



EAST ORLANDO RETAIL COMMERCIAL LAND

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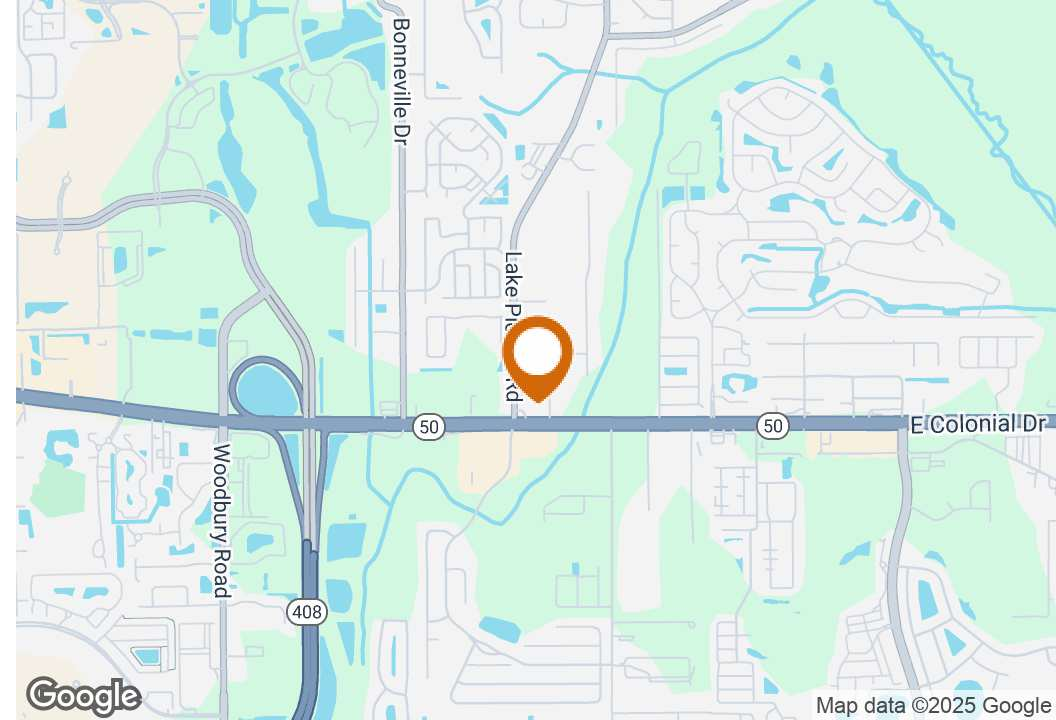
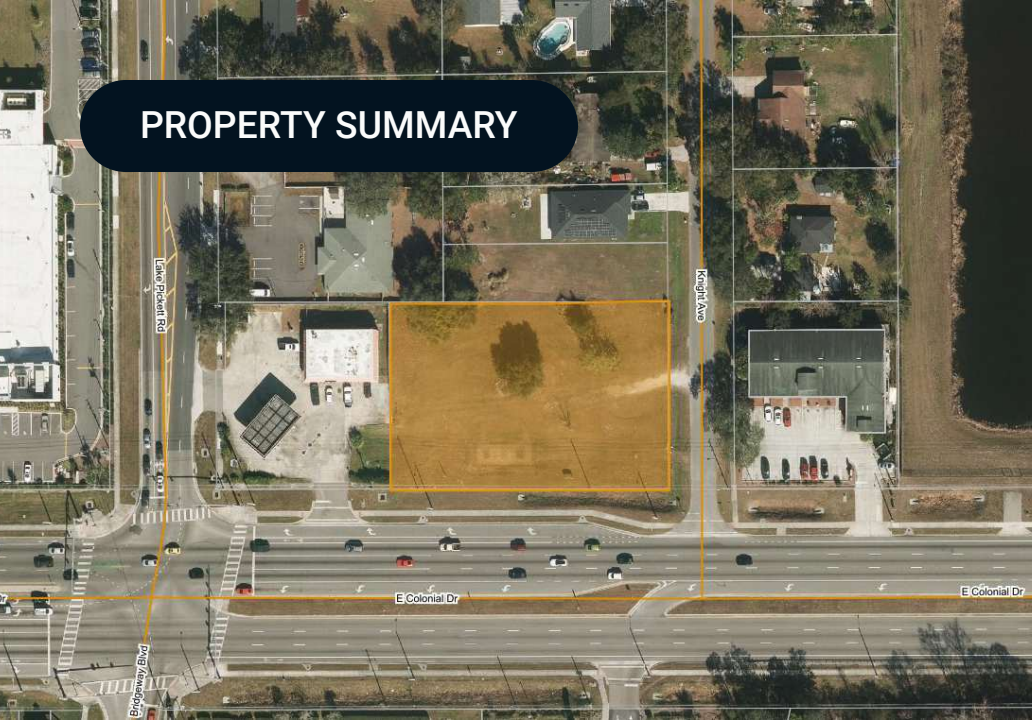
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Section 1

