



3.92 ± AC DEVELOPMENT OPPORTUNITY E. COLONIAL DR, ORLANDO, FL

7367 E COLONIAL DR
ORLANDO, FL 32807

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PROPERTY INFORMATION

Property Summary
Site Plan - Front Parcel.pdf
Boundary Survey - Rear Parcel.pdf
C-2_Zoning_Ordinance_-_Orange_County__FL.pdf
Diagram_of_Access_Rd._for_Rear_Parcel.PDF
Complete Highlights

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Local Retail Aerial

DEMOGRAPHICS

Demographics Report
Demographics Map
Orange County Profile
Orlando Profile

ADVISOR BIOS

Advisor Bio & Contact 1

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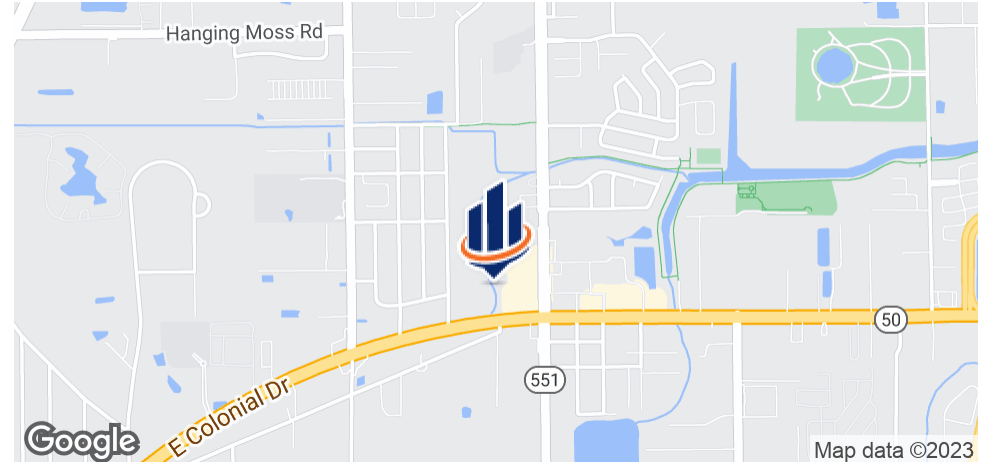
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1 PROPERTY INFORMATION

7367 E Colonial Dr
Orlando, FL 32807

Property Summary



OFFERING SUMMARY

Price : \$1,250,000

Lot Size: 3.92 Acres

Zoning: C-2

Market: Orlando

Submarket: East Orlando

PROPERTY OVERVIEW

SVN Florida Commercial Real Estate Advisors, is proud to present the two parcels of commercial land located at 7367 E. Colonial Dr., Orlando, FL 32807 and [No Legal address] E. Colonial Dr., Orlando, FL 32807. Don't miss out on a development opportunity in one of Orlando's prime commercial development areas!

The front parcel, 7367 E. Colonial Dr., Orlando, FL 32807 totals 2.06 ± AC and is zoned C-2 by Orange County. This lot has approximately 300 feet of frontage on E. Colonial Dr. [State Road 50] and has an average daily traffic volume of more than 64,000 vehicles.

The rear parcel, [No Legal Address] E. Colonial Dr., Orlando, FL 32807, totals 1.86 ± AC and is also zoned C-2 by Orange County.

Both lots are adjacent to major, national retail chains including: McDonald's, Subway, CVS Pharmacy, Boost Mobile, and more!

*Buyer and Seller agree that the tenant in place on the rear parcel [1.86 ± AC – E. Colonial Dr., Orlando, FL 32807 -No Legal Address – PID 14-22-30- 0000-00-050] shall continue their lease for \$500/month, and for a period no longer than three [3] months after closing [\$1,500 total over three [3] months].

LOCATION OVERVIEW



NOTES:

- BEARING BASED ON THE EAST LINE OF THE SE 1/4 OF THE SW 1/4, SECTION 14-22-30 AS BEING S 0°02'24" E, ASSUMED.
- ELEVATIONS BASED ON ASSUMED ELEVATION BEING 100.00
- SITE CONTAINS 79,487 SQ. FT. OR 1.825 ACRES

SHANNON SURVEYING, INC.
488 NORTH U.S. 434 - SUITE 2153
ALTAMONTE SPRINGS, FLORIDA, 32714
(407) 774-8372 LI # 0890

DATE OF SURVEY: AUGUST 5, 2005
FIELD BY: D.S. SCALE: 1" = 20'
FILE NUMBER: 14-22-30 (GOLDENBROOK)

JAMES R. SHANNON JR., P.L.S. #4571
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RATED
SEAL OF A FLORIDA LICENSED SUPERVISOR AND NARPER.

