



Bishop Beale Duncan
COMMERCIAL REAL ESTATE

10607 East Colonial Drive
Orlando, Florida 32817

HARD CORNER RETAIL SPACE

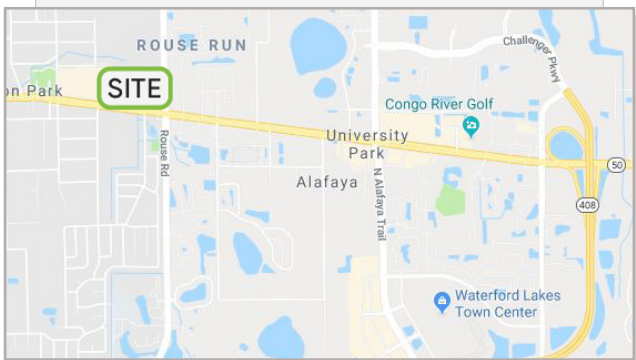


Available

- + Lease Rate: \$26.00 / SF NNN
- + Sale Price: \$880,000
- + Available SF: 3,200 SF
- + Land Size: 0.58 Acres

Highlights

- Located on a hard corner at the lighted intersection of East Colonial Drive & Murdock Boulevard
- Former Amscot located in Union Park along heavily-trafficked East Colonial Drive corridor
- Area tenants include Bravo Supermarket, Boardwalk Bowling Alley, Rainbow Apparel, Dollar General, McDonald's, Aldi & O'Reilly's
- Available immediately for lease or sale
- 57,200 AADT on Colonial Drive
- Ideal for Showroom, Financial Institution, Pharmacy, Dental or Medical User



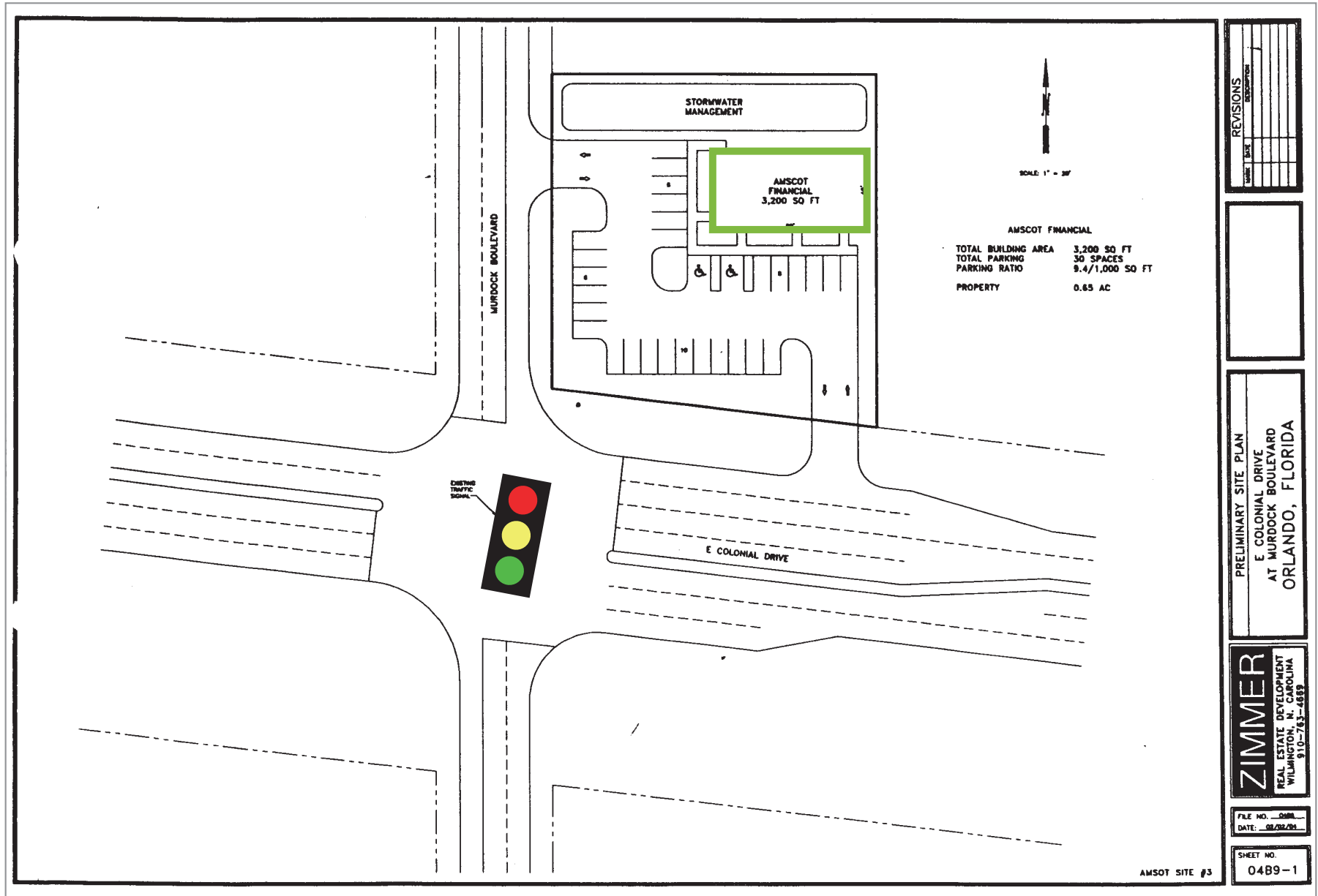
STEPHANIE D'AMICO
Associate
(407) 734.7247
Stephanie@BBDRE.com

JP BEAULIEU, CCIM, CLS
Director of Retail Services
(407) 734.7201
JP@BBDRE.com



BISHOP BEALE DUNCAN
250 N. Orange Ave., Ste. 1500
Orlando, FL 32801 + (407) 426.7702
www.BBDRE.com

Demographics & Merchant Aerial



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Radius	Population	Avg. HH Income	Businesses	Employees
1-Mile	8,420	\$60,501	311	2,586
3-Mile	105,770	\$63,819	2,943	50,967
5-Mile	260,035	\$70,545	6,886	86,193

