



Project Information

ZONED P-D PLANNED DEVELOPMENT
UP TO 5,574m²/60,000 SQFT COMMERCIAL C-1

RARE OPPORTUNITY: LARGE INCREASE IN AVG. HH INCOME IN THE NEXT 5 YEARS & SUBSTANTIAL UNMET DEMAND FOR RETAIL DEVELOPMENT

15169 E. COLONIAL DRIVE, ORLANDO, FL 32826
\$4,500,000

49,088m²/12.13±ACRES & 132m/434 FT FRONTAGE
ON EAST COLONIAL DRIVE

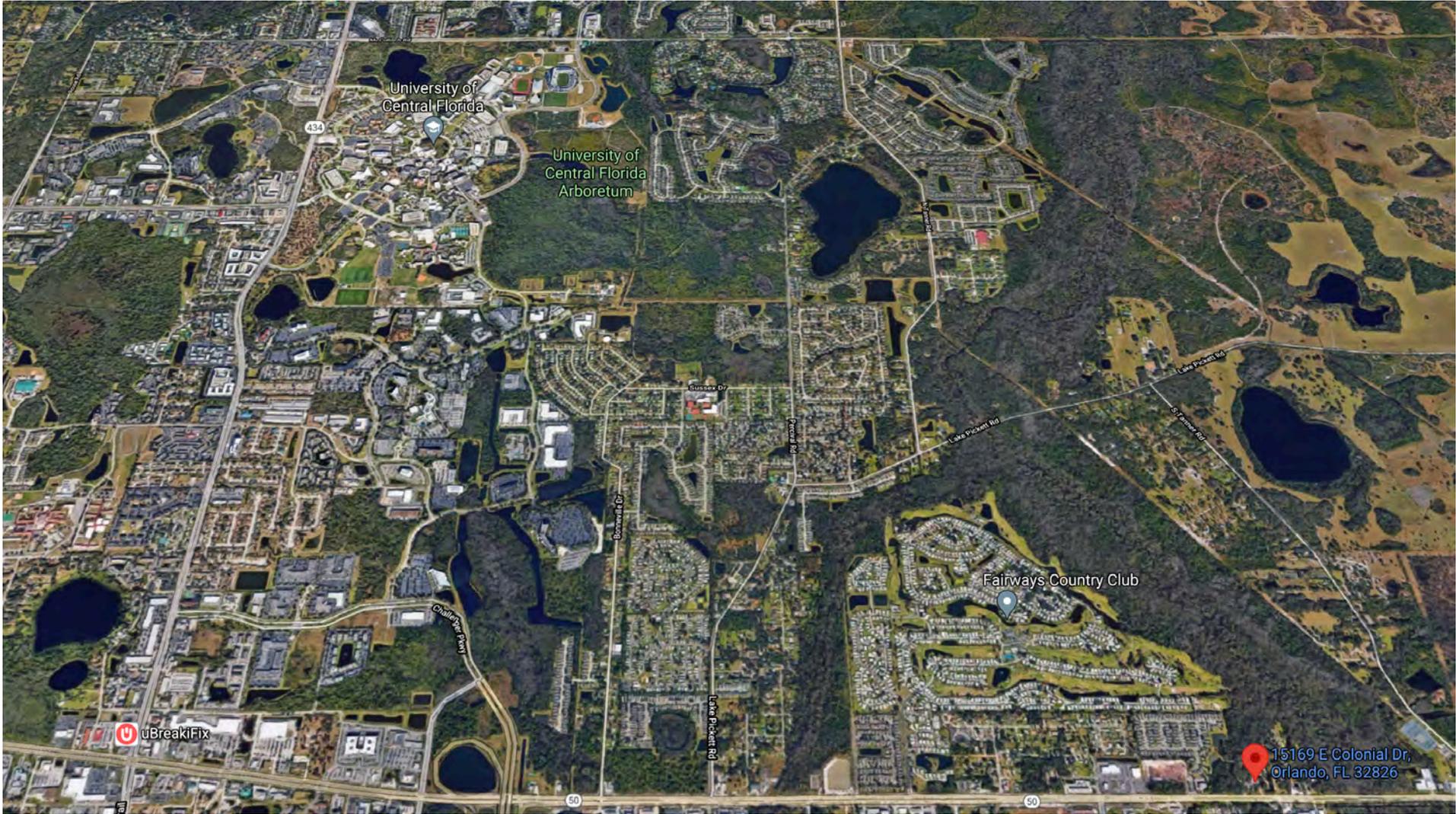
**12.13 ±
AC SITE**

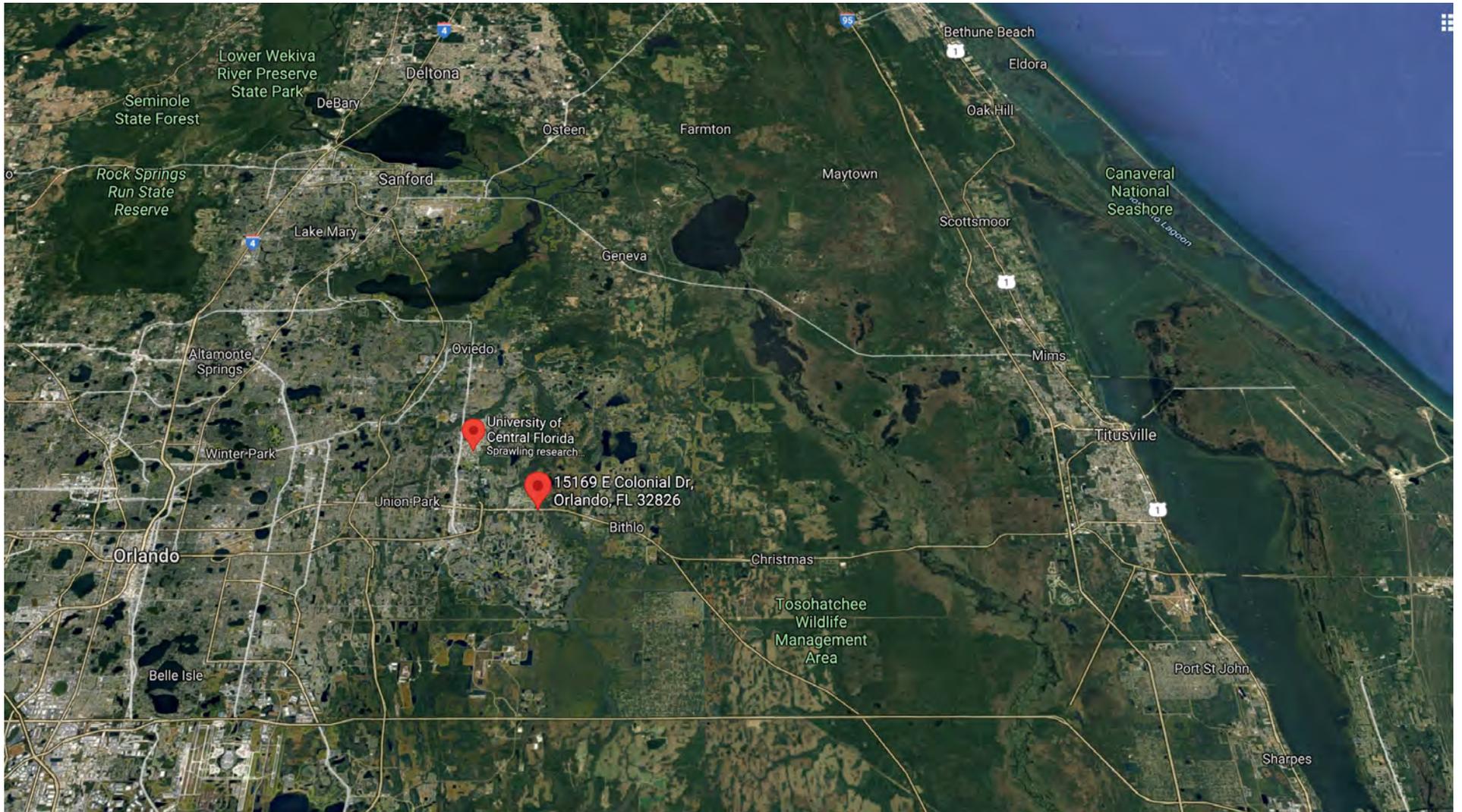


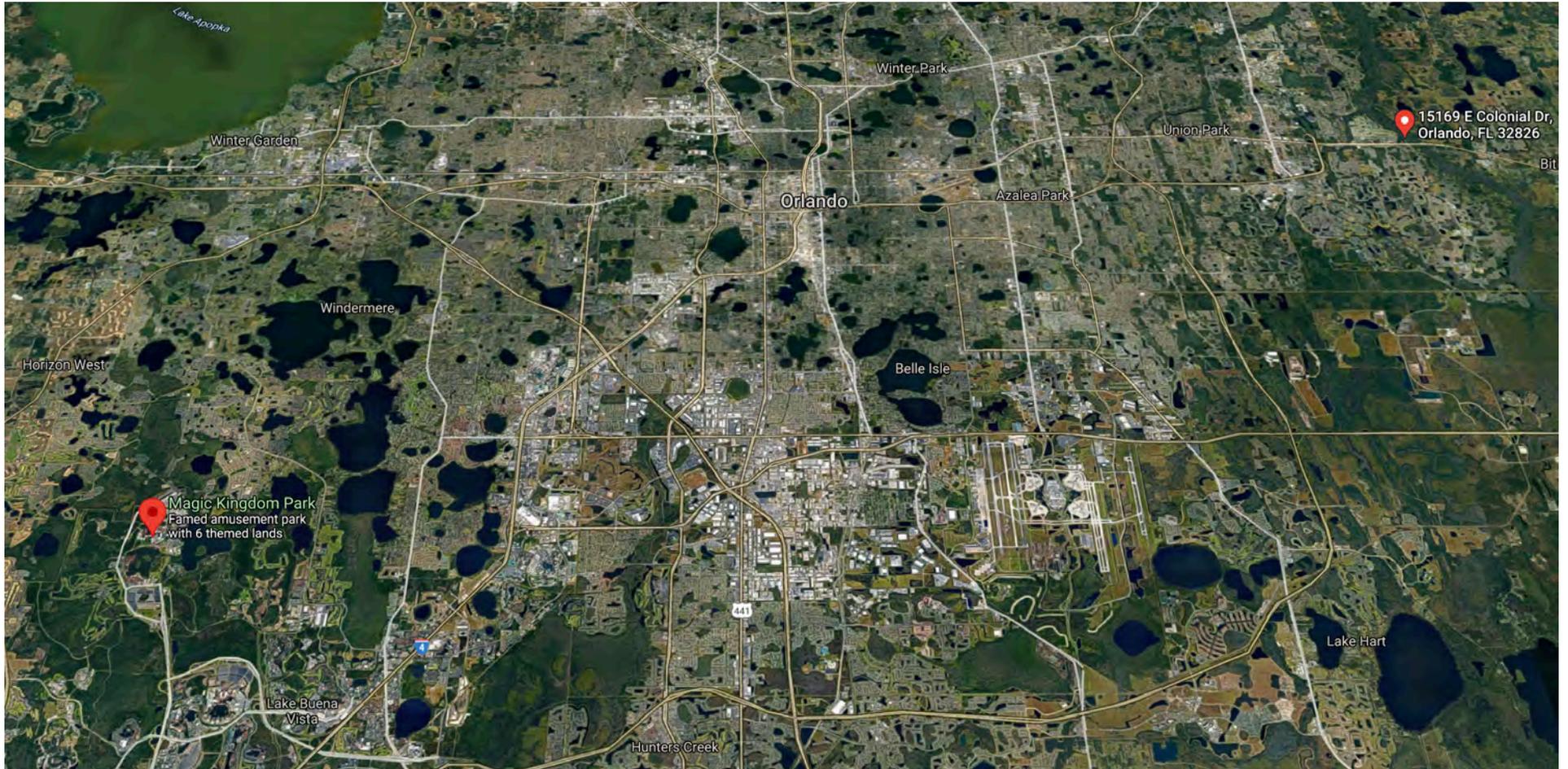
E. Colonial Dr. AADT: 50,940

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	10,261	71,523	157,649
HOUSEHOLDS	3,847	24,148	51,150
AVG. HH INCOME	\$66,005	\$76,614	\$78,549

AVALON PARK
Property Owners Association









**12.13±ACRES/ 49,088m² WITH 434 FEET/132m
FRONTAGE ON EAST COLONIAL DR.**

**ZONED P-D UP TO 60,00 SQFT/ 5,574m²
COMMERCIAL C-1**

15169 E. COLONIAL DRIVE, ORLANDO, FL 32826