ARTICLE XI. C-2 GENERAL COMMERCIAL DISTRICT

58.84 In General.

The lands in the C-2 General Commercial District are found principally within the Central Business District where all types of general commercial and servicing enterprises are located. The land coverage and building bulk are greater in this district than elsewhere but from it manufacturing is excluded.

58.85 Uses Permitted.

No building, structure, land or water shall be used except for one or more of the following uses:

- (1) Advertising signs, panels and structures.
- (2) Apothecary shop (prescription pharmacist).
- (3) Art, antique and gift shop.
- (4) Automobile laundry or quick wash.
- (5) Automobile sales room and incidental servicing departments.
- (6) Bakery, the products of which are sold only at retail on the premises.
- (7) Banks.
- (8) Beauty salons and barbershops.
- (9) Book and stationery stores; newsstands.
- (10) Bowling alley.
- (11) Business colleges, vocational schools, trade and private schools operated as commercial enterprises.
- (12) Churches, schools.
- (13) Day nurseries, kindergartens and other child care centers.
- (14) Drive-in food establishments.
- (15) Dry cleaning and laundry pick-up stations; self-service laundry.
- (16) Dry goods, variety, drug and department stores.
- (17) Finance and investment offices.
- (18) Florist shop, the products of which are displayed and sold wholly within the structure.
- (19) Grocery, fruit, vegetable, meat market, delicatessen.
- (20) Hardware, bicycle, sporting goods, floor coverings, household and electrical appliance and service.

☐ Doc. No.
6207
1-13-64

- (21) Health baths.
- (22) Hospitals, but not animal hospitals; medical or dental clinics; nursing (convalescent) homes.
- (23) Hotels and motels with restaurants incident thereto and primarily for the use of patrons.
- (24) Insurance offices.
- (25) Interior decorating, home furnishings and furniture stores.
- (26) Jewelry and watch repair, china and luggage shops.
- (27) Liquor stores (retail), taverns and cocktail lounges.
- (28) Mortuary.
- (29) Music conservatory, dancing schools and art studios.
- (30) Music, radio and television shops.
- (31) Office buildings.
- (32) Office supplies and equipment.
- (33) Paint and wall paper stores for the retail sale of the products only.
- (34) Parking lots without gasoline pumps or other automobile services.
- (35) Photographic supplies and studios.
- (36) Plumbing sales rooms and services within the building and yard storage as an accessory use.
- (37) Printing, book binding, lithography and publishing establishments, blue printing, map making and photostating.
- (38) Private clubs and lodges.
- (39) Publicly owned and operated recreational facilities.
- (40) Public utility and service structures.
- (41) Radio and television stations, studios and offices.
- (42) Recreation facilities as amusement parks, shooting galleries, skating rinks and dance halls, billiard and pool.
- (43) Restaurants and tearooms where patrons are seated and served at tables within the structure.
- (44) Shoe repair, hat cleaning and shoe shining.
- (45) Shops for ladies', men's and children's apparel and furnishings.
- (46) Storage garage, public or private automobile parking.
- (47) Structures for public uses, such as community centers, libraries and museums.

- (48) Theatre, but no drive-in theatre.
- (49) Used car lot. Only minor mechanical repairs or servicing of cars for sale on the premises may be done and such work to be within an enclosed building.
- (50) Go-kart tracks and miniature automobile roadways, subject to public hearing and conformance with regulations adopted by the Zone Commission on March 14, 1961, relating to this subject. Doc. No.
4724
5-8-61
- (51) Any other retail store, business or service enterprise that in the judgment of the Board of Zoning Adjustment are consistent with those included above and further, that will be in harmony with the spirit of Sections 58.01 to 58.168 of this Code.
- (52) One-hour dry cleaning establishments using equipment which emits no smoke nor escaping steam, and which use nonflammable synthetic cleaning agents, (perchloroethylene, trichlorethylene, etc.); provided there is no garment collection and delivery service, and provided not more than three pressing machines shall be used and not more than five persons shall be employed in the operation of such establishment.

