



CUSHMAN &
WAKEFIELD

20,347 RSF AVAILABLE

316 WEST COLONIAL DRIVE

ORLANDO, FL 32801





BUILDING HIGHLIGHTS



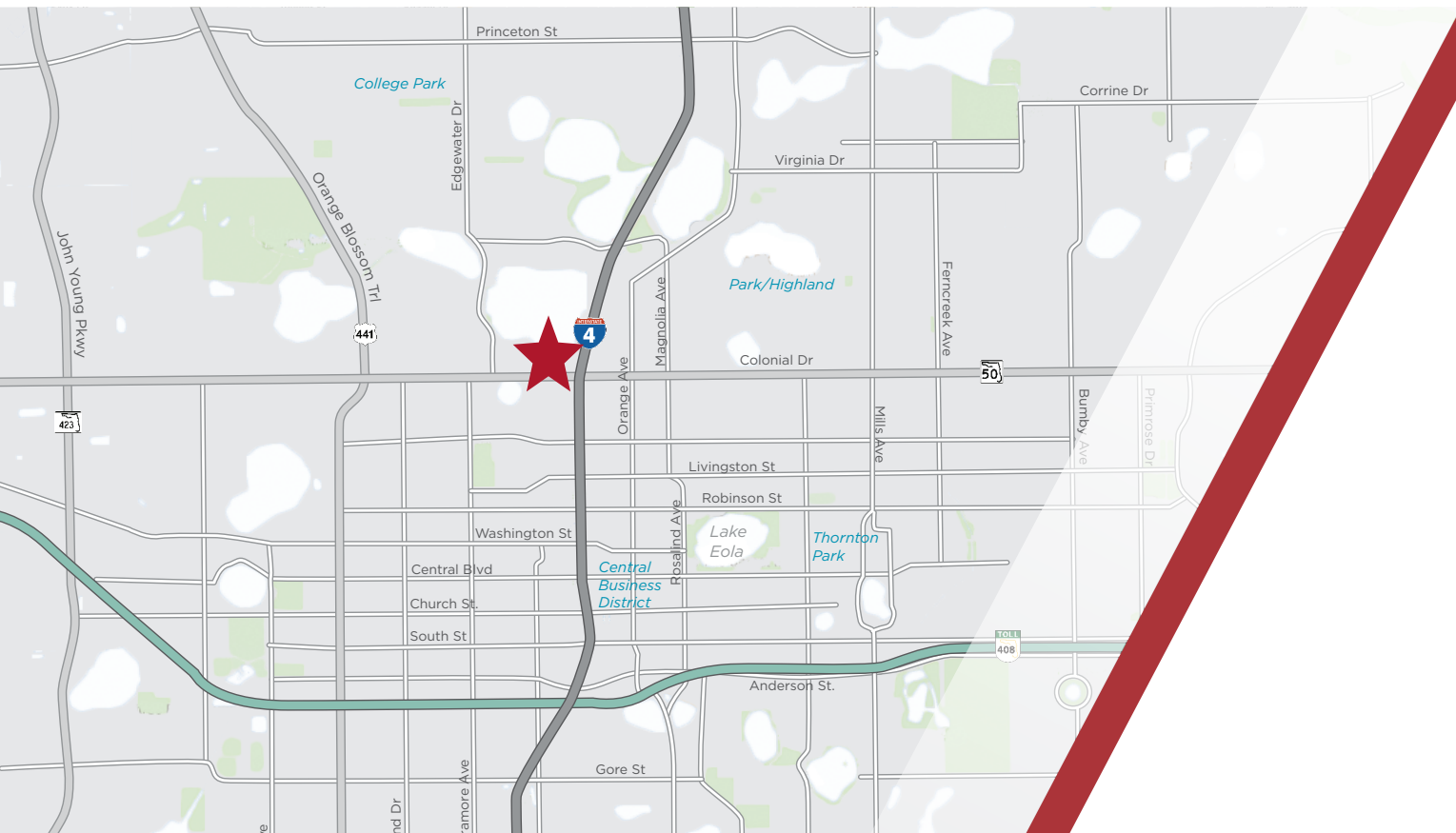
316 W COLONIAL DRIVE PROPERTY SUMMARY

The subject property consists of a 0.29-acre (12,903 SF) tract of commercially zoned land comprised of a single platted lot fronting W. Colonial Dr. Per the Orange County Property Appraiser's (OCPA) records, the parcel is improved with a 20,620 gross square foot, two-story mixed use residential/retail building with NO related on-site parking. Per the OCPA records, the building contains approximately 7,774 square feet of second story residential area (12 apartments) and 12,600 square feet of ground floor retail area, with the remaining square feet comprised of outside porch overhangs, etc. The building was constructed in 1927 and has been continuously occupied by a variety of mixed-use tenants. The building is of historic quality, design, material and workmanship. The future land-use is Metropolitan Activity Center which is a mixed-use similar to existing.

STORIES	YEAR BUILT	TOTAL SF	LAND SIZE	CLASS
TWO	1927	20,374 RSF	0.29 ACRES	CLASS C



IDEAL LOCATION NEAR DOWNTOWN ORLANDO WITH GREAT COLONIAL DRIVE FRONTAGE



LOCATION

The subject property is located along the south side of W. Colonial Dr., immediately north of downtown Orlando, the Paramore District and the new Creative Village. This is a long-established high density, transitioning area of Orlando, immediately proximate to the I-4/SR 50 Interchange. The surrounding area is comprised of Downtown Orlando, which includes a combination of residential, retail and office uses to the south, uptown Orlando and College Park to the North and the ongoing Creative Village development including the new UCF and Valencia College Campuses to the south.

The property is adjacent to the west and north of the Crown Plaza Hotel Property. A large Salvation Army Complex is located immediately west. W Colonial Dr. is a two-way, five lane thoroughfare being the primary east west commercial roadway in this market area and the secondary road through downtown Orlando to the south.

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