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OTHER MATERIALS AVAILABLE UPON REQUEST.

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FAIRWAY VILLAGE MOBILE HOME PARK

FLA. AUDUBON SOCIETY

S87°59'34"W 434.02'

POWER STONE INVESTMENT, INC.

N67°31'04"E 43.44'
N58°38'05"E 47.60'
N21°18'48"E 13.49'

TRACT 'B'
SANDY CREEK
PB. 4B, PGS 117-119

APPROXIMATE 10' WIDE CREEK
N82°06'20"E 57.79'
N44°50'52"E 63.74'
N82°02'E 67.71'
N82°38'03"E 60.00'
N82°17'32"E 100.11'
N42°32'51"E 78.95'

N02°02'16"W 1215.33'

NORTH BUILDING
40,000 SF

LOT 2

LOT 1

NGUYEN PHUOC

S01°55'11"E 1211.55'

LOUIS R. SEYBOLD TRUST
REMAINDER LOT 4

SITE DATA:

TOTAL AREA:	12.13 ACRES
CONSERVATION AREA:	0.37 ACRES
NET DEVELOPABLE AREA:	11.56 ACRES
ALLOWABLE BUILDING AREA:	60,000 SF
PROPOSED BUILDING AREA:	
NORTH BUILDING:	40,000 SF
EAST BUILDING:	9,000 SF
WEST BUILDING:	9,000 SF
TOTAL BUILDING AREA:	58,000 SF
PARKING PROVIDED:	
REGULAR SPACES:	240
ADA SPACES:	12
TOTAL SPACES PROVIDED:	252

N88°29'21"E 436.53'

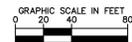
STATE ROAD 50/COLONIAL DRIVE

151COL PD

ORANGE COUNTY, FLORIDA

CONCEPTUAL SKETCH

07/28/2020 - CONTACT JAY R. JACKSON, P.E. (407) 898-1511



Kimley & Horn

SP-01

PROPERTY SUMMARY – Major Future Development



The Grow is a residential farm and garden community inspired by healthy living and rural lifestyle, enabling people to forge a relationship with the land and each other amongst a working farm, community gardens and social amenities, in an idyllic setting that is steeped in nostalgia and mindful of nature.

Lifeatthegrow.com

**Estimated 2,900
New Homes.**

PROPERTY SUMMARY - Possible assemblage of neighboring properties



Possible assemblage of neighboring properties for a combined acreage of 23.80 ACs and 850' frontage on East Colonial.

