

FOR SALE OR LEASE

**5047 W. COLONIAL DRIVE
ORLANDO, FL 32808**



FREESTANDING AUTOMOTIVE PROPERTY



PROPERTY HIGHLIGHTS

- **1,764 SF (3 Bay) Configuration**
- **20,422 SF Lot Outparcel within Pine Hills Shopping Center**
- **C-2 Zoning WITH Ample Parking**
- **Pole Signage fronting W. Colonial Drive**
- **Close to: SR 435, 408 & CR 431**
- **Lease Rate: \$3,500/month, NNN**
- **Sale Price: \$495,000**

TRAFFIC COUNTS

W. Colonial Drive: 53,900
CR 431: 34,192

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population:	9,202	112,790	282,665
Income:	\$39,978	\$50,330	\$58,429

This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.

CONTACT

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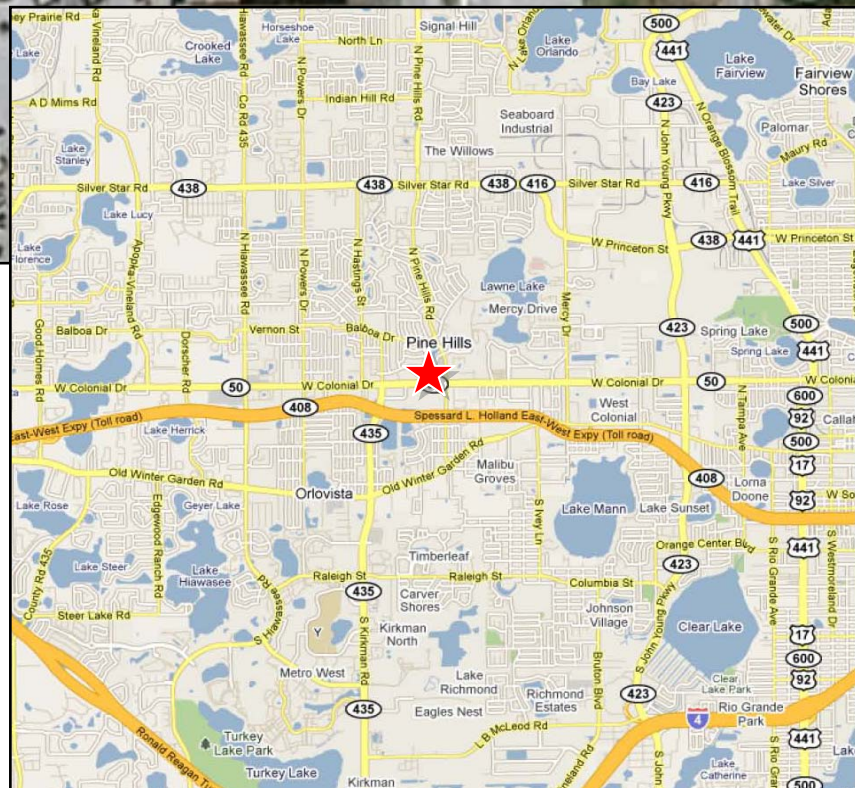
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