PROPERTY INFORMATION

PROPERTY SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,500,000
Lot Size:	0.99 Acres
Zoning:	C-1, Un-incorporated Orange County
Lot Frontage:	253' ± E. Colonial Dr
Market:	Orlando-Kissimmee-Sanford, FL
Submarket:	SE Orange County
Traffic Count:	41,500 ± VPD

PROPERTY OVERVIEW

Positioned in the heart of East Orlando's thriving commercial corridor, this highly desirable retail land site offers exceptional visibility and accessibility along E. Colonial Drive (SR 50). Located near the 408 East/West Expressway, this site ensures seamless connectivity to downtown Orlando, surrounding residential communities, and major commercial hubs.

With proximity to the University of Central Florida (UCF) and Waterford Lakes Town Center, this property benefits from a high-traffic area, strong consumer demand, and a rapidly growing population. The ongoing expansion of East Orlando and the Lake Pickett area further solidifies its potential for long-term success.

Zoned C-1 (Commercial), this site accommodates a wide range of retail and commercial uses, making it ideal for retail, restaurant, service-based businesses, or mixed-use development. Unlike competing properties that require extensive clearing, mitigation, or improvements, this site offers a streamlined development process, allowing investors and developers to move forward with confidence.

Take advantage of this rare opportunity to secure a prime retail site in one of Orlando's fastest-growing submarkets. Contact us today for more details.



COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- High-traffic frontage on E. Colonial Drive (SR 50)
- Easy access to 408 East/West Expressway for regional connectivity
- Close to University of Central Florida (UCF) & Waterford Lakes Town Center
- Surrounded by dense residential communities & retail hubs
- Located in one of Orlando's fastest-growing areas
- Proximity to the Lake Pickett expansion area
- C-1 Commercial zoning allows for retail, restaurants, services, and more
- Minimal site challenges – no major land clearing or mitigation required
- Competitive advantage over other sites requiring extensive improvements
- Ideal for investors, developers, and business owners
- Positioned for immediate and long-term success in a booming submarket