Potential increase of GLA to over 250,000 sf

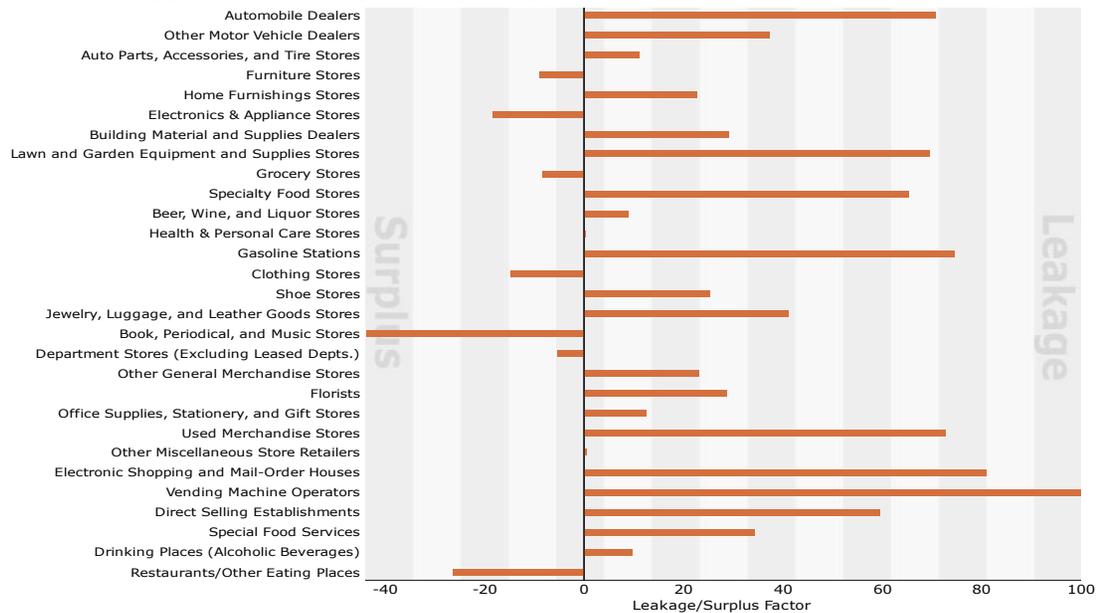
A strategic relationship can be attained with the right acquisition team.

PROPERTY SUMMARY – Leakage and Surplus Analysis

	3-Mile Radius PTA	Demand (Retail Potential)	Supply (Retail Potential)	Retail Gap	Leakage/ Surplus Factor	Number of Businesses
2017 Industry Summary	Total Retail Trade and Food & Drink	\$888,614,313	\$677,765,126	\$210,849,187	13.5	260
2023 Forecast	Total Retail Trade and Food & Drink	\$1,137,840,572	\$799,762,849	\$338,077,723	19.2	273

Considerable leakage within the Subject's PTA 3-Mile Radius; whereas retailers outside of the market are fulfilling the demand for retail products for consumers in this market. The Subject Development with strategic leases can take advantage of this demand.

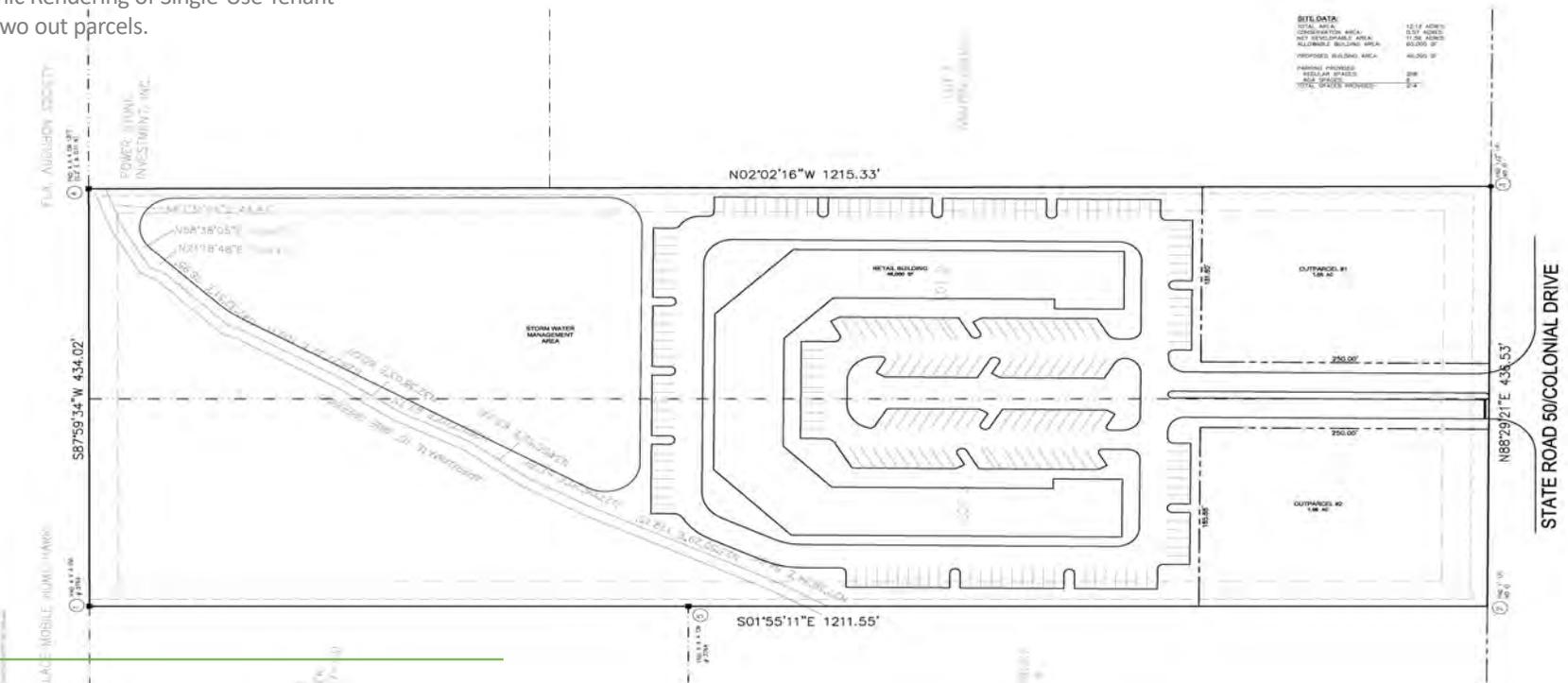
2017 Leakage/Surplus Factor by Industry Group



