

RETAIL BUILDING FOR LEASE

**11247 E. COLONIAL DRIVE
ORLANDO, FLORIDA 32817**

ORANGE COUNTY, FL

For additional information contact:

Steve DeWitt or Tanya Solomon

(407) 380-8633

sdewitt@shorecrestretail.com / tsolomon@shorecrestretail.com

EXECUTIVE SUMMARY

LOCATION:	11247 East Colonial Drive Orlando, Orange County, Florida			
DESCRIPTION:	1.37± Acres			
BUILDING:	<u>DO NOT DISTURB TENANT</u> – Currently a Drive Time Used Car Sales 3,569 SF - Built in 2008 – Tenant relocating in June 2022.			
LEASE PRICE:	\$120,000 (NNN)			
PARCEL ID#:	21-22-31-0000-00-004			
TAXES:	2021 - \$18,453.33			
ZONING:	C-2, per Orange County Property Appraiser			
TRAFFIC COUNTS:	2019 AADT per Orange County Traffic Reports			
	East Colonial Drive	54,194		
	(.33 miles East of Rouse Road)			
2021 DEMOGRAPHICS:	<u>1 Mile</u>	<u>2 Miles</u>	<u>3 Miles</u>	
	Population	13,988	54,971	125,986
	Median HH Income	\$57,765	\$55,261	\$62,730
	Average HH Income	\$52,032	\$54,195	\$65,932
	Employees	4,660	21,795	39,223
COMMENTS:	Outstanding location situated on East Colonial Drive, in between Rouse Road and Alafaya Trail, across from a WalMart SuperCenter. Site has outstanding demographics due to its proximity to the University of Central Florida, Waterford Lakes and Central Florida Research Park (employing approx. 10,000) SR 408 and SR 417. Property is ideal for retail, fast food, sit down restaurant, bank, offices or redevelopment.			
AREA RETAILERS:	WalMart SuperCenter, Hudson’s Furniture, La-Z-Boy, At Home Décor, AutoZone, 7-Eleven, Wendy’s, Golden Corral, Kobe’s Steakhouse, Carl Black Chevrolet, Holiday Inn, Big Lots, Waffle House and Waterford Lakes.			



