

Retail 24/7.

NOW AVAILABLE

3750 W COLONIAL DR :: ORLANDO, FL 32808

- \$3,100,000 for Sale or \$7 PSF for Lease
- 40,375 SF Building on 3.69 Acres
- 275 Feet of Frontage
- Excellent Traffic Counts: 40,382 AADT on Colonial
- Pylon Sign
- Great Proximity to East West Expressway / 408
- Located on W Colonial Dr's "Automobile Row"
- Built 1986
- Building Height
 - From Loading Dock - 28.67'
 - From Ground Level - 24.67'
- 139 Parking Spaces
- I-G Zoning - Industrial Uses (Office, Warehouse, etc)
City of Orlando

EXCITING RETAIL OR INDUSTRIAL OPPORTUNITY



FOR MORE INFORMATION CONTACT:

Suzanne Hayes Washburn

Senior Vice President

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Wood Belcher

First Vice President

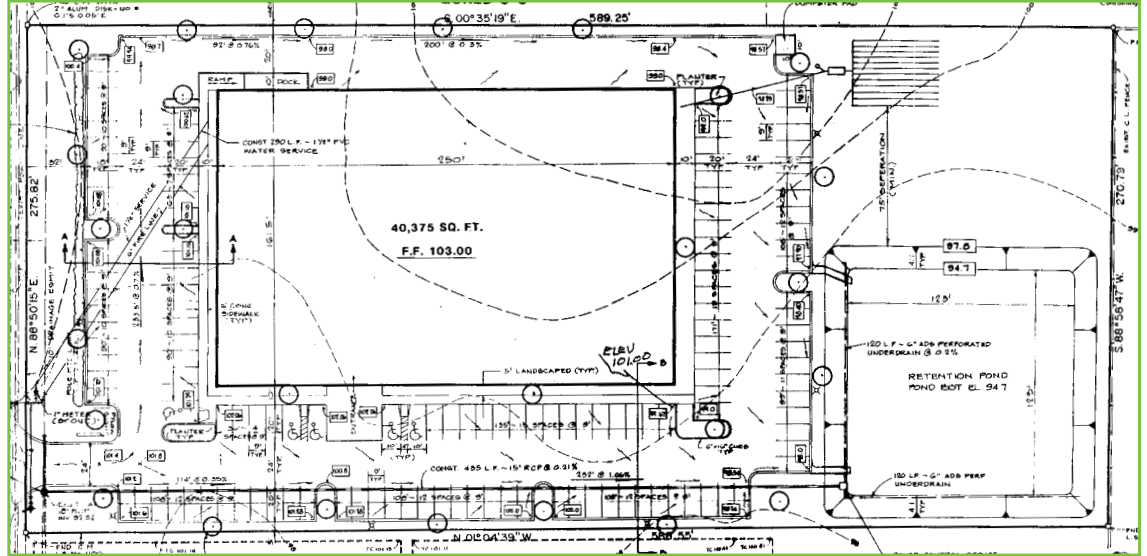
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2008 Estimated Demographics	1 mile	3 miles	5 miles
POPULATION	7,334	98,916	293,991
MEDIAN AGE	29.03	32.82	34.39
MEDIAN HOUSEHOLD INCOME	\$20,778	\$34,775	\$41,483
MEDIAN HOUSING VALUE	\$148,701	\$170,305	\$197,651

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