Source: Esri and Infogroup. Esri 2018 Updated Demographics. Esri 2017 Retail MarketPlace. retrieved Aug. 11, 2018 6

RENDERINGS

Graphic Rendering of Single-Use Tenant and two out parcels.



Potential Investment-Grade Tenants
 With development of Single-Use
 Tenant and two out parcels

SP-03

151COL PD

CONCEPTUAL SKETCH

09/02/2020 - CONTACT JAY R. JACKSON, P.E. (407) 898-1511

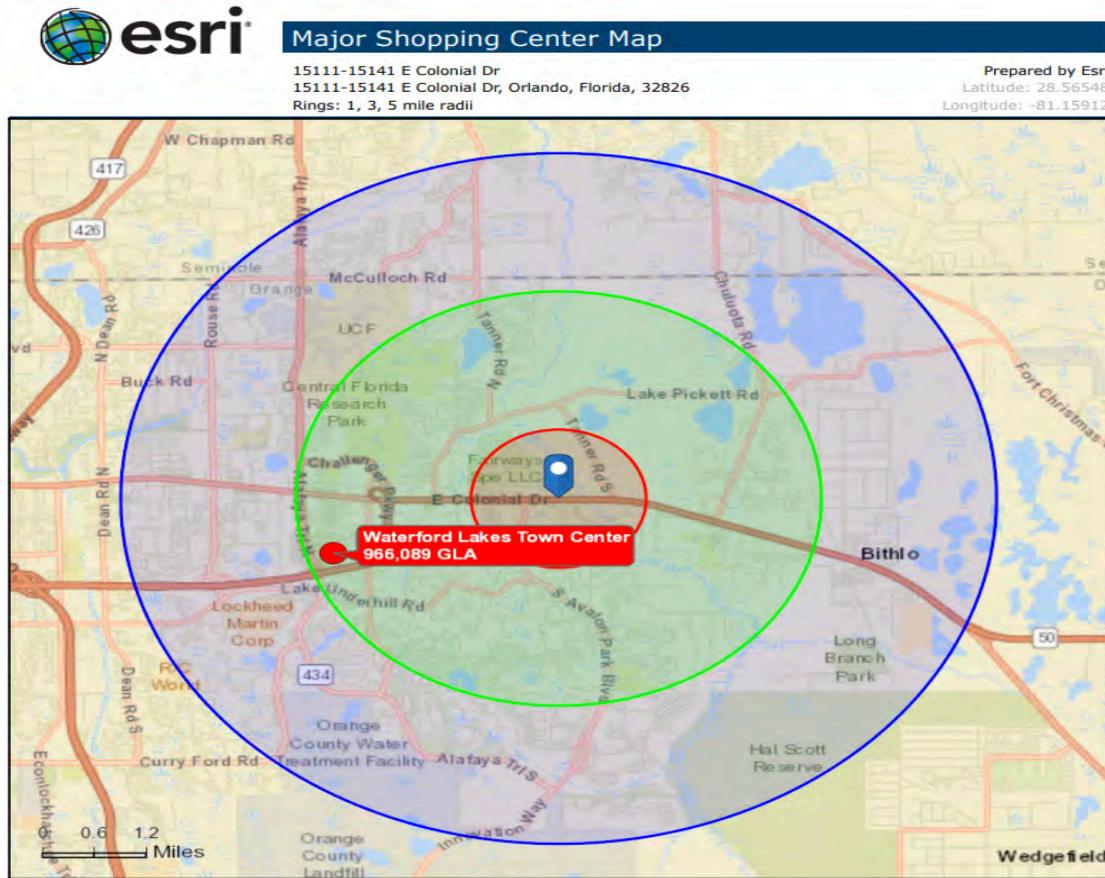
RENDERINGS

Graphic Rendering of Single-Use Tenant and two out parcels.

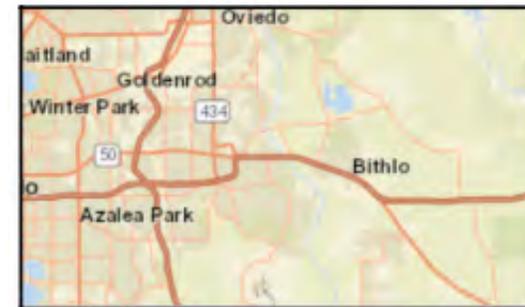


Potential Investment-Grade Tenants
With development of Single-Use
Tenant and two out parcels

PROPERTY SUMMARY – Major Shopping Mall Comparison



- Gross Leasable Area
- Less than 200,000 sq ft
 - 200,001 - 300,000
 - 300,001 - 500,000
 - 500,001 - 800,000
 - More than 800,000