SITE

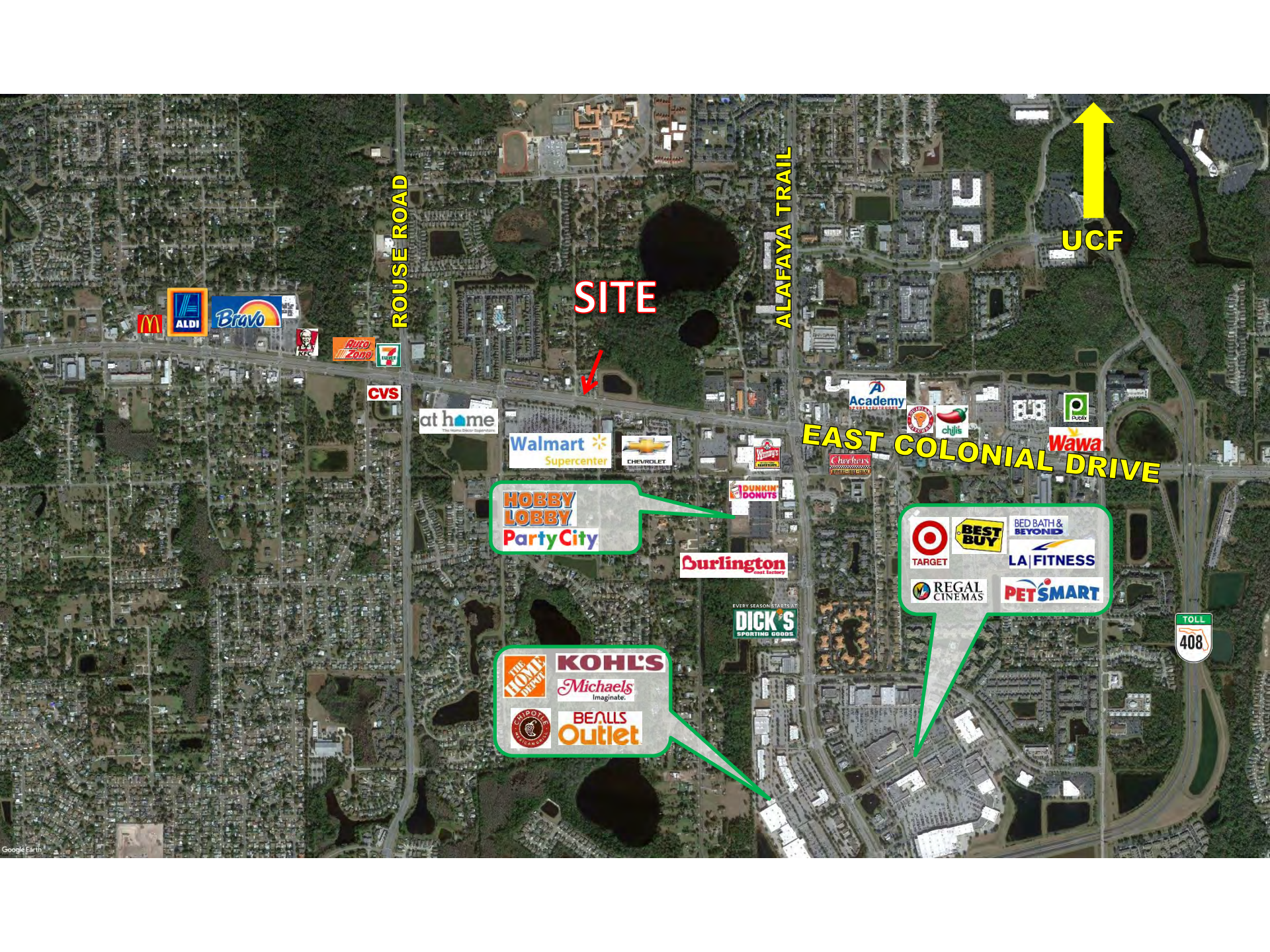
EAST COLONIAL DRIVE

GameStop
cricket
wireless

at&t
Trulieve

HF
HUDSON'S
FURNITURE

Walmart
Supercenter



UCF

SITE

ROUSE ROAD

ALAFAYA TRAIL

EAST COLONIAL DRIVE

HOBBY LOBBY
Party City

THE HOME DEPOT
KOHL'S
Michaels
Imaginate.
CHIPOTLE
MEXICAN BURGERS
BEALLS Outlet

TARGET
BEST BUY
BED BATH & BEYOND
LA FITNESS
REGAL CINEMAS
PETSMART



S.89°14'46"E. 110.00'
S.89°14'46"E. 100.00'

BOUNDARY SURVEY DESCRIPTION

BEGIN AT A POINT 115.57 NORTH 89°14'46" WEST OF THE NORTHEAST CORNER OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, ON THE NORTH LINE OF SAID SECTION; RUN THENCE SOUTH 00°07'30" WEST 284.30 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 50; THENCE NORTH 81°39'30" WEST 101.04 FEET; THENCE NORTH 00°07'30" EAST, 284.30 FEET TO THE NORTH LINE OF SAID SECTION; THENCE SOUTH 89°14'46" EAST, 100 FEET TO THE POINT OF BEGINNING.

AND
BEGIN AT A POINT 215.57 NORTH 89°14'46" WEST OF THE NORTHEAST CORNER OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, ON THE NORTH LINE OF SAID SECTION; RUN SOUTH 00°07'30" WEST 284.30 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 50; THENCE NORTH 81°39'30" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE 111.14 FEET; THENCE NORTH 00°07'30" EAST, 269.62 FEET TO THE NORTH LINE OF SAID SECTION; THENCE SOUTH 89°14'46" EAST, 110 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES

- BEARINGS BASED ON THE NORTH LINE OF SECTION 21-22-31 AS BEING S. 89° 14' 46" E. (ASSUMED).
- UNDERGROUND IMPROVEMENTS NOT LOCATED (EXCEPT AS SHOWN).
- SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
- SUBJECT PROPERTY LIES IN ZONE "A", PER FLOOD INSURANCE RATE MAP PANEL #1209500280F, DATED 5/25/2008, AND LIES OUTSIDE THE 500-YEAR FLOOD PLAIN.
- DATE OF FIELD SURVEY: 3/17/14.

