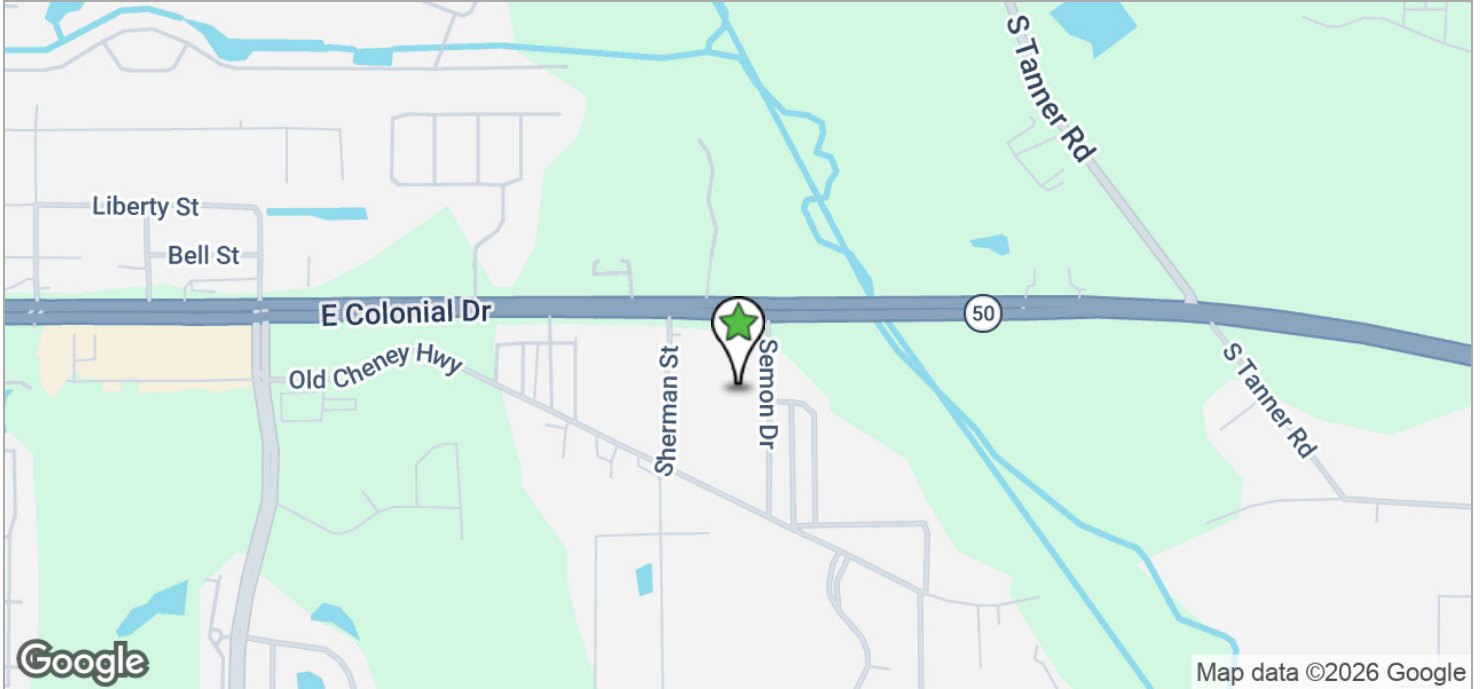


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Aerial Map

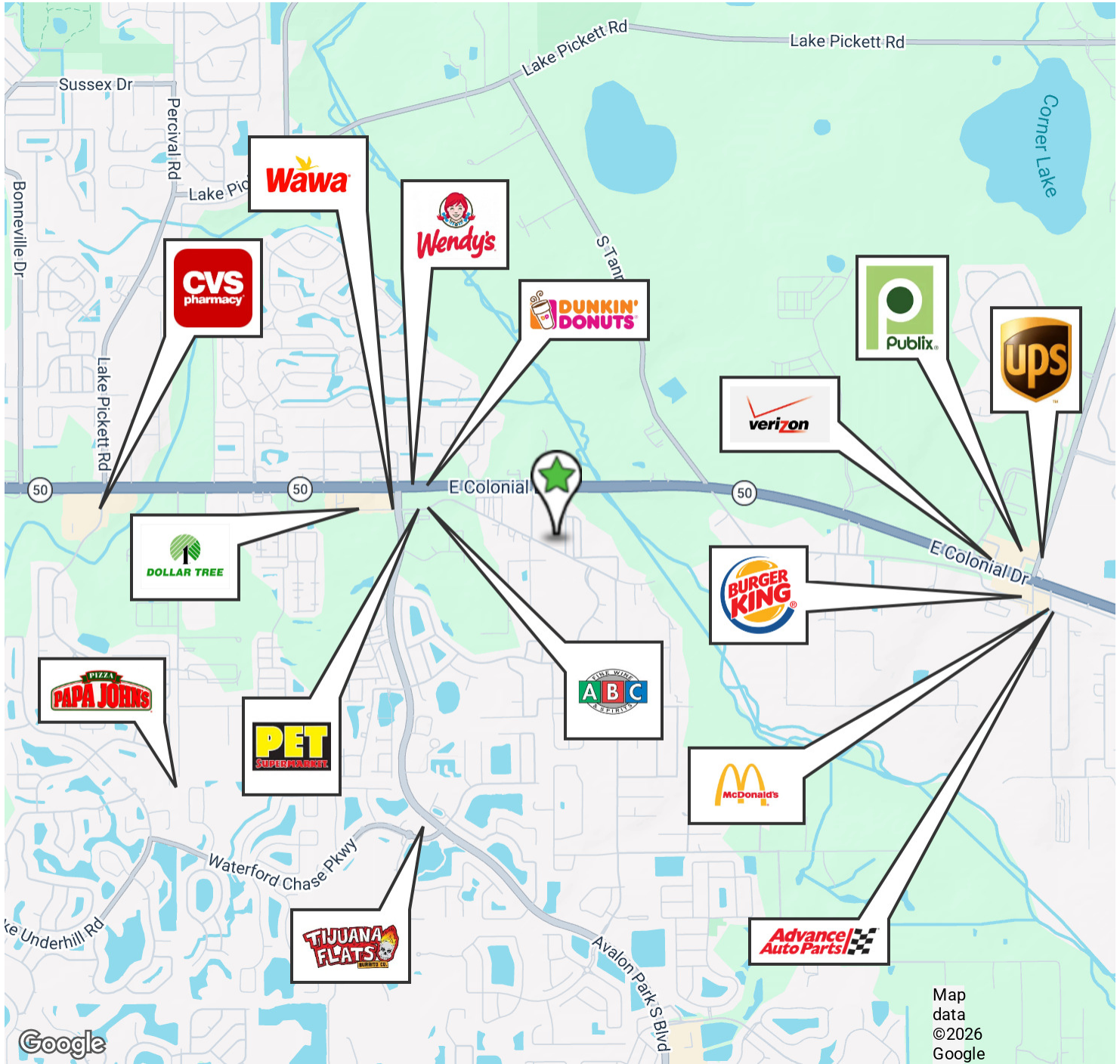


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# LOCATION INFORMATION

## Retailer Map



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## SALE COMPARABLES

[Sale Comps](#)

[Sale Comps Summary](#)

[Sale Comps Map](#)