58.86 Conditional Uses.

- (1) When, after review of an application and plans appurtenant thereto and hearing thereon, the Zone Commission finds as a fact that the proposed use or uses are consistent with the general zoning plan and with the public interests, the following may be recommended to the City Council as permitted uses:
 - (a) Automobile service station, however, only minor repairs may be made to vehicles provided such repairs are made within an enclosed building. This, however, does not include repairing wrecked automobiles, rebuilding motors, no paint or body work, no storing of wrecked automobiles and no noise-creating activities. (See Section 58.123.)
 - (b) Bus passenger terminals; provided, however, that no vehicle repair or related maintenance operations shall be conducted on the premises. Doc. No.
4125
6-8-60
 - (c) Multiple-family residential units may be permitted as provided by section 58.118-1 of this Code. Doc. No.
6005-C
7-15-63
 - (d) Buildings and structures in excess of two hundred feet in height. Doc. No.
8321
8-19-68
- (2) Any review of an application or plan shall consider the character of the neighborhood in which the proposed use is to be located and its effect on the value of surrounding lands, and further, the area of the site as it relates particularly to the required open spaces and off-street parking facilities.

58.87 Building Height Regulations.

No building or structure shall exceed two hundred feet in height except as provided in section 58.86 hereof; provided, that no structures shall exceed the height limitations established by the Orlando-Orange County Airport Zoning Board with respect to the Airport Zoning District in which the building will be located. Doc. No.
8321
8-19-68

58.88 Building Site Area Regulations.

There are no building site area requirements.

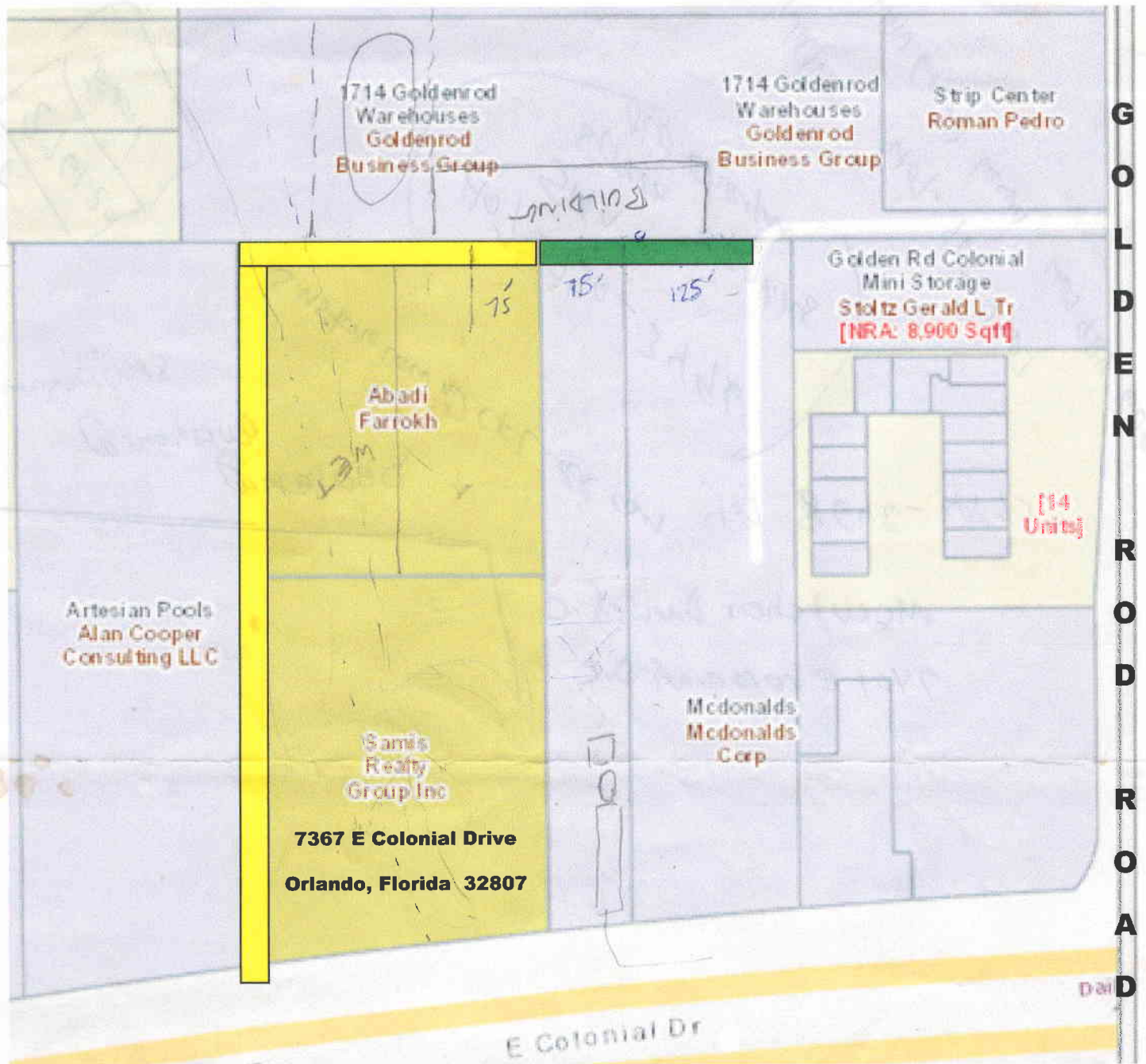
58.89 Front, Rear and Side Yard Regulations.