LEGEND / ABBREVIATIONS



- WPP = WOOD POWER POLE
- OHW = OVERHEAD WIRES
- BFP = BACK FLOW PREVENTER
- GA = GUY ANCHOR
- R/W = RIGHT OF WAY
- CONC = CONCRETE
- D.R.B. = OFFICIAL RECORDS BOOK
- P.O.B. = POINT OF BEGINNING
- FH = FIRE HYDRANT
- M.E.S. = MITERED END SECTION

NOTES ON TITLE COMMITMENT

THIS SURVEY REFLECTS EASEMENTS LISTED IN SCHEDULE "B", SECTION II, OF CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 2143 DATED 2/25/14, AS FOLLOWS: (ITEMS NOT LISTED ARE NOT A MATTER OF SURVEY)

ITEM	COMMENT
12	UTILITY EASEMENT PER D.R.B. 9635, PG. 3835 - SHOWN ON SURVEY

SURVEYOR'S CERTIFICATION

CERTIFIED TO: I HEREBY CERTIFY: DATE: 3/17/14
 CHICAGO TITLE INSURANCE COMPANY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 55-17, FLORIDA ADMINISTRATIVE CODE. SCALE: 1" = 20'
 CHERYL YOUNG
 FLORIDA TITLE & ABSTRACT, INC. SEAGRIFF INVESTMENTS, LLC HAGEMAN INVESTMENTS, LLC FASSETT, ANTHONY & TAYLOR, P.A. THOMAS J. MCMAHON
 JOB NO. 14-11247EC
 MCMAHON SURVEYING AND MAPPING, LLC
 245 SAN MARCOS AVENUE
 SANFORD, FLORIDA, 32771
 PHONE 407-328-7201
 FL REG LAND SURVEYOR #4887 CERTIFICATE OF AUTHORIZATION LB7434
 NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

STATE ROAD NO. 50
EAST COLONIAL DRIVE

NOT PLATTED

NOT PLATTED

FOUND 1-1/4" IRON PIPE (NO ID)

FOUND 1/2" IRON ROD (NO ID)

FOUND 1-1/4" IRON PIPE (NO ID)
NE CORNER, W. 1/2, E. 1/2, NW 1/4, NE 1/4, SECTION 21-22-31

SET NAIL AND DISC #4887

UTILITY ESMT PER D.R.B. 9635, PG. 3840

1.0' CLEAR

0.5' CLEAR

WPP

GA

WPP

WPP

WPP

WPP

WPP

WPP

17.4'

269.62'

112.2'

84.4'

90.0'

111.14'

101.04'

100.0'

100.0'

100.0'

100.0'

100.0'

100.0'

S.00°07'30"W.

62'

54'

5.8'

5.8'

297.64'

5.8'

5.8'

5.8'

5.8'

5.8'

5.8'

5.8'

5.8'

115.57' 89°14'46"W.

