

# PAD-READY OUTPARCEL AVAILABLE | 200" FRONTAGE HWY FRONTAGE

Major Orlando Hwy S.R. 50 | 2 MI from Waterford Lakes—3 MI from UCF

10392 E Colonial Dr (S.R. 50), Orlando, FL 32817 | Join Dunkin, Napa, Rent-A-Center and 20 other tenants



**0.94-AC PAD AVAILABLE**

STATE ROAD 50 (57,500 CPD)  
CULVER RD

## PROPERTY FEATURES

- ◆ 0.94-Acre Outparcel Pad on Hwy 50 between Dean and Rouse roads
- ◆ Frontage: 200 FT on Hwy 50
- ◆ Heavy traffic (57,500 CPD)—Road recently widened to accommodate traffic surge
- ◆ Densely populated (100,000 to 260,000 people in 3 to 5 mi radius)
- ◆ Join 20+ tenants, including Rent-A-Center, Dunkin, Napa Auto, and Allstate
- ◆ 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 ingress/egress points from Hwy 50
- ◆ Surplus parking
- ◆ Pylon signage



**Ameer Diab, Advisor**

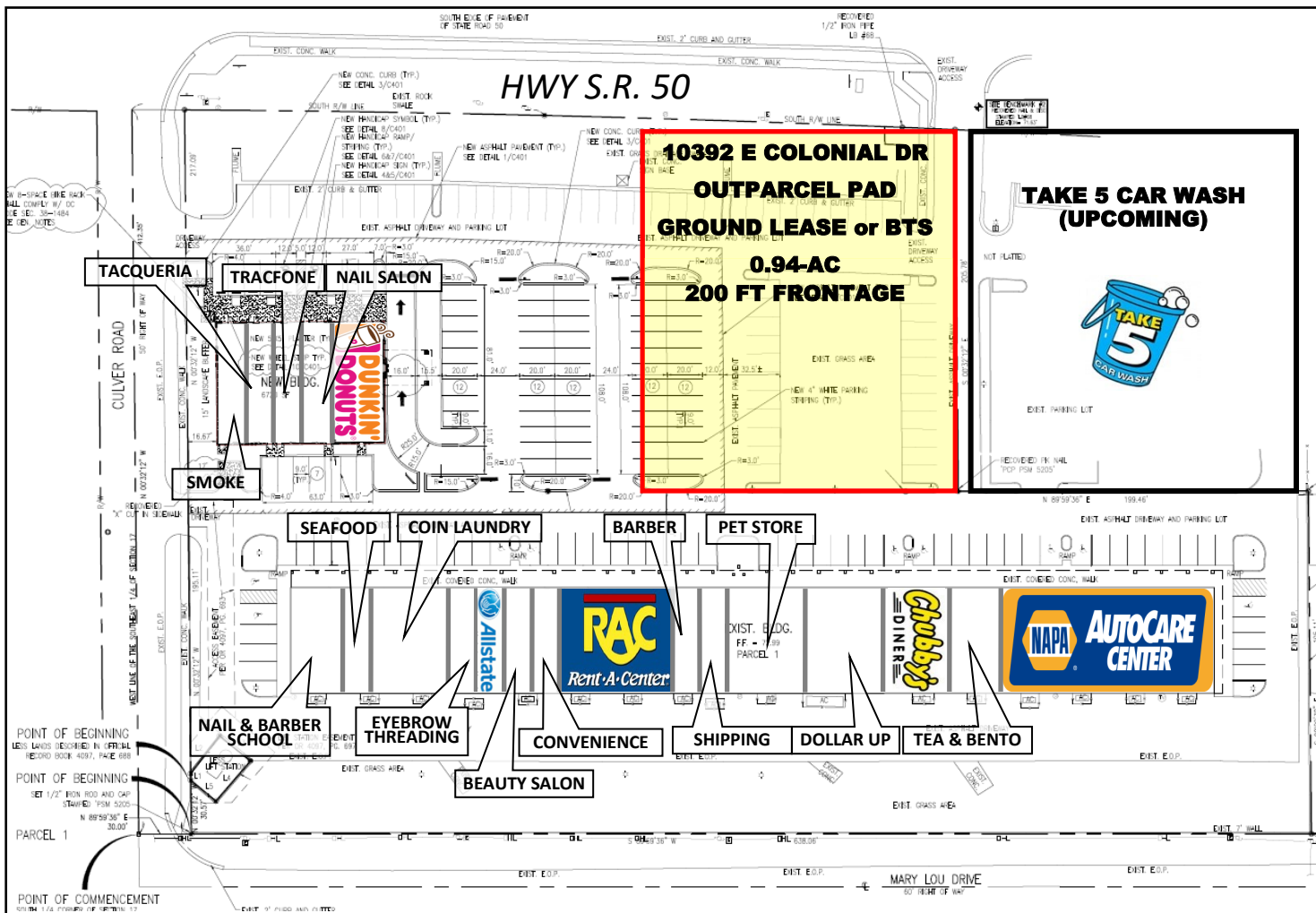
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# SITE PLAN & LOT INFORMATION



