



FOR LEASE



Interstate 4 (201,000 VPD)

N Orange Ave (10,000 VPD)

**INTERSTATE 4
ACCESS RAMPS**

E Colonial Dr (46,000 VPD)

**SUBJECT
PROPERTY**

N Magnolia Ave (18,000 VPD)



59 EAST COLONIAL DRIVE

ORLANDO, FL | 1,500 -2,000SF BTS OR GROUND LEASE



CITE PARTNERS

PROPERTY SPECIFICATIONS

THE PROPERTY

- 1,500 -2,000sf BTS or Ground Lease
- 0.24 Acres
- Drive through capability

LOCATION

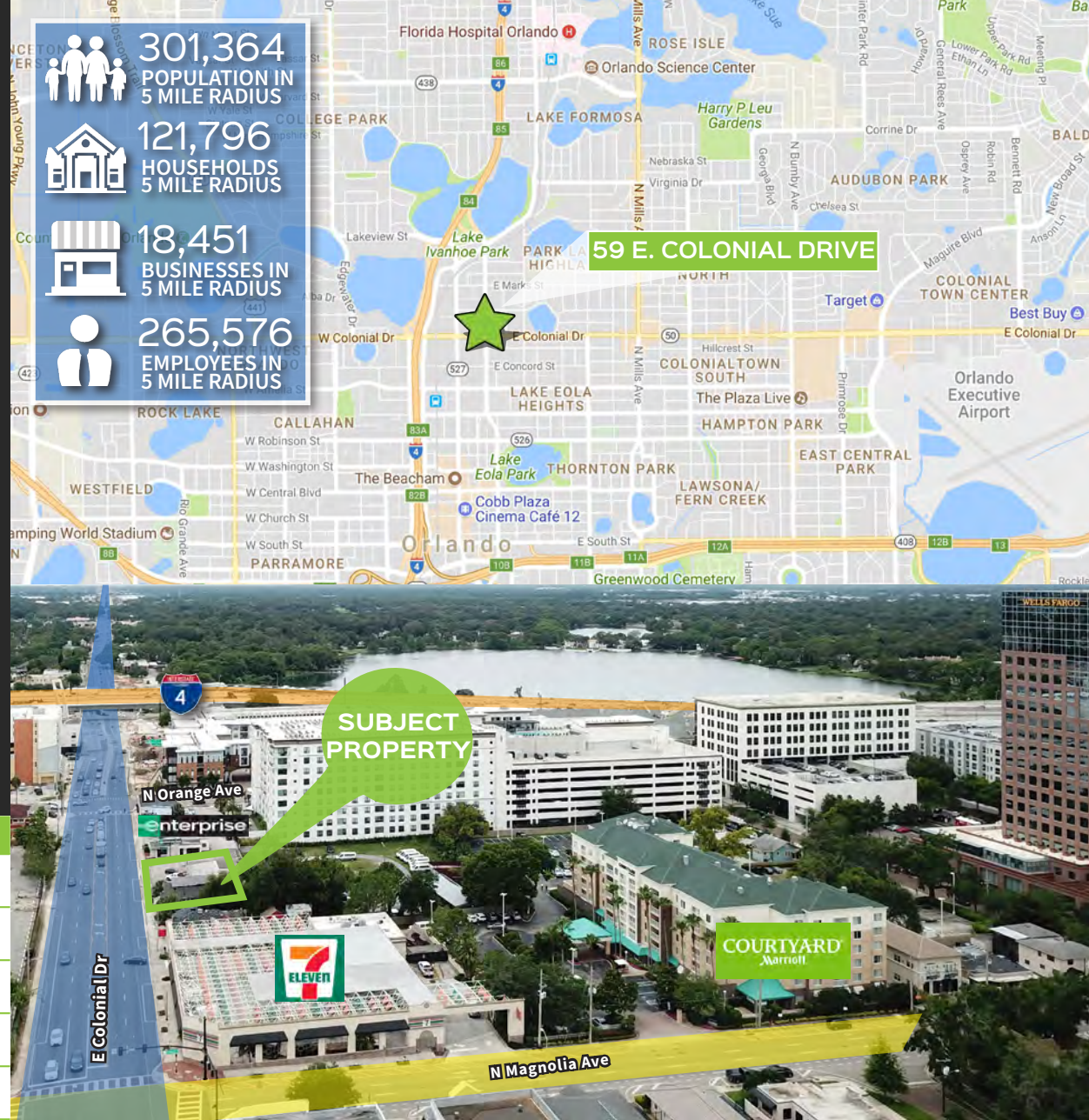
- The property is located on one of the most traveled roads throughout Central Florida at the North entrance
- Area has a great mixture of Residential and Office within walking distance, giving it a strategic advantage of having strong daytime and nighttime population.
- 46,000 VPD on East Colonial Drive

301,364
POPULATION IN
5 MILE RADIUS

121,796
HOUSEHOLDS
5 MILE RADIUS

18,451
BUSINESSES IN
5 MILE RADIUS

265,576
EMPLOYEES IN
5 MILE RADIUS



2018 Demographics	1 Mile	3 Miles	5 Miles
Total Population	16,215	93,293	301,364
Total Households	9,077	44,827	126,796
Avg Household Income	\$86,509	\$83,691	\$73,501
Business Establishments	3,386	10,120	18,451
Total Employees	55,807	175,412	265,576

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