

# Retail Building For Sale



## Stand-Alone Retail

5519 W. Colonial Drive  
Orlando, FL 32808

**MARTIN FORSTER, CCIM**  
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Winter Park, FL 32789

[www.holdthyssen.com](http://www.holdthyssen.com)

## PROPERTY HIGHLIGHTS

- 1,492 SF stand-alone retail building on .35 acres
- Excellent owner/user/investor property
- High visibility on SR 50, just east of the Kirkman Rd. intersection
- Traffic count: 42,351 AADT
- Built in 1970
- 24 parking spaces
- **Asking \$380,000**
- Contact Martin Forster, CCIM for more details: 321-299-4164



## DEMOGRAPHICS

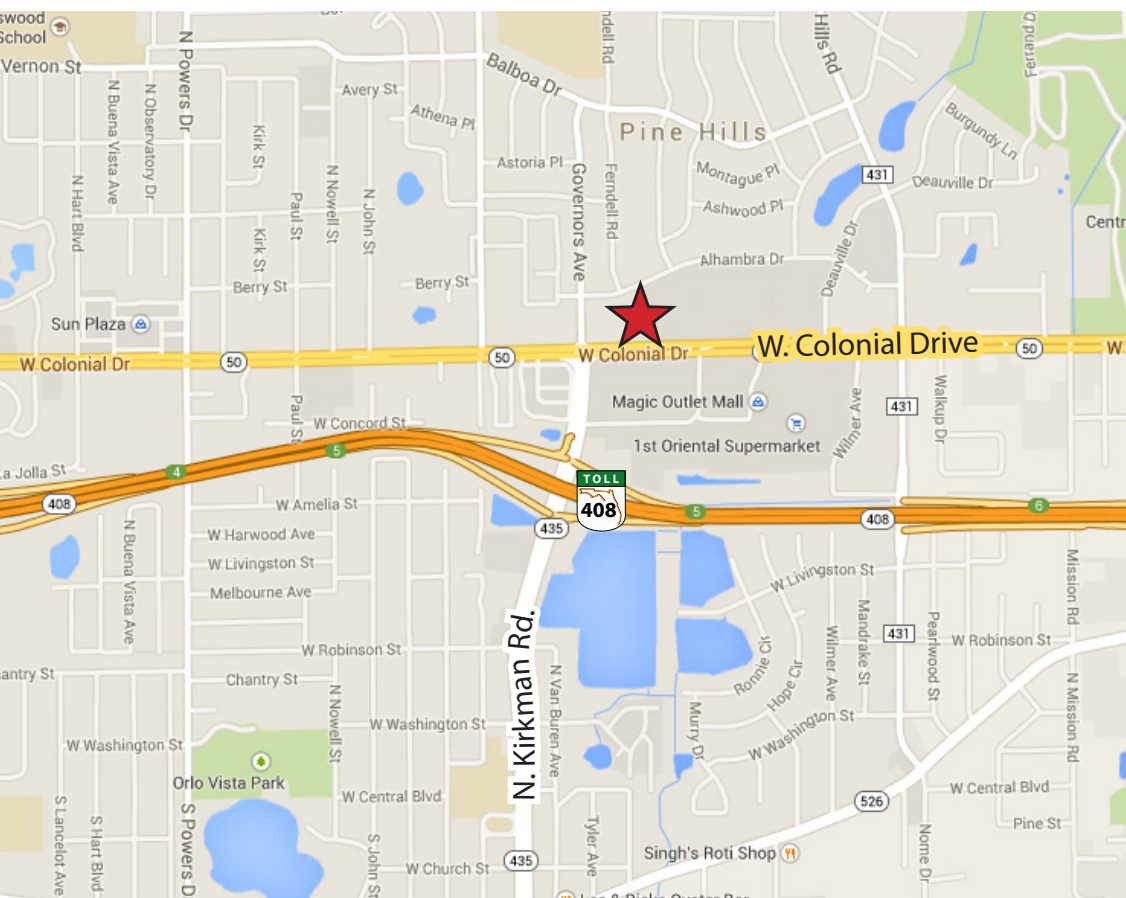
| 2013  | 1-mile      | 3-mile       | 5-mile        |
|---|-------------|--------------|---------------|
| <b>Population</b>                               |             |              |               |
| Total Population                                | 6,818       | 125,966      | 280,394       |
| 2010-2013 % Population Change                   | 3.44%       | 4.19%        | 3.78%         |
| 2000-2013 % Population Change                   | -1.94%      | 5.32%        | 14.03%        |
| Median Age                                      | 34          | 32           | 33            |
| Households                                      | 2,205       | 42,365       | 101,464       |
| <b>Income</b>                                   |             |              |               |
| Median HH Income                                | \$37,295    | \$38,514     | \$42,712      |
| Average HH Income                               | \$43,617    | \$48,416     | \$56,292      |
| Per Capita Income                               | \$14,221    | \$16,390     | \$20,920      |
| <b>Retail Sales Volume</b>                      |             |              |               |
| Automotive parts & accessories stores           | \$1,761,211 | \$34,276,784 | \$79,842,940  |
| Appliance, television & other electronic stores | \$1,047,878 | \$22,683,779 | \$51,051,845  |
| Computer & software stores                      | \$2,902,495 | \$55,394,878 | \$125,717,232 |
| Beer, wine & liquor stores                      | \$468,251   | \$8,445,370  | \$19,357,904  |
| Convenience stores                              | \$2,202,840 | \$41,132,057 | \$95,795,581  |
| Restaurant expenditures                         | \$2,174,062 | \$43,989,443 | \$104,247,056 |



Property panorama facing west towards Kirkman Rd.



Property panorama including neighboring businesses



FOR MORE INFORMATION:



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