N. LINE, SECTION 21-22-31

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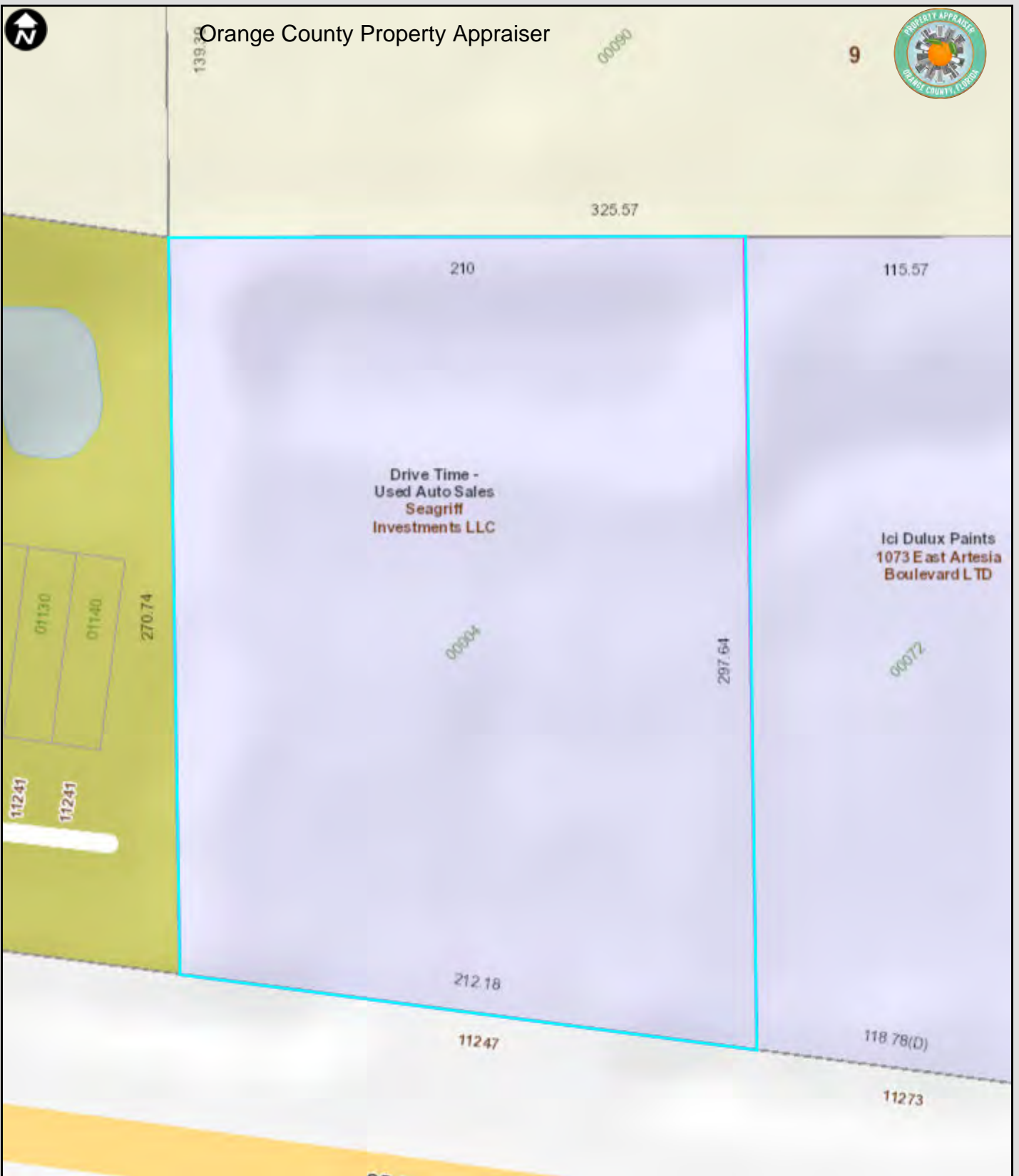