AdventHealth
Waterford Lakes ER



Top Spot Academy



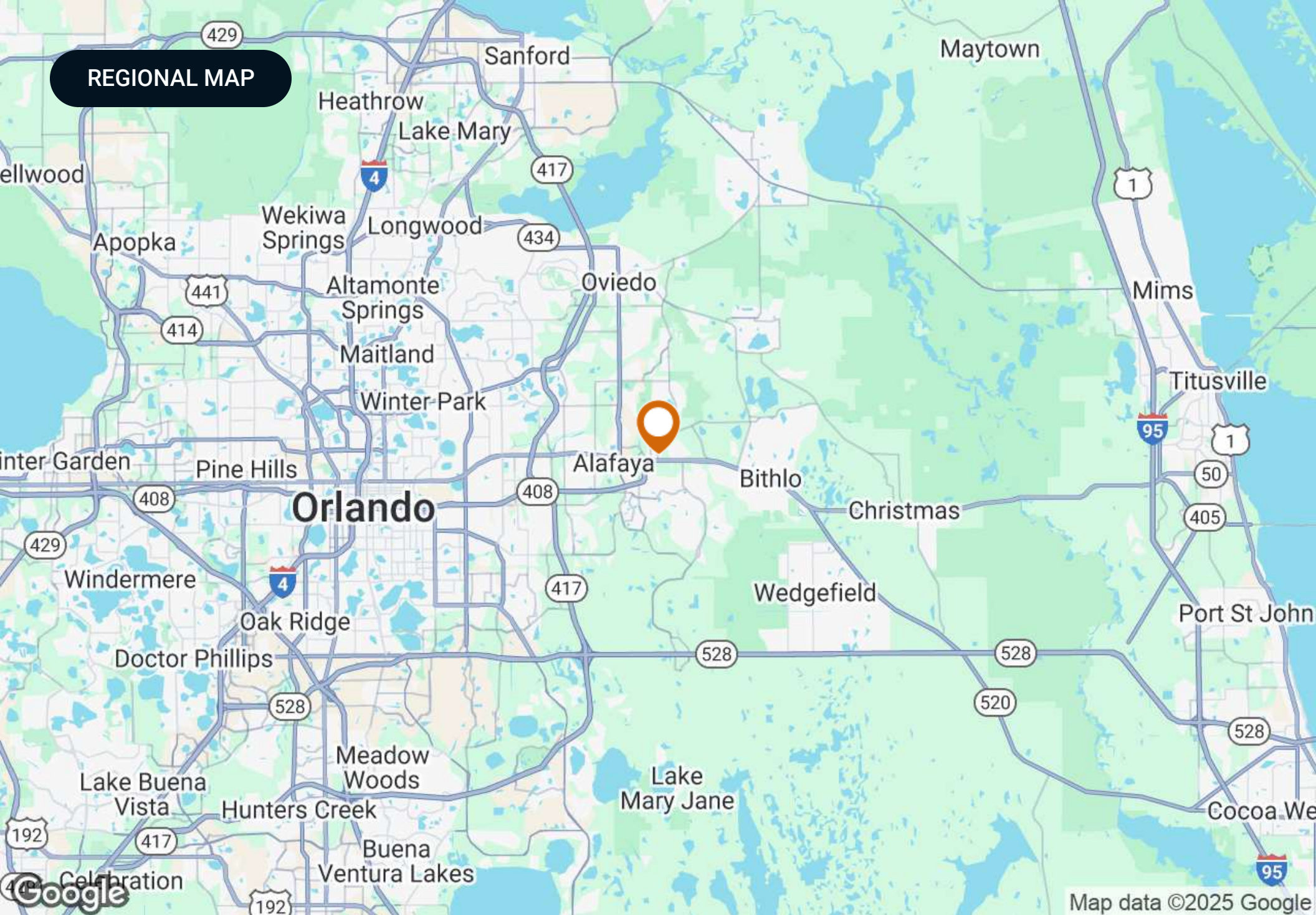
Walgreens

Auto
Zone