- (1) Front Yard: None required, except when the frontage in one block is located partly in the C-2 District and partly in a residential district, then the front yard requirements of the residential district shall apply.
- (2) Side Yard: None required except on that side of a lot abutting upon the side of a lot zoned for residence purposes, in which case there shall be a side yard of not less than thirty feet. In all other cases, a side yard, if provided, shall not be less than three feet.
- (3) Rear Yard: There shall be a rear yard of not less than ten feet, except where a C-2 District abuts a residential or multiple dwelling district, in which case there shall be a rear yard of not less than twenty feet.

Doc. No.
3671
10-21-59

58.90 Off-Street Parking Regulations.

See Article XV of this chapter as to off-street parking regulations.



Proposed Easement

**Existing Road currently
being used by
Abadi Farrokh**

Information provided by Arleen Yogi
Licensed Professional Realtor
Luxury & Beach Realty

Direct: (321) 299-2668 Email: Yogi@cfl.rr.com



Complete Highlights

SALE HIGHLIGHTS

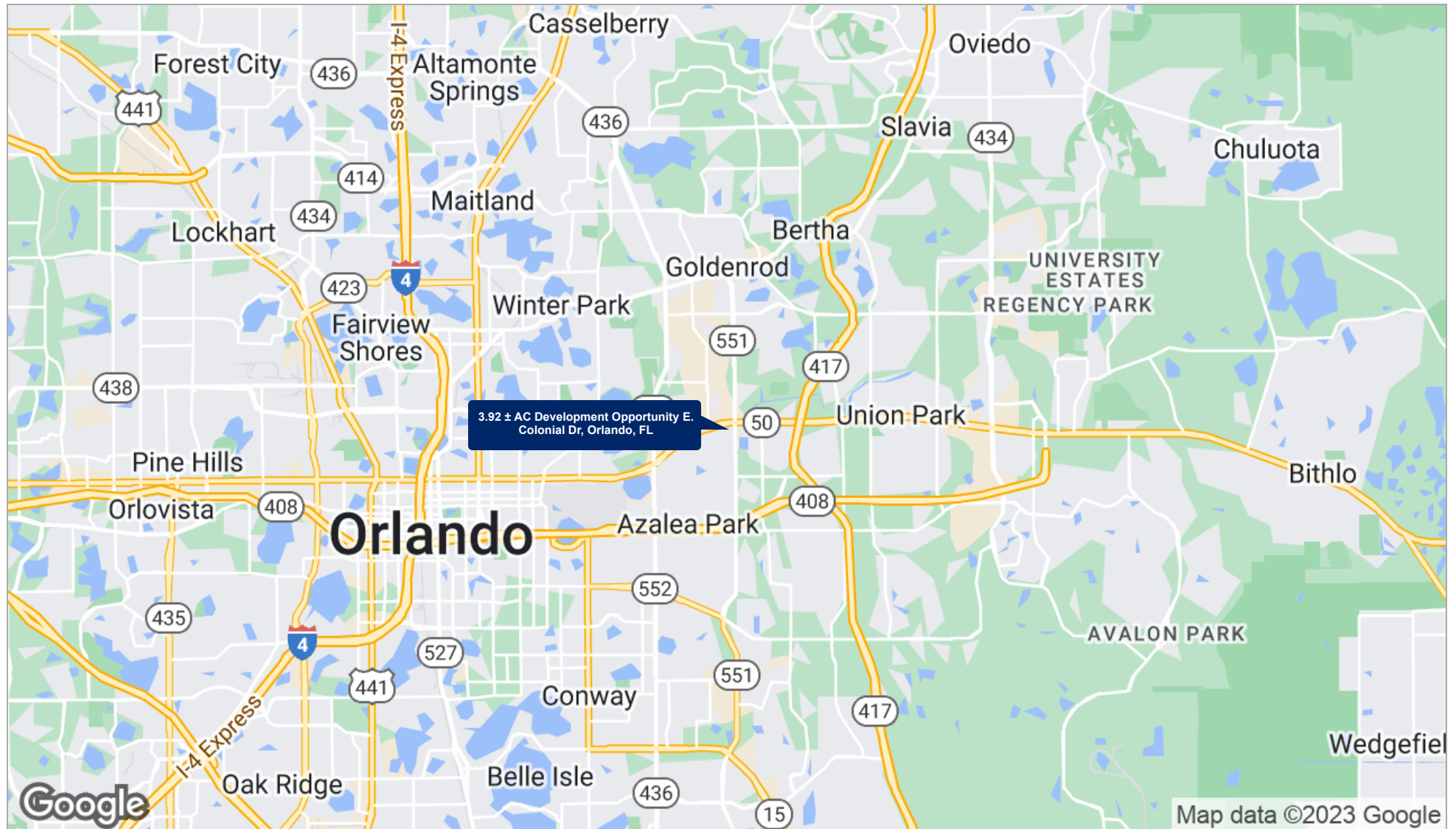
- Development Opportunity!
- Two Parcels Totaling 3.92 ± AC
- Front Parcel: 2.06 ± AC
- Rear Parcel: 1.86 ± AC
- Zoned C-2 (Orange County, FL)
- More Than 300 Feet of Frontage on E. Colonial Dr. (State Road 50)
- Surrounded by Prominent Retail Including McDonald's, CVS, and Sam's Club Power Center
- Located Near Intersection of E. Colonial Dr. and N. Goldenrod Rd. (State Road 551)
- Average Daily Traffic Volume: 64,000+ Vehicles