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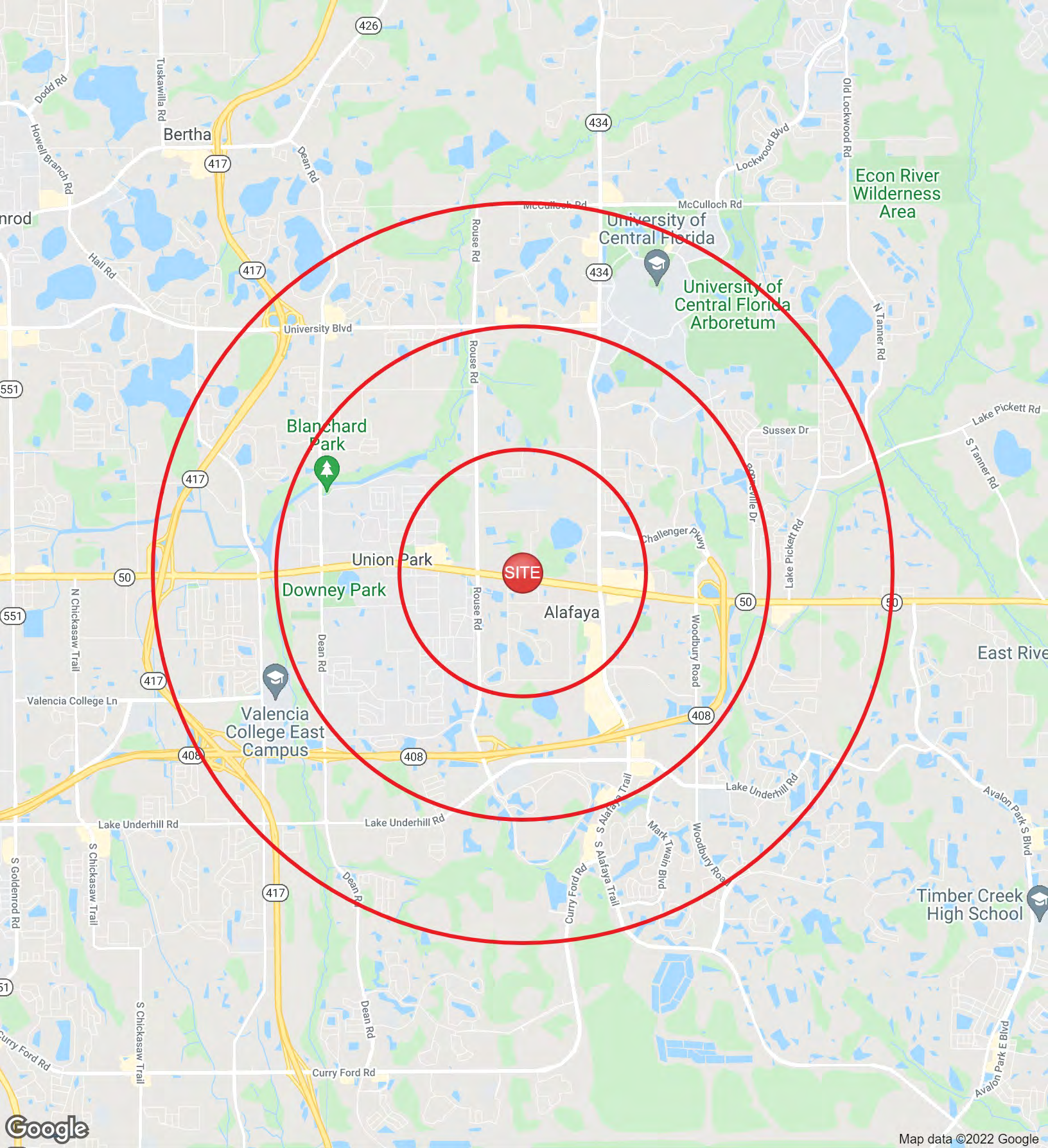
N. LINE, SECTION 21-22-31

