



FOR LEASE

Former Family Dollar

**14254 E COLONIAL DR
ORLANDO, FL 32826**

The building is strategically located on Colonial Dr, right by Avalon Park, which is a 1,860-acre neighborhood located in southeast Orange County, nestled beside the serene, natural surroundings of the Econlockhatchee River. Planning includes approximately 3,400 single-family units, 1,431 multi-family units, and more than half a million square feet of commercial space with approximately 20 thousand residents less than 5 mins away from our property. There is ample parking with 3.5 spaces per 1,000 SF with 33 total parking spaces. The building is located in a high-traffic area, surrounded by many national retail brands.



Building SqFt	9,574 SqFt
Year Built	2010
Lot Size (acres)	1.38
Parcel ID	24-22-31-0000-00-068
Zoning Type	Commercial
County	Orange
Coordinates	28.564485,-81.173003

- Signage opportunities visible along a high-traffic street.
- Dominant retail corridor.
- Excellent Visibility and Access.
- The property is located near Avalon Park with direct frontage on Colonial Dr.
- It is located in a busy retail area, surrounded by national brands including Dollar Tree, Starbucks, Dunkin, Wawa, RaceTrac, O'Reilly auto parts, Aldi, Walgreens, CVS, and many others.
- Ideal for convenience stores, small grocery stores, Pet supply stores, Gyms, Martial arts centers, drugstores, Auto parts stores, Walk-in clinics, and more.



Yellow Rock RE
Office: 4074218056

YellowRock Realty
Invest with confidence

BRUNO MAGRI

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MARCO ROMERO

Agent

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
--	--	\$ 21.00 SF/Yr	NNN	8,779 SF	Negotiable



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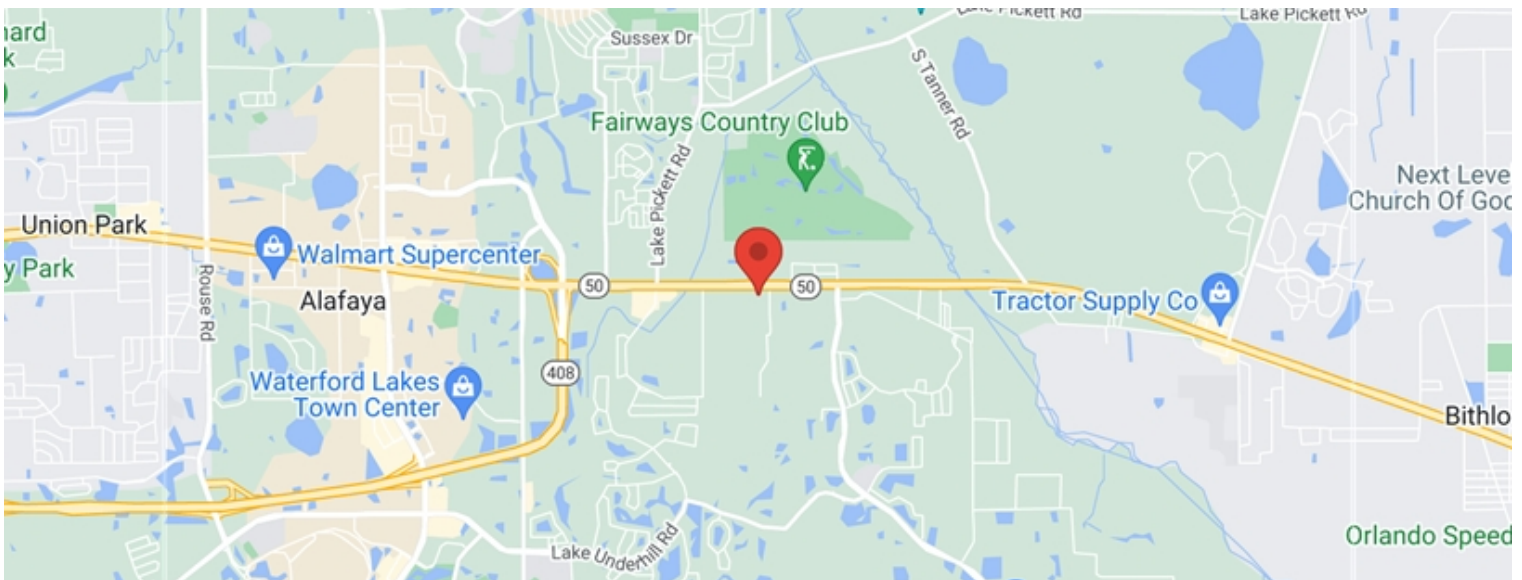
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,060	42,548	99,073
2010 Population	10,775	76,942	158,888
2022 Population	12,396	94,278	194,966
2027 Population	12,596	93,876	195,841
2022-2027 Growth Rate	0.32 %	-0.09 %	0.09 %
2022 Daytime Population	8,489	98,835	185,265

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	360	2,155	4,478
\$15000-24999	370	1,830	3,629
\$25000-34999	406	1,976	4,037
\$35000-49999	450	3,328	7,115
\$50000-74999	1,132	6,102	11,729
\$75000-99999	582	4,105	9,482
\$100000-149999	829	5,549	12,236
\$150000-199999	411	2,797	5,890
\$200000 or greater	168	1,688	4,399
Median HH Income	\$ 64,473	\$ 71,416	\$ 75,992
Average HH Income	\$ 85,120	\$ 94,038	\$ 98,705

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	2,503	15,059	34,548
2010 Total Households	4,152	24,670	52,561
2022 Total Households	4,708	29,530	62,996
2027 Total Households	4,773	29,331	63,207
2022 Average Household Size	2.63	2.77	2.77
2022 Owner Occupied Housing	3,143	17,121	38,335
2027 Owner Occupied Housing	3,234	17,258	39,079
2022 Renter Occupied Housing	1,565	12,409	24,661
2027 Renter Occupied Housing	1,539	12,072	24,128
2022 Vacant Housing	433	1,655	3,762
2022 Total Housing	5,141	31,185	66,758



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ABOUT ORLANDO

Orlando is a city in the U.S. state of Florida and is the county seat of Orange County. In Central Florida, it is the center of the Orlando metropolitan area, which had a population of 2,509,831, according to U.S. Census Bureau figures released in July 2017, making it the 23rd-largest metropolitan area in the United States, the sixth-largest metropolitan area in the Southern United States, and the third-largest metropolitan area in Florida behind Miami and Tampa. Orlando had a population of 307,573 in the 2020 census, making it the 67th-largest city in the United States, the fourth-largest city in Florida, and the state's largest inland city.

CITY OF ORLANDO

INCORPORATED	2/3/1885
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AREA

CITY	119.1 SQ MI
LAND	110.8 SQ MI
WATER	8.2 SQ MI
ELEVATION	82 FT

POPULATION

POPULATION	307,573
RANK	67
DENSITY	2,774.65 SQ MI
URBAN	1,853,896



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YOUR LOGO HERE



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