

FOR SALE - COLONIAL DR GEM

FULLY RENOVATED OFFICE BLDG

624 E. Colonial Drive | Orlando, FL 32803

PROPERTY	Renovated Office Bldg
BUILDING SIZE	1,756 SF
LAND	.14 Total Acres
YEAR BUILT/RENOVATED	1949/2023
PARKING	6 Spaces with 1 Handicap
ASKING PRICE	\$795,000



INVESTMENT HIGHLIGHTS

- Centrally Located Professional Office
- Total High-Quality Refurbishment
- New TPO Roof with Warranty, New Drywall and Ceilings Throughout
- New Efficient LED Lighting Throughout
- New Solid Wood Kitchen
- New State-of-the-Art Electronics & Security
- Ready to Move In or Rent Out - Possible Tenant Available



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MARKET DEMOGRAPHICS



POPULATION

	1-MILE	3-MILE	5-MILE
2028 Projection	22,942	109,486	295,089
2023 Estimate	21,817	106,974	290,798
Growth 2010-2023	4.6%	1.8%	1.2%
Growth 2023-2028	1.0%	0.5%	0.3%
Median Age	40.8	41.5	39.6



HOUSEHOLDS

	1-MILE	3-MILE	5-MILE
2028 Projection	13,251	52,029	125,494
2023 Estimate	12,616	50,869	123,733
Growth 2010-2023	3.7%	1.6%	0.9%
Growth 2023-2028	1.0%	0.5%	0.3%



INCOME

	1-MILE	3-MILE	5-MILE
2023 Average Household Income	\$106,005	\$101,280	\$86,732
2023 Median Household Income	\$79,019	\$73,035	\$62,841



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