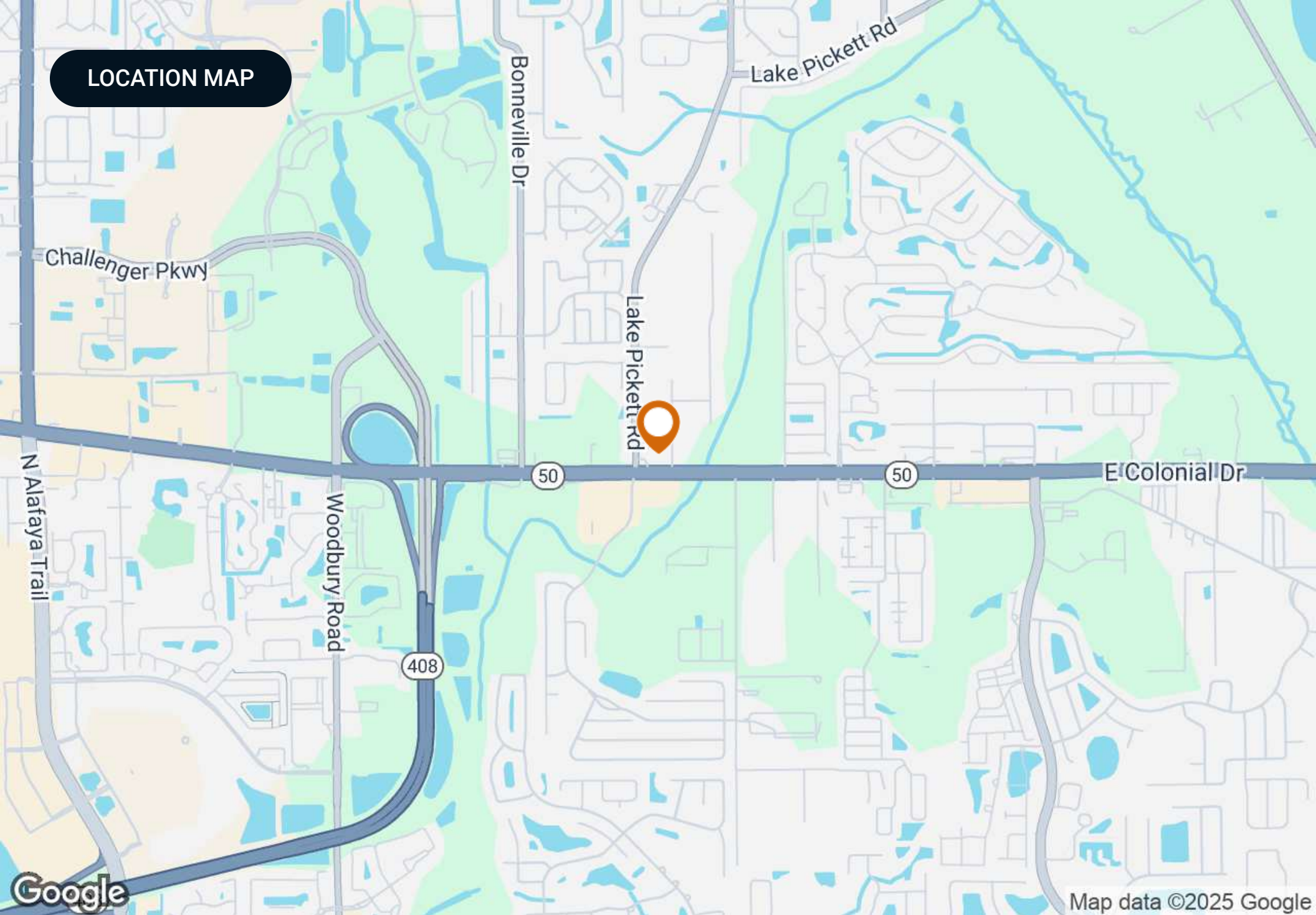
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LOCATION INFORMATION

