

# FOR SALE

7.72 Acre Commercial Site

12565 W. Colonial Drive | Winter Garden, FL 34787



## Opportunity

- › 7.72 acre commercial site with 438 feet of frontage on West Colonial Drive in Winter Garden, Florida

## Property Features

- › Property is undeveloped and cleared

## Location

- › On West Colonial Drive approximately 1/2 mile west of the Florida Turnpike and the junction of State Road 429 and State Road 408
- › The general area is characterized by a mixture of land uses from light industrial to general retail, small offices, gas stations with convenience stores, intense retail, and light industrial uses

## Zoning

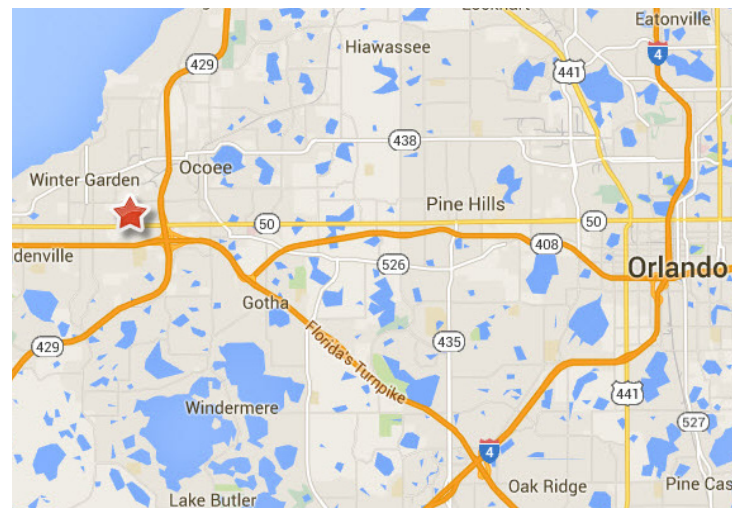
- › C-2, City of Winter Garden
- › Intended for highway-oriented commercial services. Many uses permitted including retail, shopping centers, and automobile sales and service.

## Access

- › Access from West Colonial Drive, access is right-in, right-out, left-in.
- › West Colonial Drive is a 6-lane arterial with a wide landscaped median that contains left turning lanes.

## Traffic Count

- › Average daily traffic count of 45,500 cars per 24 hours





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### Legal Description

BEG 75 FT N OF S1/4 COR OF SEC 24-22 -27 TH RUN S89-57-06W 437.65 FT N00-03-28E 265 FT S89-57-06W 230 FT N00-04-53E 329.47 FT N89-45-14E 667.13 FT S00-03-40W 596.85 FT TO POB

### Property Taxes (2015)

\$16,964

### Price

\$2,300,000 (\$6.84/SF)

Demographics - 2015			
	1 Mile	3 Miles	5 Miles
Total Population	4,745	57,761	125,360
Daytime Population	4,146	28,053	41,204
Population Growth (2015-2019)	1.55%	1.96%	2.05%
Average Household Income	\$64,366	\$87,972	\$86,596
Total Households	1,474	19,844	42,661

### Contact Us

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