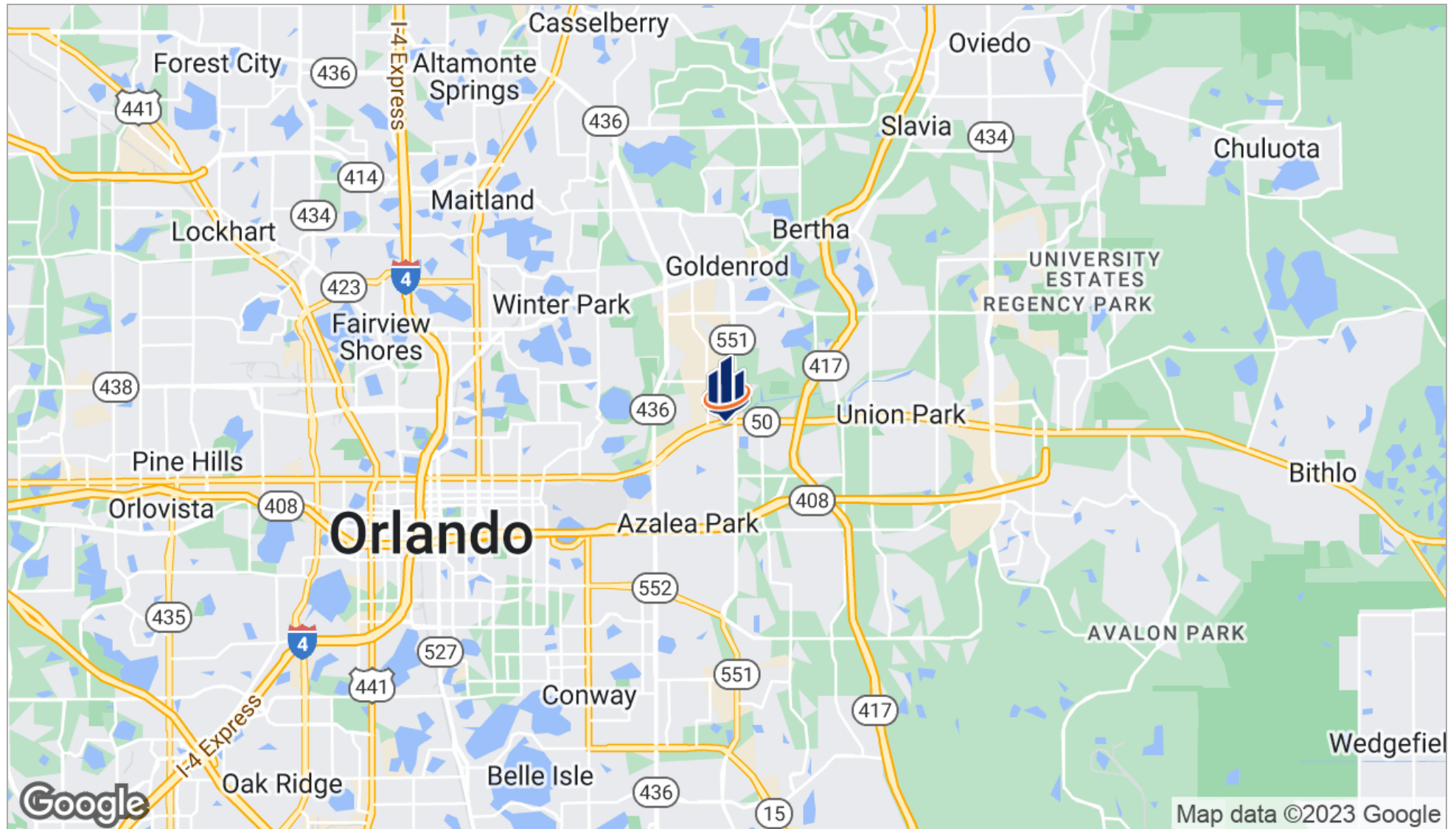
2 LOCATION INFORMATION

7367 E Colonial Dr
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Regional Map



Location Maps



Area Aerial



Local Retail Aerial



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DEMOGRAPHICS

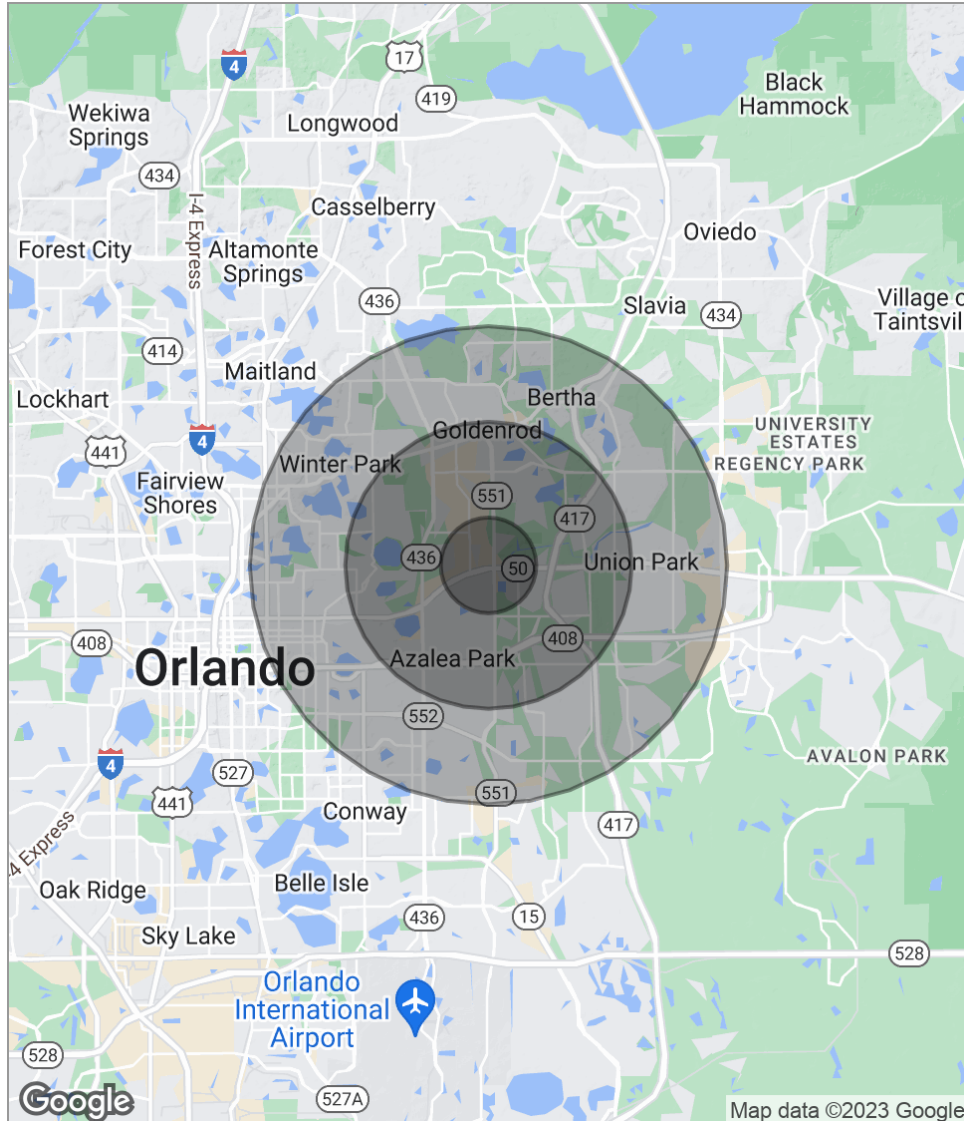
7367 E Colonial Dr
Orlando, FL 32807

Demographics Report

	1 MILE	3 MILES	5 MILES
Total population	11,244	98,362	267,130
Median age	27.5	31.6	34.2
Median age (male)	28.1	30.4	33.0
Median age (female)	28.0	33.3	35.6
Total households	4,364	37,488	103,949
Total persons per HH	2.6	2.6	2.6
Average HH income	\$45,587	\$55,029	\$63,981
Average house value	\$151,310	\$206,658	\$289,747

** Demographic data derived from 2020 ACS - US Census*

Demographics Map



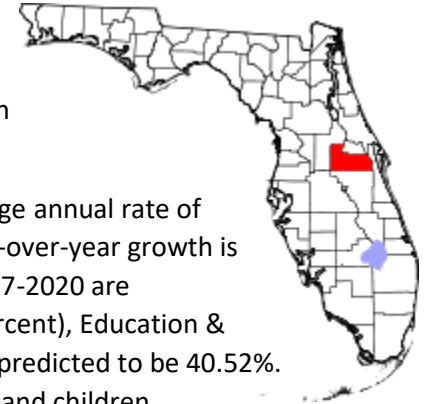
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Orange County Profile

Orange County, FL is a county in the state of Florida and is Florida's fifth-most populous county.