115.57' 89°14'46"W.

OCPA Web Map

Major Roads	Proposed Road	Residential	Commercial/Industrial/Vacant Land	Parks	6 Lot Number
Florida Turnpike	Public Roads	Brick Road	Agriculture	Lakes and Rivers	06060 Parcel Number
Interstate 4	Gated Roads	Block Line	Commercial/Institutional	Building	3106 Parcel Address
Toll Road	Road Under Construction	Lot Line	Governmental/Institutional/Misc	Waste Land	E Block Number 111.9 Parcel Dimension





11247 E Colonial Dr

Orlando, FL 32817

January 2022



Full Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 28.5686/-81.2178

11247 E Colonial Dr Orlando, FL 32817	1 mi radius	2 mi radius	3 mi radius
Population			
2021 Estimated Population	13,988	54,971	125,986
2026 Projected Population	14,785	57,055	130,649
2020 Census Population	12,946	52,417	119,226
2010 Census Population	9,827	40,280	93,109
Projected Annual Growth 2021 to 2026	1.1%	0.8%	0.7%
Historical Annual Growth 2010 to 2021	3.8%	3.3%	3.2%
Households			
2021 Estimated Households	4,737	18,221	40,678
2026 Projected Households	5,195	19,630	43,821
2020 Census Households	4,446	17,447	38,593
2010 Census Households	3,480	13,943	31,502
Projected Annual Growth 2021 to 2026	1.9%	1.5%	1.5%
Historical Annual Growth 2010 to 2021	0.6%	0.4%	0.5%
Age			
2021 Est. Population Under 10 Years	8.9%	8.9%	9.6%
2021 Est. Population 10 to 19 Years	14.8%	14.8%	16.1%
2021 Est. Population 20 to 29 Years	33.9%	32.5%	26.6%
2021 Est. Population 30 to 44 Years	17.9%	17.6%	18.5%
2021 Est. Population 45 to 59 Years	13.2%	13.5%	15.1%
2021 Est. Population 60 to 74 Years	8.1%	8.9%	10.3%
2021 Est. Population 75 Years or Over	3.1%	3.8%	3.9%
2021 Est. Median Age	26.2	27.8	29.6
Marital Status & Gender			
2021 Est. Male Population	50.3%	50.2%	49.7%
2021 Est. Female Population	49.7%	49.8%	50.3%
2021 Est. Never Married	59.0%	56.9%	51.9%
2021 Est. Now Married	25.6%	25.7%	30.4%
2021 Est. Separated or Divorced	12.9%	14.1%	14.3%
2021 Est. Widowed	2.5%	3.3%	3.3%
Income			
2021 Est. HH Income \$200,000 or More	2.8%	2.8%	4.1%
2021 Est. HH Income \$150,000 to \$199,999	4.5%	3.6%	5.3%
2021 Est. HH Income \$100,000 to \$149,999	11.4%	10.8%	14.0%
2021 Est. HH Income \$75,000 to \$99,999	17.2%	15.5%	15.5%
2021 Est. HH Income \$50,000 to \$74,999	20.1%	21.0%	20.4%
2021 Est. HH Income \$35,000 to \$49,999	12.4%	13.1%	12.8%
2021 Est. HH Income \$25,000 to \$34,999	10.4%	11.1%	9.3%
2021 Est. HH Income \$15,000 to \$24,999	10.3%	10.2%	8.3%
2021 Est. HH Income Under \$15,000	11.0%	12.1%	10.4%
2021 Est. Average Household Income	\$52,032	\$54,195	\$65,932
2021 Est. Median Household Income	\$57,765	\$55,261	\$62,730
2021 Est. Per Capita Income	\$18,024	\$18,389	\$21,666
2021 Est. Total Businesses	563	2,284	4,187
2021 Est. Total Employees	4,660	21,795	39,223

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11247 E Colonial Dr Orlando, FL 32817		1 mi radius	2 mi radius	3 mi radius
Race				
2021 Est. White		39.6%	40.2%	42.2%
2021 Est. Black		10.5%	9.8%	10.0%
2021 Est. Asian or Pacific Islander		20.1%	20.4%	17.8%
2021 Est. American Indian or Alaska Native		0.3%	0.4%	0.4%
2021 Est. Other Races		29.6%	29.3%	29.6%
Hispanic				
2021 Est. Hispanic Population		5,028	19,418	44,458
2021 Est. Hispanic Population		35.9%	35.3%	35.3%
2026 Proj. Hispanic Population		35.3%	34.6%	34.6%
2020 Hispanic Population		51.1%	50.4%	48.8%
Education (Adults 25 & Older)				
2021 Est. Adult Population (25 Years or Over)		7,349	29,352	70,667
2021 Est. Elementary (Grade Level 0 to 8)		3.9%	3.8%	3.7%
2021 Est. Some High School (Grade Level 9 to 11)		6.1%	6.8%	6.6%
2021 Est. High School Graduate		20.3%	23.9%	24.6%
2021 Est. Some College		21.0%	18.9%	18.3%
2021 Est. Associate Degree Only		15.7%	14.7%	13.6%
2021 Est. Bachelor Degree Only		22.6%	22.2%	22.3%
2021 Est. Graduate Degree		10.4%	9.6%	10.9%
Housing				
2021 Est. Total Housing Units		5,052	19,103	42,151
2021 Est. Owner-Occupied		29.7%	34.3%	47.8%
2021 Est. Renter-Occupied		64.1%	61.0%	48.7%
2021 Est. Vacant Housing		6.2%	4.6%	3.5%
Homes Built by Year				
2021 Homes Built 2010 or later		13.0%	11.3%	10.1%
2021 Homes Built 2000 to 2009		17.0%	13.9%	15.8%
2021 Homes Built 1990 to 1999		32.0%	30.3%	30.7%
2021 Homes Built 1980 to 1989		17.0%	19.9%	23.0%
2021 Homes Built 1970 to 1979		6.9%	10.4%	8.4%
2021 Homes Built 1960 to 1969		4.5%	4.9%	4.1%
2021 Homes Built 1950 to 1959		2.5%	3.4%	3.1%
2021 Homes Built Before 1949		0.9%	1.4%	1.2%
Home Values				
2021 Home Value \$1,000,000 or More		0.7%	0.8%	0.7%
2021 Home Value \$500,000 to \$999,999		2.0%	2.3%	3.0%
2021 Home Value \$400,000 to \$499,999		2.6%	3.1%	3.1%
2021 Home Value \$300,000 to \$399,999		17.7%	14.0%	17.1%
2021 Home Value \$200,000 to \$299,999		37.7%	36.7%	40.6%
2021 Home Value \$150,000 to \$199,999		18.2%	21.1%	17.5%
2021 Home Value \$100,000 to \$149,999		10.2%	10.4%	7.8%
2021 Home Value \$50,000 to \$99,999		5.5%	5.6%	4.2%
2021 Home Value \$25,000 to \$49,999		0.7%	1.3%	2.0%
2021 Home Value Under \$25,000		4.8%	4.7%	3.9%
2021 Median Home Value		\$218,070	\$213,566	\$228,134
2021 Median Rent		\$1,220	\$1,162	\$1,187