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# SALE COMPARABLES

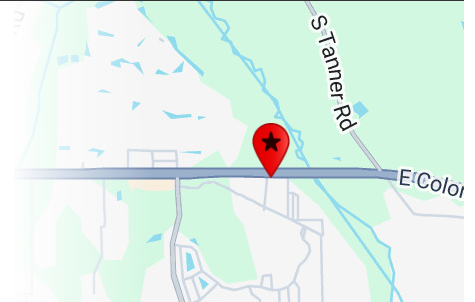
## Sale Comps



### ★ SUBJECT PROPERTY

15224 E. Colonial Drive | Orlando, FL 32826

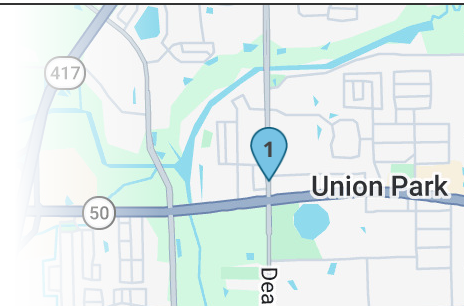
Sale Price:	\$2,400,000	Lot Size:	2.02 AC
Year Built:	1985	Building SF:	10,900 SF
Price PSF:	\$220.18	Cap:	7.58%
NOI:	\$175,800		