Orange County is home to some of the most popular theme parks in the world, including Walt Disney World, Universal Studios Orlando, and SeaWorld Orlando. Orange County is the central county of the Orlando-Kissimmee-Sanford, Florida Metropolitan Statistical Area. According to the U.S. Census Bureau, the county has a total area of 1,003 square miles.



The latest Florida & Metro Forecast shows Florida's economy, as measured by Real Gross State Product, expanding at an average annual rate of 3.8 percent from 2017 to 2020. Payroll job growth in the state is robust and continues to outpace national job growth, as year-over-year growth is forecasted to average 2.2 percent from 2017-2020. The sectors expected to have the strongest average job growth during 2017-2020 are Construction (6.5 percent), Professional & Business Services (5.2 percent), Financial (2.4 percent), Leisure & Hospitality (1.7 percent), Education & Health Services (1.7 percent), and Trade, Transportation & Utilities (1.5 percent). Future job growth over the next ten years is predicted to be 40.52%. Orange County, Florida sales tax rate is 6.50%. Income tax is 0.00%. The income per capita is \$25,052, which includes all adults and children. Since 2010, the County's unemployment rate has dropped from 11 percent to 4.2 percent today. For the second year in a row, Central Florida ranked number one in the nation for job growth among large regions. Additionally, Forbes magazine ranked the metro Orlando region No. 3 for "Best Big Cities for Jobs" with 127,000 new jobs being created. It was also ranked among the top "10 Cities Americans are Moving to Right Now" in 2016. Another crucial Forbes ranking captured Orange County's rising wages — a key factor for sustained economic health.



The impact of tourism throughout Orange County's thirteen municipalities has been remarkable. In particular, during the past 10 years Orange County has invested almost \$650 million in the City of Orlando's downtown venues, resulting in the Amway Center, the Dr. Phillips Center for the Performing Arts (now to include Phase 2, which will house Central Florida's local philharmonic, ballet and opera companies) and an essentially "rebuilt" Camping World Stadium.

