



## 1.99 Acres Available

- For lease, build to suit (single or multi-tenant)
- 1.99 acres
- Former Circle K
- Hard corner at signalized intersection
- C-1 Zoning / Commercial Future Land Use, Orange County, FL
- Across from East River High School (2,000+ students)
- Two planned residential communities with a planned 4,500 homes under development in the trade area

2020 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	4,787	39,029	114,271
Med HH Income	\$64,095	\$75,388	\$76,811

**John Dottore**  
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**Mara Frumkin**  
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mfrumkin@atlanticretail.com



Corner Lake Middle School  
943 Students

Publix

TSC TRACTOR SUPPLY CO

SUBWAY

ZAXBY'S

bp

**SITE**  
1.99 ACRES

FIFTH THIRD BANK

TACO BELL

BURGER KING

Walgreens

McDonald's

AutoZone

DOLLAR GENERAL

SHERWIN-WILLIAMS

East River High  
2,043 Students

 **\$75,388**  
MED HH INCOME  
IN 3 MILE RADIUS

 **43,000**  
ADT ON  
E COLONIAL DR



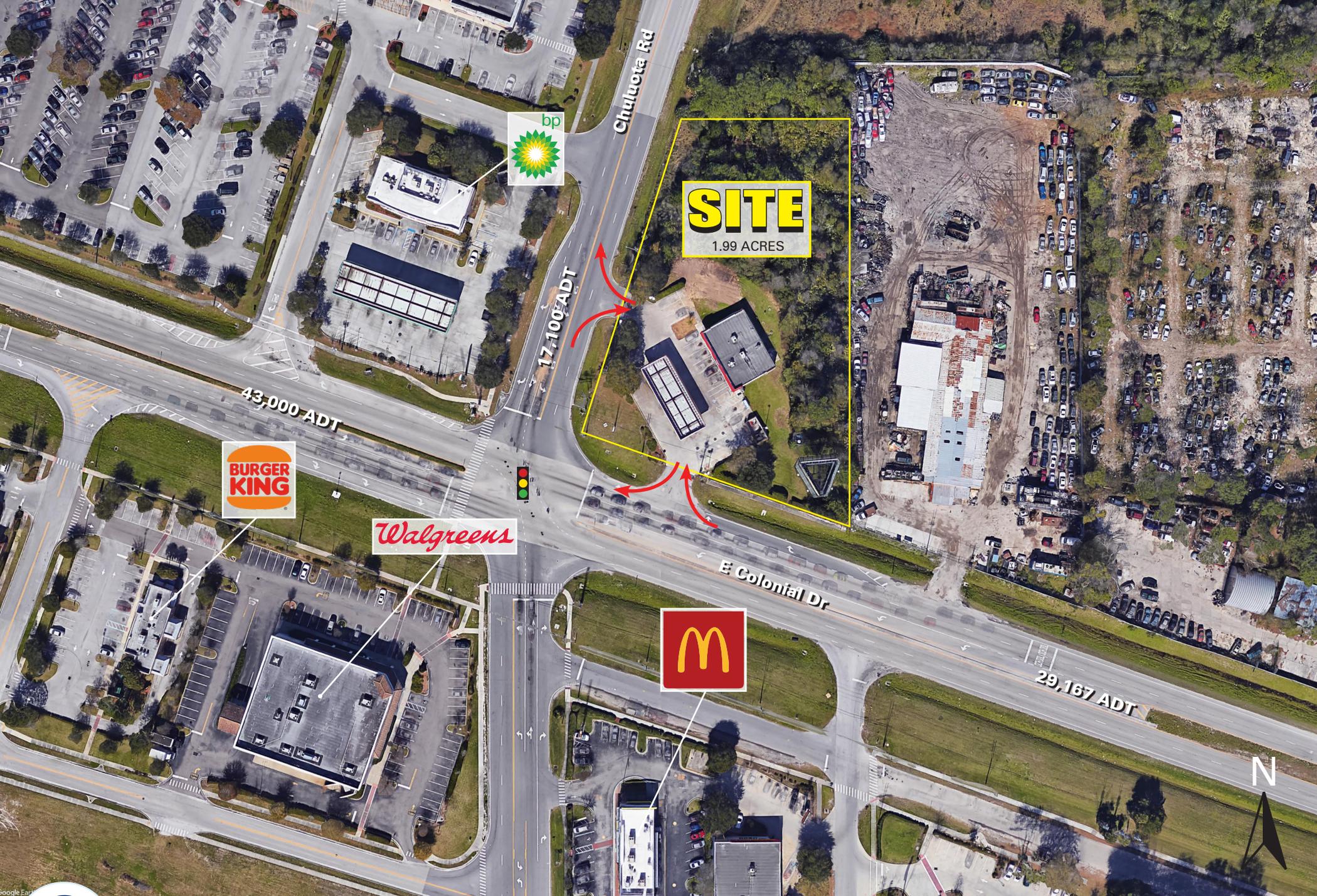
ORLANDO, FL  
16959 E Colonial Dr

MARKET AERIAL

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**SITE**  
1.99 ACRES



*Walgreens*



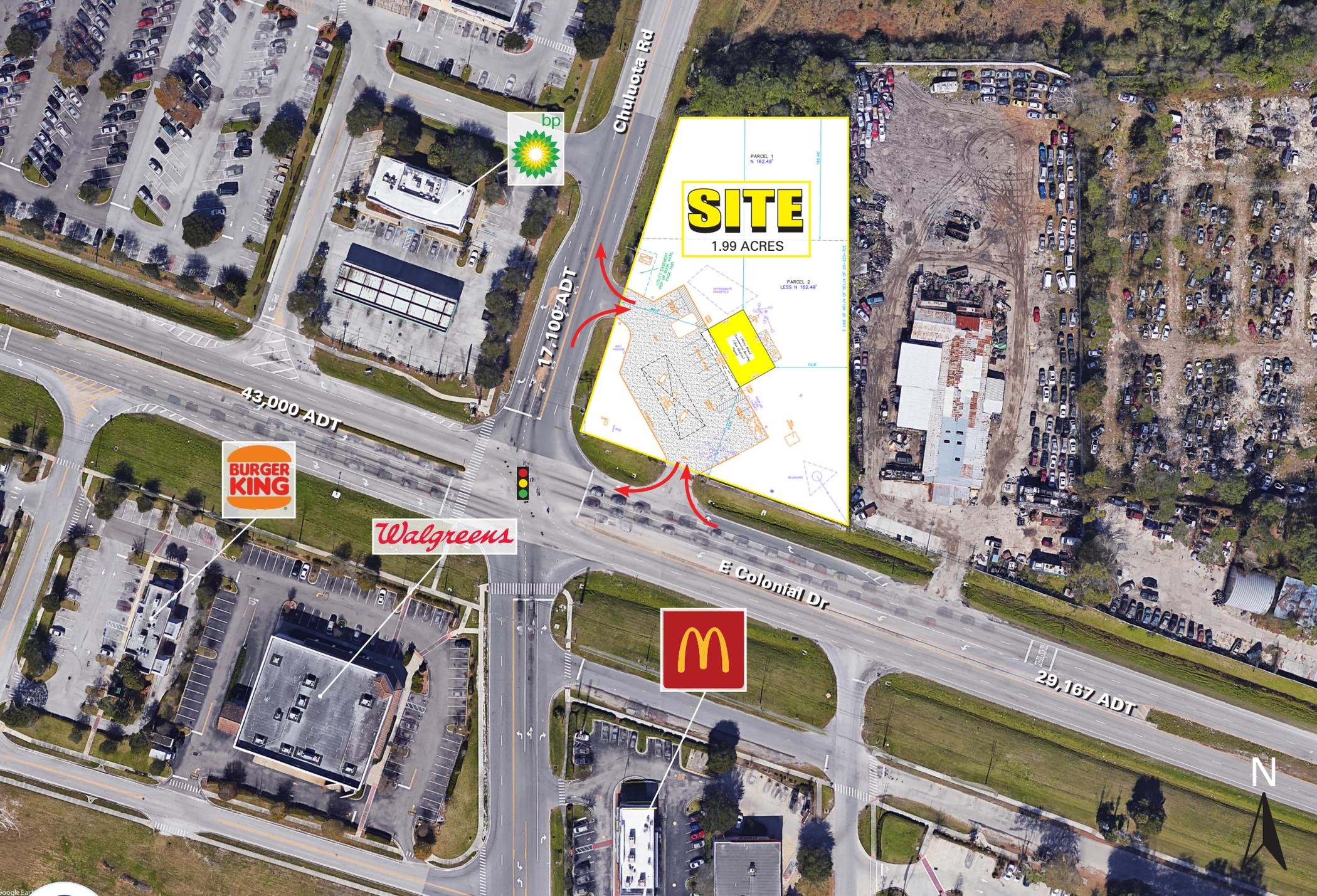
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# SITE

1.99 ACRES

PARCEL 1  
N 162.49'

PARCEL 2  
LESS N 162.49'



Walgreens



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