### 1 1813 N DEAN RD

1813 N Dean Rd | Orlando, FL 32817

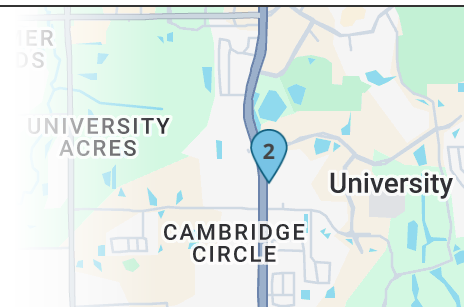
Sale Price:	\$700,000	Year Built:	2001
Building SF:	2,080 SF	Price PSF	\$336.54
Closed:	01/21/2026		



### 2 3151 NORTH ALAFAYA TRAIL

3151 North Alafaya Trail | Orlando, FL 32826

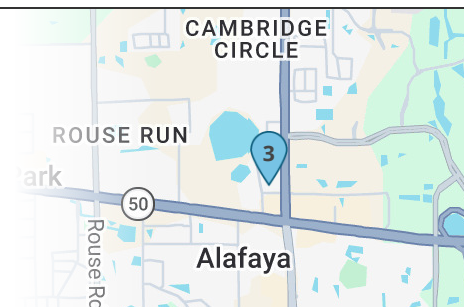
Sale Price:	\$2,100,000	Year Built:	2003
Building SF:	8,580 SF	Price PSF	\$244.76
Closed:	07/15/2025		



### 3 11723 ORPINGTON ST

11723 Orpington St | Orlando, FL 32817

Sale Price:	\$1,400,000	Year Built:	2007
Building SF:	5,000 SF	Price PSF	\$280.00
Closed:	03/21/2025		