The technology industry is on the rise and has evolved into a \$13 billion market, according to a report from the Orlando Economic Development Commission, an estimated 7 percent of the 1.2 million people working in and around Orlando are working in tech. That's an estimated 80,000 to 100,000 jobs. Currently, the majority of the jobs are in non-tech industries, and two of the largest industries within the tech economy are military and medical. According to the Florida Department of Economic Opportunity, the Florida Hospital, Lockheed Martin and the Hospital Corporation of America were the top three employers in the tech industry. While much of the tech industry is based around UCF and the I-4 corridor, West Orange County is playing a supporting role in this industry's success. The massive growth that West Orange County has seen in the last several years, coupled with its continuing growth, has provided employees of the tech industry a place to call home.

Orlando Profile

Orlando is an area in the central region of Florida. Also known as Greater Orlando it is a popular tourist destination thanks to the many theme parks in the area. Famous attractions include Walt Disney World, SeaWorld Orlando and Universal Orlando. Millions of tourists visit these and other attractions every year.

As one of the nation's fastest growing labor markets, adding more than 3,500 new jobs per month, Orlando is positioned to continue its trajectory as one of the nation's top locations for job growth. Opportunities abound in industries ranging from business services to construction and from healthcare to manufacturing

The nation's total metro area population will grow by 24 percent from 2016-2046 and will be especially fast in some of the largest metros. Population will increase by more than 50 percent during that time in Orlando; Dallas; Houston; Phoenix; Riverside, Calif.; Austin, Texas; and San Antonio. Orlando consistently has boasted record-breaking visitation numbers, with 68 million visitors last year, up from the 2015's 66 million visitors. The number of metro jobs also is expected to grow.

Orlando's economy has greatly diversified from tourism, and the area is now considered a primary city for the modeling, simulation and training (MS&T) industry. The University of Central Florida is home to more than 60,000 students, the second largest public university campus by enrollment and established the UCF College of Medicine in 2006. The Central Florida Research Park is the seventh largest research park in the United States by number of employees, and fourth largest by number of companies. In addition to having a Lockheed Martin branch, it also hosts other major hi-tech companies such as Oracle Corporation, Electronic Arts, and Siemens.

Orlando is targeting the biotechnology and life sciences industries, with major new projects clustering in the Lake Nona Medical City. In addition to the UCF College of Medicine, a VA Hospital, a Sanford-Burnham Institute research center[when?] and a Nemours Foundation children's hospital are being constructed.

Orlando has more than \$9 billion in infrastructure construction. Notable projects include the Interstate 4 expansion, Orlando International Airport and Orlando Sanford International Airport expansions and SunRail's phase 2, according to the Orlando Economic Partnership's 2017 second quarter insight for Orlando. In addition, the Central Florida Expressway Authority recently announced it adopted its largest plan ever, which would create more than 11,000 jobs within five years.



4 ADVISOR BIOS

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Orlando, FL 32807

Advisor Bio & Contact 1

ALI MUSHTAQ

Senior Advisor

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Orlando, FL 32835
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PROFESSIONAL BACKGROUND

SVN is now Top #6 most recognized brand in Commercial Real Estate.

Ali Mushtaq serves as Senior Advisor for SVN Florida specializing in the Sale & Development of Retail, Commercial, Residential, Mixed Use Land in [Orlando MSA] With 15 years of experience.

Prior to joining SVN, Ali served as Commercial Associate for a national commercial real estate company, where he worked with several major Developers, Builders seeking Land for Acquisition & Development. Previously he served as 2013 Vice President of Finance for CFCAR and served as 2014 VP of Operations for CFCAR. Ali also served in CFCAR's Commercial Professional Committee. Ali's transactions include many Multi Million Dollar Transactions:

- *Maingate Flea Market sale \$ 6,500,000
- *PDQ Chicken Lease East Orlando value \$3.24M
- *Land Sale Osceola Pkwy/Dyer Blvd, Kissimmee \$2.1M
- *CVS Ground Lease W192/Sherberth Rd, Kissimmee value \$9M

He has several Multi Million Dollars contracts in pending status for 2018, 2019

His knowledge in business & commercial real estate combined with his performance in commercial finance allows his clients a one stop shop, in which why he has earned so much respect from numerous clients.

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Active in the commercial real estate industry, Ali is a member of ICSC, CFCAR & Florida CCIM Chapter.

Local Expertise: Ali is an experienced Commercial Investment Advisor with SVN Florida. He works with many of the top owners / developers and retailers in the country.

Primary Specialty
Land Sales / Development & Redevelopment
* Commercial Investment Advisor
* Sale - Retail Investments



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