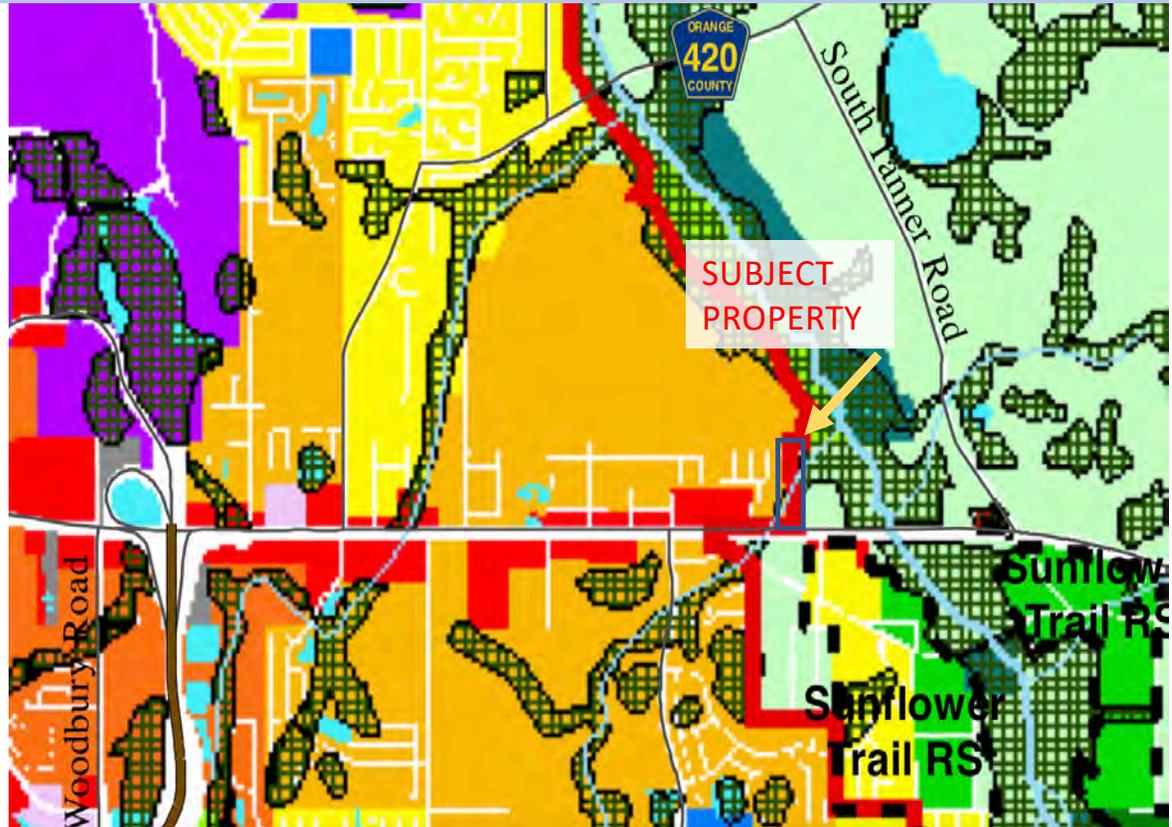


ORANGE COUNTY FUTURE USE MAP



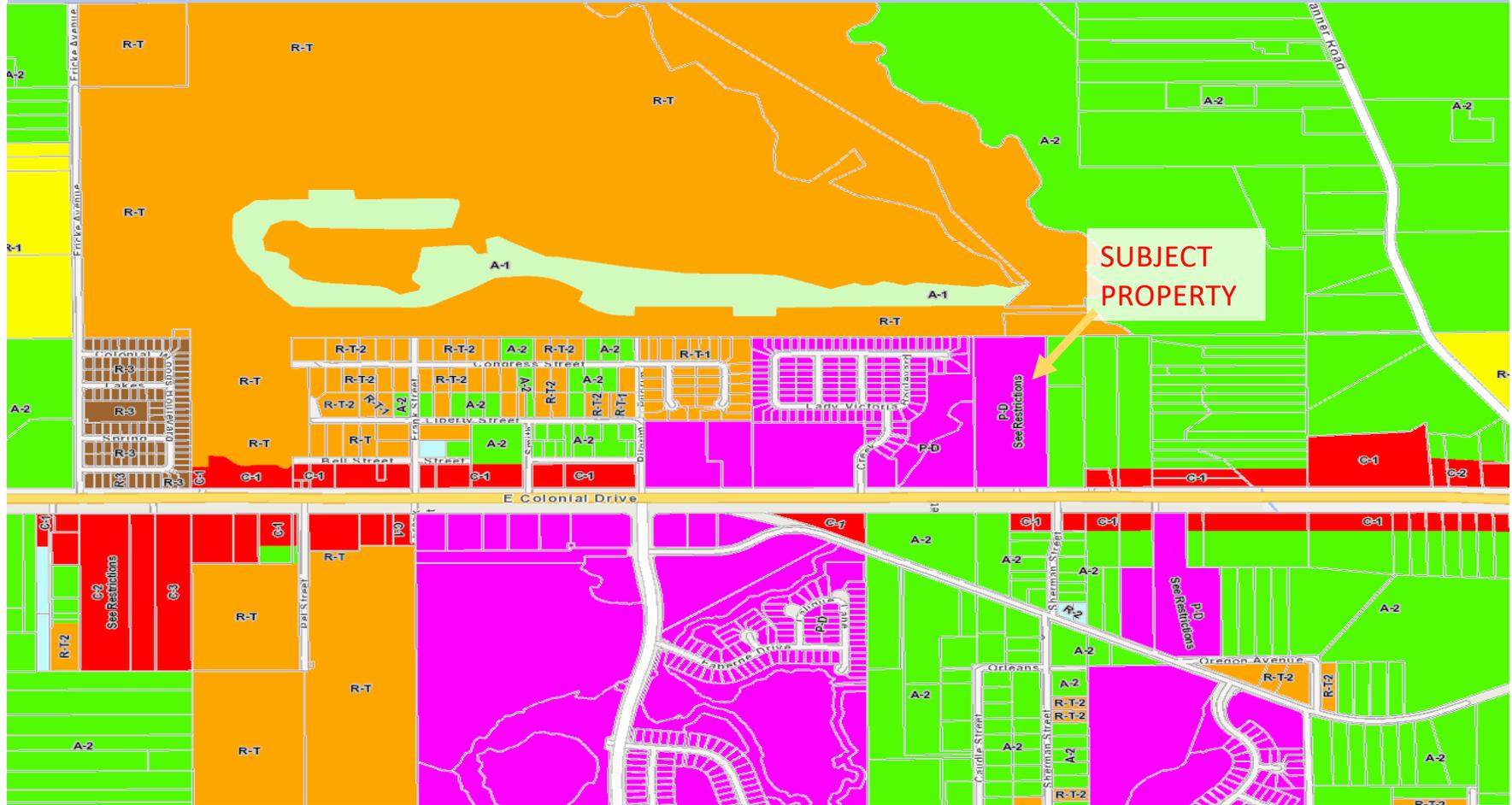
**2010 – 2030
Comprehensive Plan
Future Land Use Map**