## SALE COMPARABLES

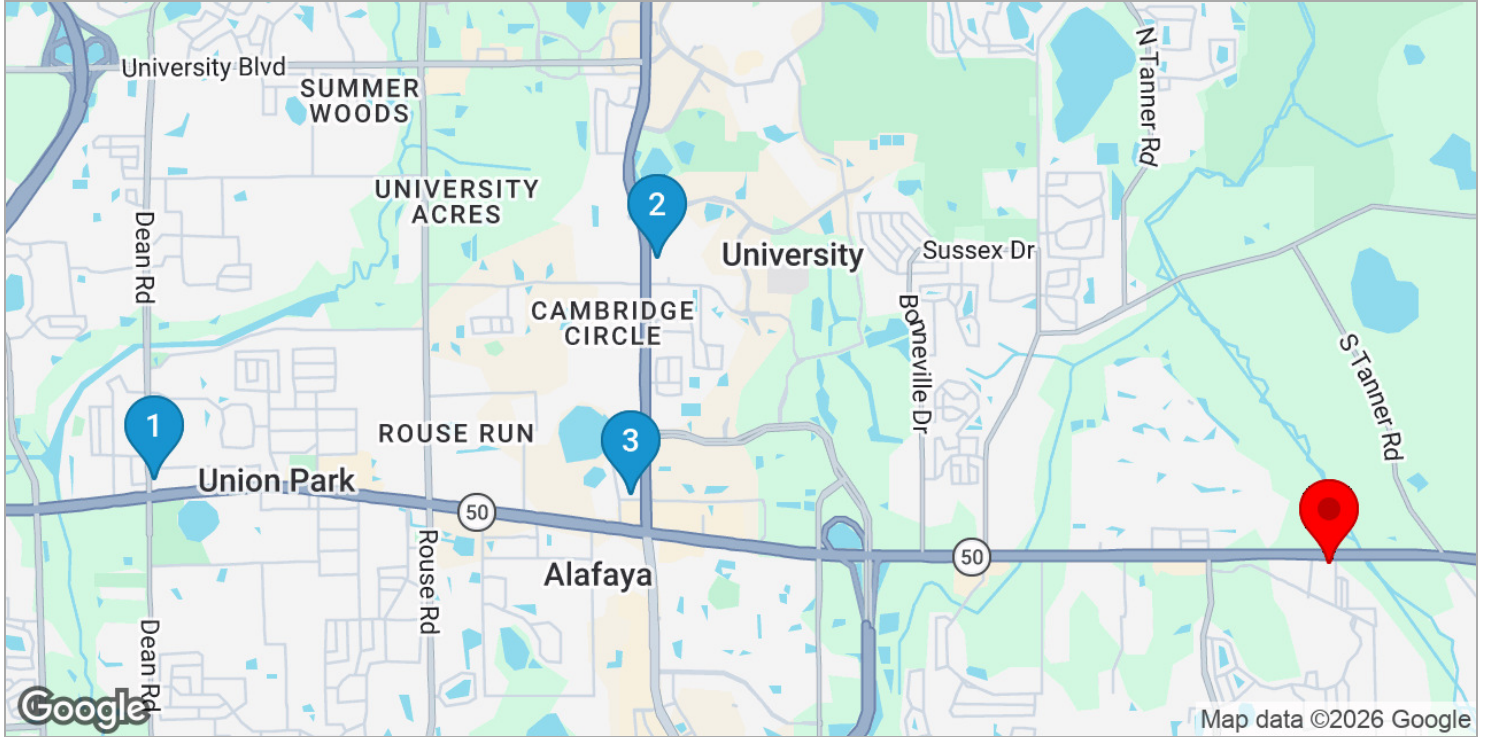
### Sale Comps Summary

SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	
<b>Bunker Hill</b> 15224 E. Colonial Drive Orlando, FL 32826	\$2,400,000	10,900 SF	\$220.18	
SALE COMPS	PRICE	BLDG SF	PRICE/SF	CLOSE
<b>1813 N Dean Rd</b> 1 1813 N Dean Rd Orlando, FL 32817	\$700,000	2,080 SF	\$336.54	01/21/2026
<b>3151 North Alafaya Trail</b> 2 3151 North Alafaya Trail Orlando, FL 32826	\$2,100,000	8,580 SF	\$244.76	07/15/2025
<b>11723 Orpington St</b> 3 11723 Orpington St Orlando, FL 32817	\$1,400,000	5,000 SF	\$280.00	03/21/2025
TOTALS/AVERAGES	PRICE	BLDG SF	PRICE/SF	
	\$1,400,000	5,220 SF	\$268.20	



# SALE COMPARABLES

## Sale Comps Map



### SUBJECT PROPERTY

15224 E. Colonial Drive | Orlando, FL 32826



#### 1813 N DEAN RD

1813 N Dean Rd  
Orlando, FL 32817

1



#### 3151 NORTH ALAFAYA TRAIL

3151 North Alafaya Trail  
Orlando, FL 32826

2



#### 11723 ORPINGTON ST

11723 Orpington St  
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3



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## DEMOGRAPHICS

[Demographics Report](#)

[Demographics Map](#)



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## DEMOGRAPHICS

## Demographics Report

	1 MILE	3 MILES	5 MILES
Total households	2,194	16,478	40,048
Total persons per hh	2.8	3.1	3.0
Average hh income	\$57,144	\$68,432	\$68,879
Average house value	\$275,944	\$280,911	\$282,815

	1 MILE	3 MILES	5 MILES
Total population	6,127	50,399	121,680
Median age	32.8	29.7	29.3
Median age (male)	29.8	27.9	27.5
Median age (female)	35.0	31.1	30.5

	1 MILE	3 MILES	5 MILES
Total population - White	4,721	38,379	92,498
% White	77.1%	76.2%	76.0%
Total population - Black	514	3,946	9,734
% Black	8.4%	7.8%	8.0%
Total population - Asian	300	3,159	7,897
% Asian	4.9%	6.3%	6.5%
Total population - Hawaiian	0	31	142
% Hawaiian	0.0%	0.1%	0.1%
Total population - Indian	28	259	651
% Indian	0.5%	0.5%	0.5%
Total population - Other	412	2,921	6,820
% Other	6.7%	5.8%	5.6%