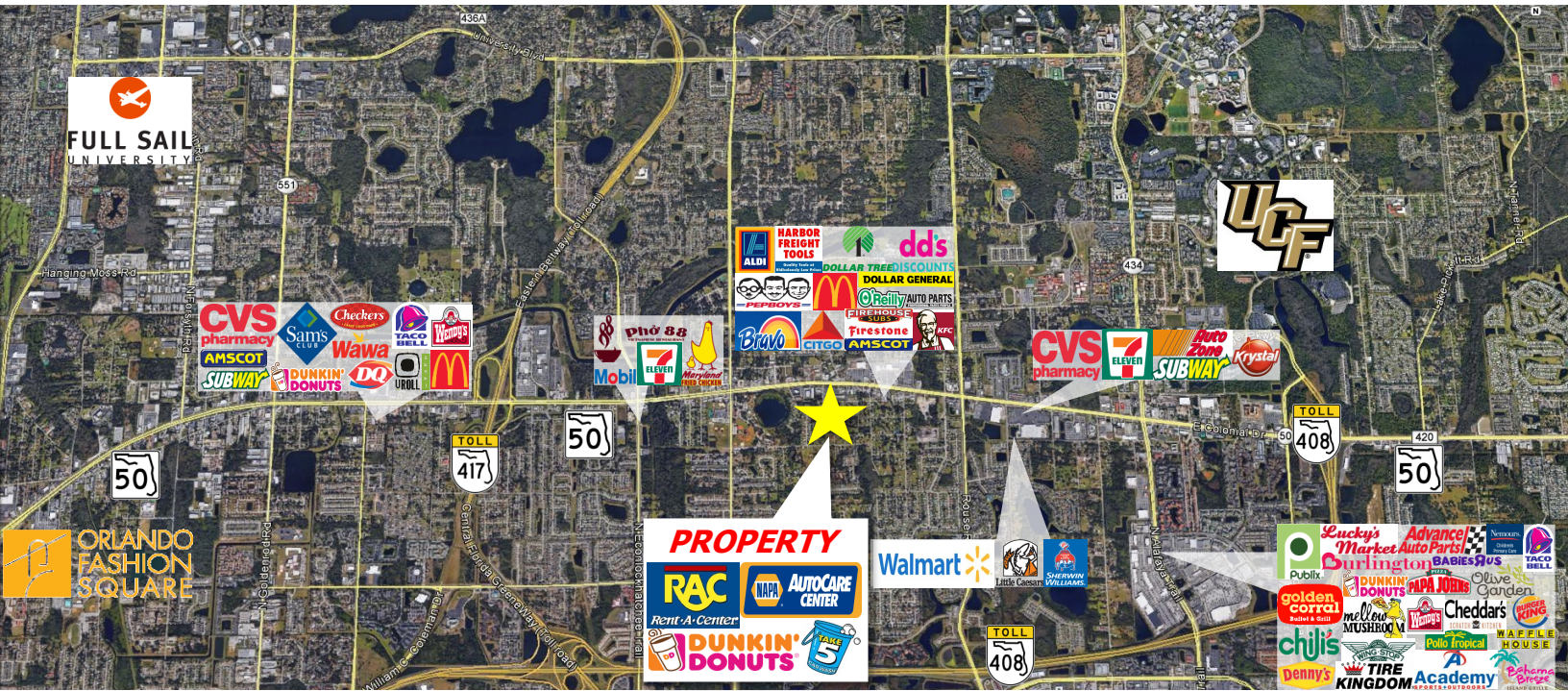
# AREA INFORMATION

(±1 MI EAST-WEST)



DEMOGRAPHICS (2020)			
RADIUS	1 MI	3 MI	5 MI
POPULATION	9,080	101,496	262,091
AVG HH INCOME	\$57,468	\$58,224	\$66,556

TRAFFIC COUNTS (2021)	
E COLONIAL DR (S.R. 50)	57,500
DEAN RD	19,800
ROUSE RD	23,300



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