- | | |
|----------------------------|--------------------------------|
| Rural * | Neighborhood Activity Corridor |
| Rural 1/1 | Neighborhood Center |
| Rural 1/2 | Neighborhood Residential |
| Rural 1/5 | Activity Center Residential |
| Low Density Residential | Activity Center Mixed Use |
| Low-Medium Density | Community Village Center |
| Medium Density Residential | Village |
| High Density Residential | Office |
| Traditional Neighborhood | Commercial |
| Industrial | Conservation |



Significant development regulation east of the Subject Property that may give this property a competitive buffer for retail development for a considerable timeframe.

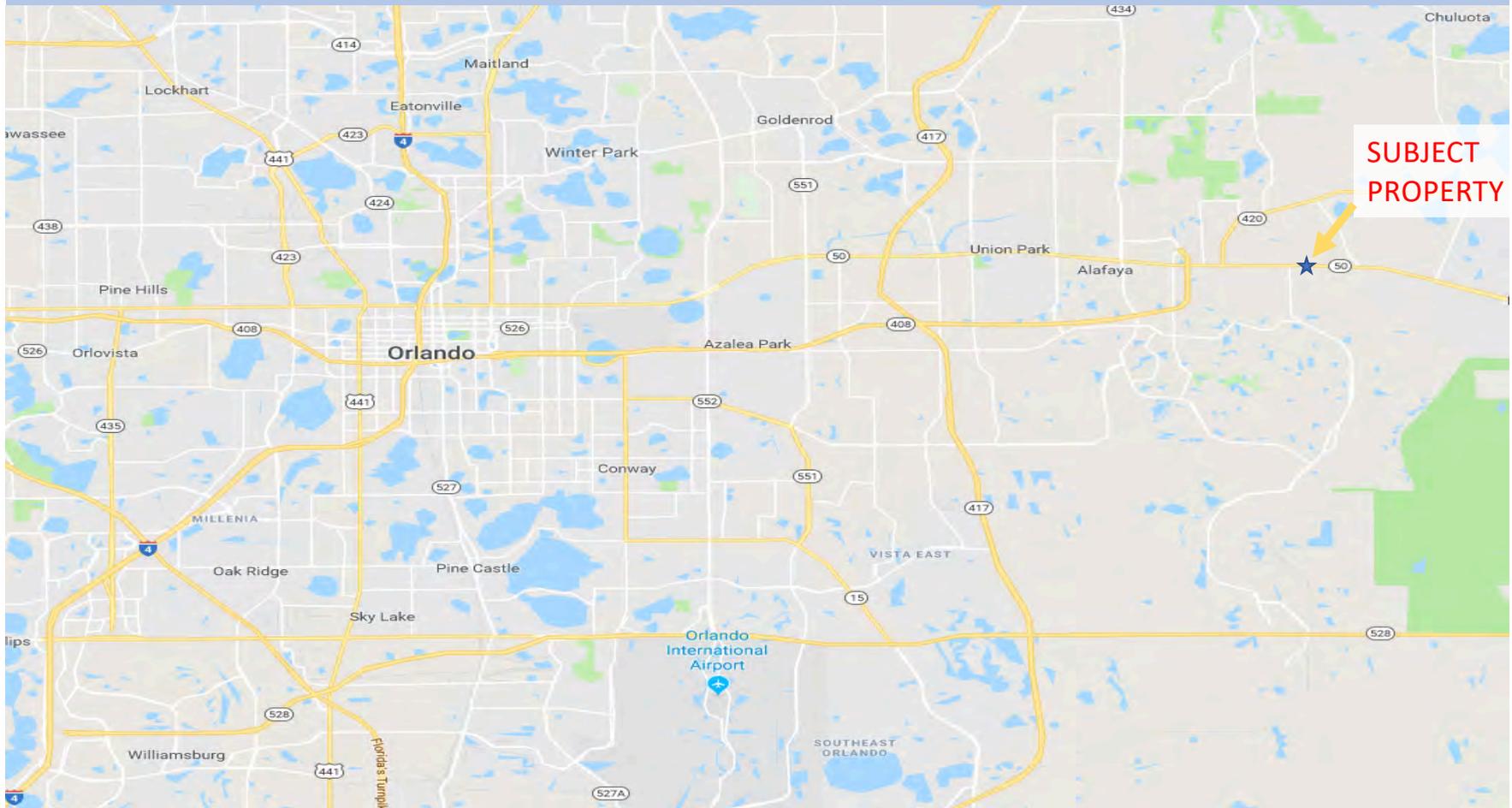
ORANGE COUNTY ZONING MAP



12.13 ± ACRES – P-D COMMERCIAL DEVELOPMENT

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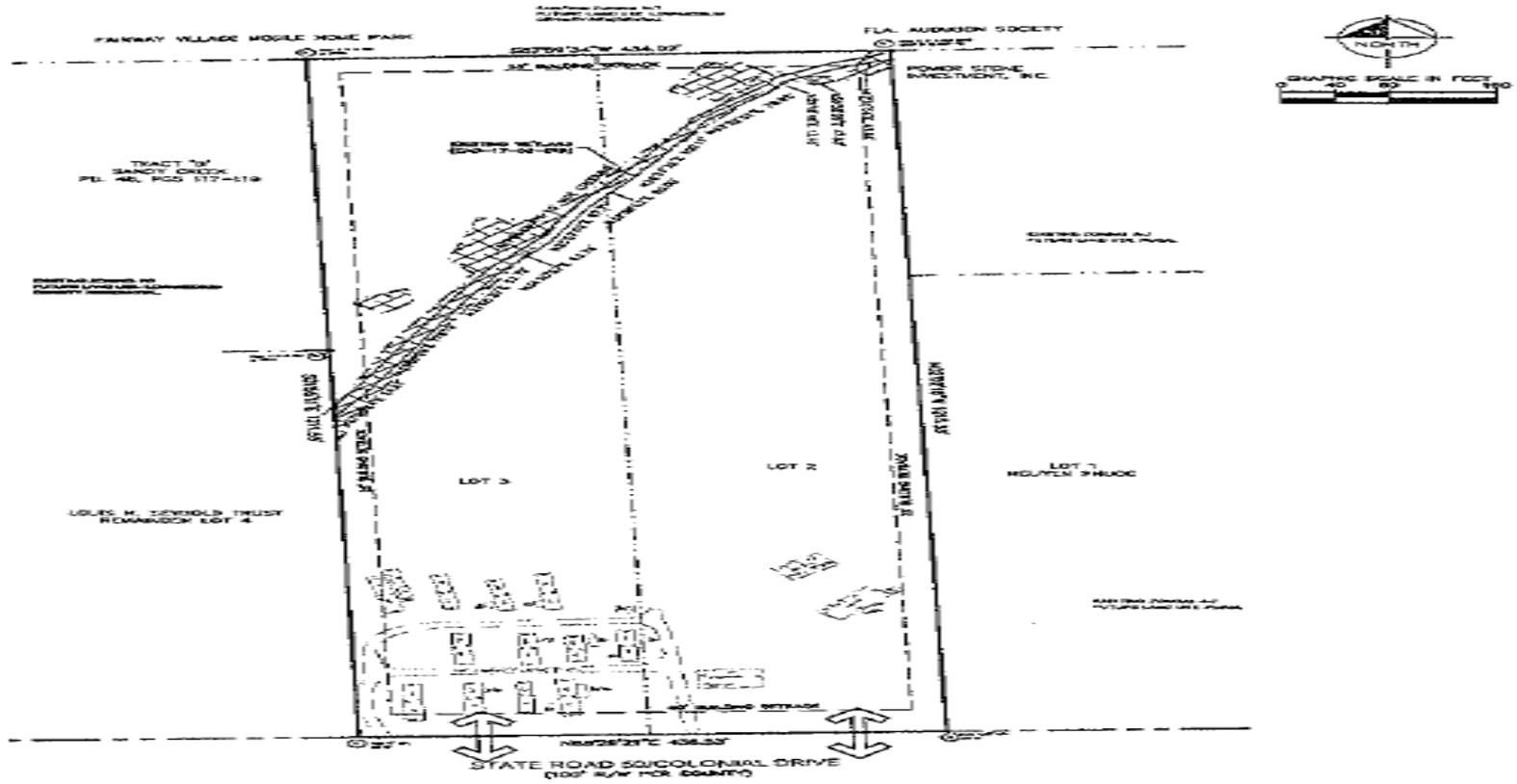
LOCATION MAP



12.13 ± ACRES – P-D COMMERCIAL DEVELOPMENT

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SURVEY



TOPOGRAPHICAL SURVEY

