

# LEASING OPPORTUNITIES | MAJOR ORLANDO HWY S.R. 50

JOIN DUNKIN', NAPA AUTO PARTS, RENT-A-CENTER & OTHERS in NEWLY-RENOVATED CENTER

10376 E Colonial Dr (S.R. 50), Orlando, FL 32817 | UCF-Union Park-Waterford Area



## PROPERTY FEATURES

- ◆ Corner of Hwy S. R. 50 and Culver Rd—Between major signalized intersections of 50/Dean Rd and 50/Rouse Rd
- ◆ Heavy traffic (63,000 CPD)—Road recently widened to accommodate traffic surge
- ◆ Densely populated (100,000 to 250,000 people in a 3 to 5 mi radius)
- ◆ Newly-renovated and redeveloped retail center leased by Rent-A-Center, Dunkin', Napa Auto and 17 neighborhood tenants
- ◆ Directly across from Aldi, Dollar Tree, Dollar General, McDonalds, KFC and a few blocks from Walmart
- ◆ Close to UCF (3 mi), Valencia College (1 mi) and Full Sail University (6 mi)
- ◆ Two access points from Hwy S. R. 50
- ◆ Surplus parking
- ◆ Pylon signage



## NEIGHBORS



**Ameer Diab, Advisor**

O: (407) 352-0175

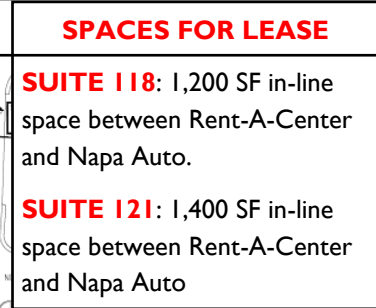
M: (407) 222-9336

diab@sundev.com





## SITE PLAN & SPACE INFORMATION





# AREA INFORMATION

(±1 MI EAST-WEST)



## DEMOGRAPHICS (2018)

RADIUS	1 MI	3 MI	5 MI
POPULATION	8,019	91,448	243,967
AVG HH INCOME	\$52,602	\$55,136	\$61,830

## TRAFFIC COUNTS (2018)

E COLONIAL DR (S.R. 50)	62,168
DEAN RD N OF COLONIAL DR	27,293
DEAN RD S OF COLONIAL DR	26,225