	1 MILE	3 MILES	5 MILES
Total population - Hispanic	1,882	15,021	33,725
% Hispanic	30.7%	29.8%	27.7%

\* Demographic data derived from 2020 ACS - US Census

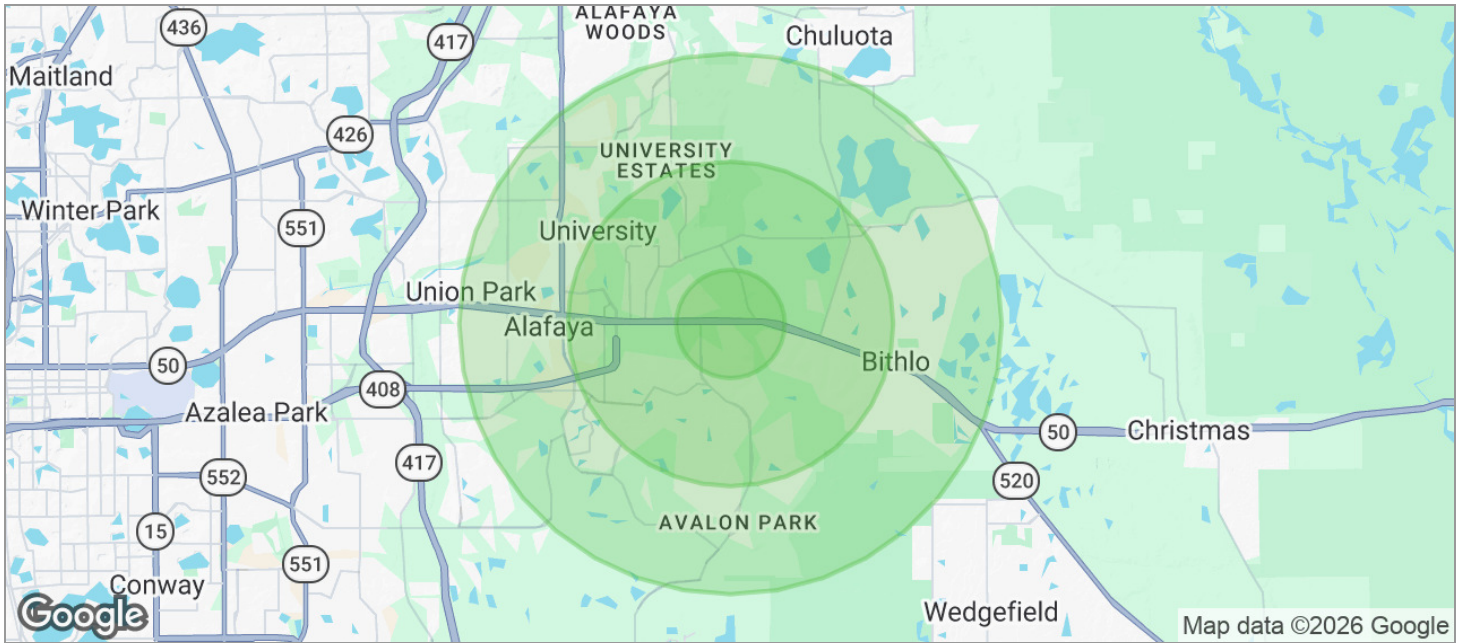


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# DEMOGRAPHICS

## Demographics Map



	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
TOTAL POPULATION	6,127	50,399	121,680
MEDIAN AGE	32.8	29.7	29.3
MEDIAN AGE (MALE)	29.8	27.9	27.5
MEDIAN AGE (FEMALE)	35.0	31.1	30.5
<b>HOUSEHOLDS &amp; INCOME</b>			
TOTAL HOUSEHOLDS	2,194	16,478	40,048
# OF PERSONS PER HH	2.8	3.1	3.0
AVERAGE HH INCOME	\$57,144	\$68,432	\$68,879
AVERAGE HOUSE VALUE	\$275,944	\$280,911	\$282,815
<b>RACE</b>			
% WHITE	77.1%	76.2%	76.0%
% BLACK	8.4%	7.8%	8.0%
% ASIAN	4.9%	6.3%	6.5%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	0.5%	0.5%	0.5%
% OTHER	6.7%	5.8%	5.6%
<b>ETHNICITY</b>			
% HISPANIC	30.7%	29.8%	27.7%

\* Demographic data derived from 2020 ACS - US Census



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