



BUILD-TO-SUIT/GROUND LEASE

+/- 4.41 ACRES

16250 W COLONIAL DR (SR 50) | OAKLAND, FL (ORLANDO MSA)



Property Highlights

- ◆ 4.41 acres at lighted intersection
- ◆ Over 50,000 cars daily on SR 50
- ◆ Great visibility & access off of the FL turnpike on this major growth corridor
- ◆ High average household incomes
- ◆ Directly across the street from a brand new mixed use development planned for over 200 apartments, a hotel, and retail/restaurant space
- ◆ Seeking all retail users

| | 1 Mile | 3 Miles | 5 Miles |
|--|--------|---------|---------|
|--|--------|---------|---------|

| | | | |
|---------------------|-----------|----------|----------|
| Population | 4,630 | 38,191 | 86,816 |
| Average HH Income: | \$104,463 | \$96,842 | \$98,270 |
| Daytime Population: | 1,004 | 2,858 | 27,760 |

Area Retailers



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