

WAREHOUSE SHOWROOM FOR LEASE

3750 W. Colonial Drive, Orlando, FL 32808



AVAILABLE SF: 8,000 - 24,500 SF

LEASE RATE: \$7.50 SF/Yr (MG)

LOT SIZE: 3.7 Acres

BUILDING SIZE: 41,260 SF

DOCK HIGH DOORS: 1

ZONING: I-G

ALLOWED USES:

Entertainment, Manufacturing / Processing, Medical / Dental, Shooting Range, Warehouse / Showroom & Wholesale Retail

PROPERTY FEATURES

- Property Type: Industrial Warehouse Showroom
- Currently Grey Shell - Owner will deliver Vanilla Shell
- Dock High Loading Door
- Semi-Truck Ingress / Egress Accessible
- Signage: Building / Monument
- 130 parking spaces
- Colonial / Highway 50 Frontage with 39,00 VPD
- 1 block from John Young Parkway & Kirkman Road
- Less than 5 minutes from I-4, FL Turnpike, & 408 Tollroad

KW COMMERCIAL
12301 Lake Underhill Road, Suite 111
Orlando, FL 32828

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

INDUSTRIAL FOR LEASE

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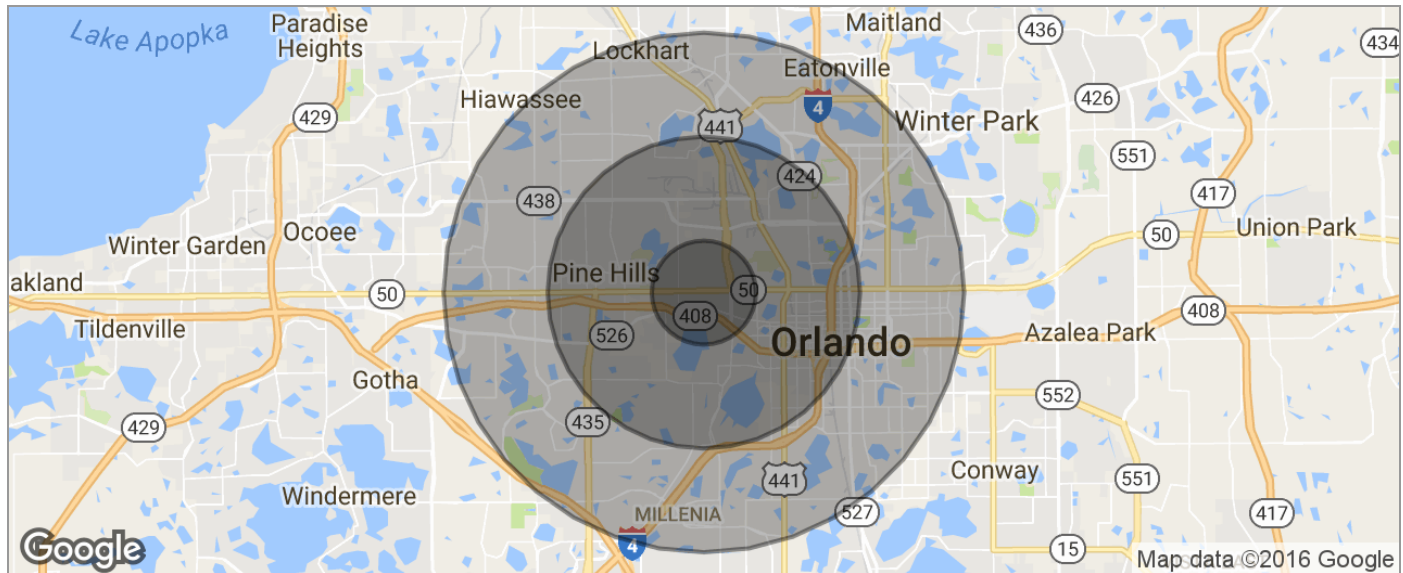


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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,019	91,973	294,909
MEDIAN AGE	33.5	32.3	32.7
MEDIAN AGE (MALE)	28.1	30.2	31.4
MEDIAN AGE (FEMALE)	36.6	34.2	34.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,026	32,586	112,071
# OF PERSONS PER HH	3.0	2.8	2.6
AVERAGE HH INCOME	\$46,223	\$47,854	\$54,292
AVERAGE HOUSE VALUE	\$361,842	\$265,764	\$253,734
RACE	1 MILE	3 MILES	5 MILES
% WHITE	13.9%	24.6%	40.6%
% BLACK	81.0%	66.4%	46.4%
% ASIAN	0.2%	2.0%	3.0%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.1%	0.3%	0.4%
% OTHER	2.8%	5.0%	7.6%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	5.1%	8.3%	14.8%

* Demographic data derived from 2010 US Census

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