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Labor Force			
2021 Est. Labor Population Age 16 Years or Over	12,018	47,173	106,507
2021 Est. Civilian Employed	53.9%	53.0%	51.7%
2021 Est. Civilian Unemployed	4.3%	4.2%	3.9%
2021 Est. in Armed Forces	-	-	-
2021 Est. not in Labor Force	41.8%	42.9%	44.3%
2021 Labor Force Males	50.4%	50.1%	49.4%
2021 Labor Force Females	49.6%	49.9%	50.6%
Occupation			
2021 Occupation: Population Age 16 Years or Over	6,482	24,981	55,110
2021 Mgmt, Business, & Financial Operations	12.9%	12.4%	13.2%
2021 Professional, Related	22.6%	21.9%	23.3%
2021 Service	19.0%	21.2%	20.4%
2021 Sales, Office	27.9%	26.3%	24.6%
2021 Farming, Fishing, Forestry	0.2%	0.3%	0.3%
2021 Construction, Extraction, Maintenance	7.7%	7.2%	8.0%
2021 Production, Transport, Material Moving	9.6%	10.8%	10.3%
2021 White Collar Workers	63.5%	60.5%	61.1%
2021 Blue Collar Workers	36.5%	39.5%	38.9%
Transportation to Work			
2021 Drive to Work Alone	76.9%	77.2%	77.5%
2021 Drive to Work in Carpool	15.3%	14.0%	12.9%
2021 Travel to Work by Public Transportation	1.0%	1.8%	1.5%
2021 Drive to Work on Motorcycle	-	0.1%	0.1%
2021 Walk or Bicycle to Work	2.3%	2.5%	2.5%
2021 Other Means	0.5%	0.6%	0.7%
2021 Work at Home	3.9%	3.8%	4.8%
Travel Time			
2021 Travel to Work in 14 Minutes or Less	13.3%	14.6%	13.9%
2021 Travel to Work in 15 to 29 Minutes	37.0%	35.8%	34.2%
2021 Travel to Work in 30 to 59 Minutes	43.2%	42.3%	44.9%
2021 Travel to Work in 60 Minutes or More	6.6%	7.2%	7.0%
2021 Average Travel Time to Work	27.6	27.2	28.2
Consumer Expenditure			
2021 Est. Total Household Expenditure	\$212.59 M	\$838.83 M	\$2.14 B
2021 Est. Apparel	\$7.47 M	\$29.44 M	\$75.49 M
2021 Est. Contributions, Gifts	\$11.35 M	\$44.8 M	\$116.65 M
2021 Est. Education, Reading	\$6.37 M	\$25.04 M	\$66.04 M
2021 Est. Entertainment	\$11.68 M	\$46.12 M	\$119.29 M
2021 Est. Food, Beverages, Tobacco	\$33.29 M	\$131.38 M	\$332.4 M
2021 Est. Furnishings, Equipment	\$7.27 M	\$28.69 M	\$74.16 M
2021 Est. Health Care, Insurance	\$19.35 M	\$76.68 M	\$195.1 M
2021 Est. Household Operations, Shelter, Utilities	\$70.05 M	\$276.05 M	\$697.49 M
2021 Est. Miscellaneous Expenses	\$3.93 M	\$15.55 M	\$39.92 M
2021 Est. Personal Care	\$2.84 M	\$11.22 M	\$28.65 M
2021 Est. Transportation	\$38.98 M	\$153.86 M	\$393.26 M

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