REGIONAL MAP



LOCATION MAP

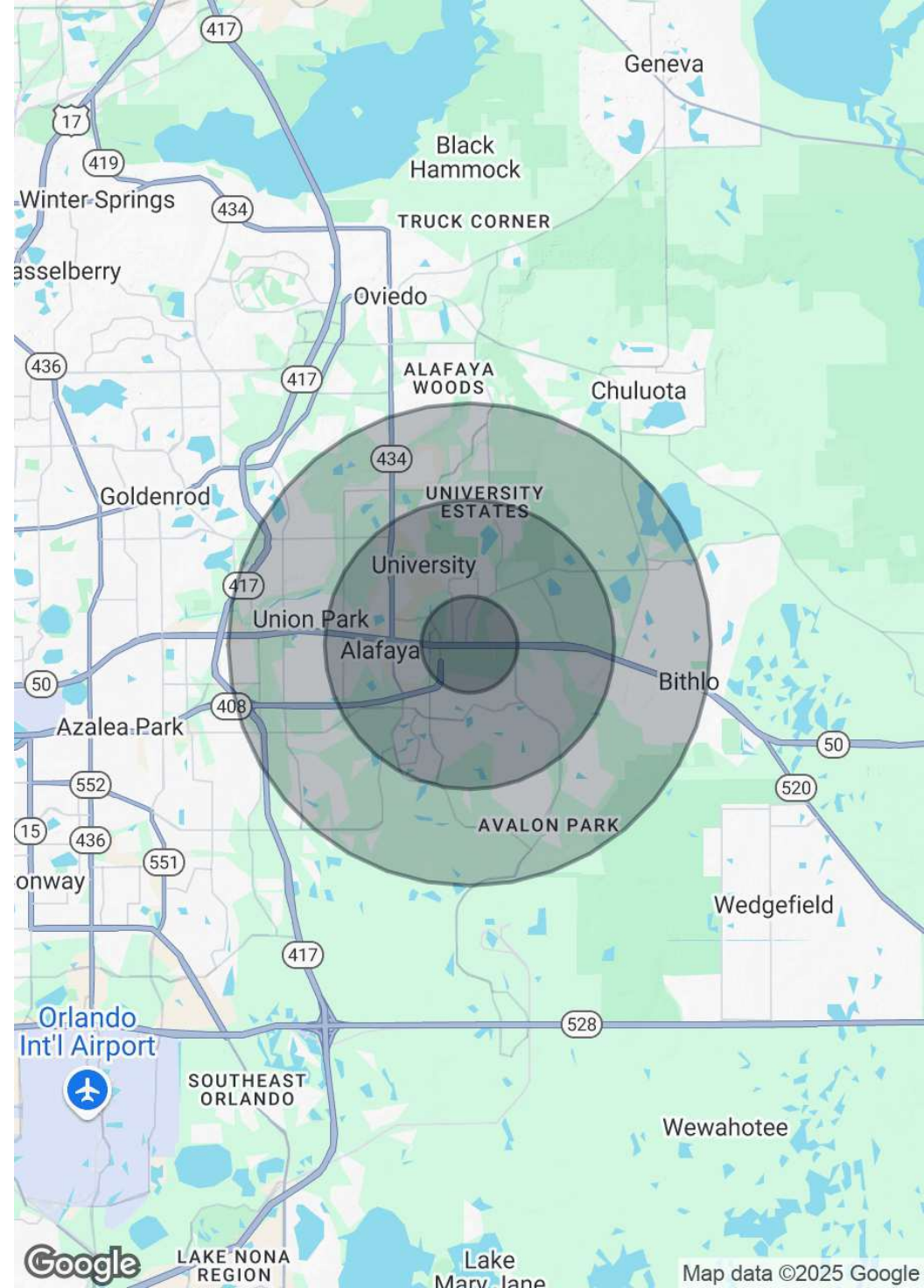


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,910	103,506	217,093
Average Age	38	34	36
Average Age (Male)	37	33	35
Average Age (Female)	39	34	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,698	31,589	69,901
# of Persons per HH	2.7	3.3	3.1
Average HH Income	\$77,823	\$92,224	\$99,627
Average House Value	\$279,647	\$332,705	\$363,959

Demographics data derived from AlphaMap



TAPESTRY | 1-MILE

Key Facts

\$245,769
Median Home Value

\$62,476
Median HH Income

3.9
Home Value to Income Ratio

32.2
Median Age

4,946
Households

Education

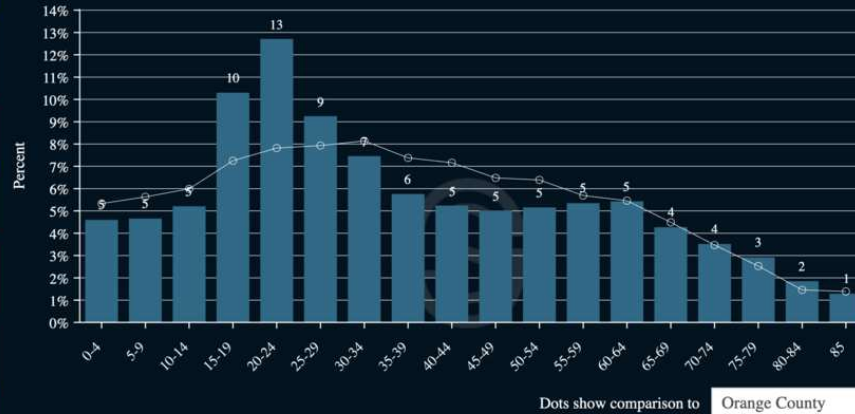
8.4%
No High School Diploma

31.9%
High School Graduate

28.6%
Some College/ Associate's Degree

31.1%
Bachelor's/Grad/ Prof Degree

Age Profile



2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (31.4%)

The smallest group: \$200,000+ (3.0%)

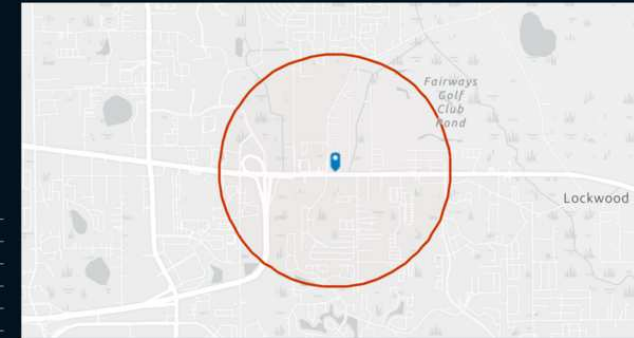
Indicator ▲	Value	Diff
<\$15,000	10.0%	+2.2%
\$15,000 - \$24,999	6.0%	+1.1%
\$25,000 - \$34,999	6.0%	+1.0%
\$35,000 - \$49,999	8.5%	-1.5%
\$50,000 - \$74,999	31.4%	+9.6%
\$75,000 - \$99,999	14.9%	+0.8%
\$100,000 - \$149,999	12.0%	-2.9%
\$150,000 - \$199,999	8.3%	-0.9%
\$200,000+	3.0%	-9.4%

Bars show deviation from Orange County



TAPESTRY SEGMENTATION

The Fabric of America's Neighborhoods



Tapestry segments

7A Up and Coming Families	38.7% of Households
1,915 households	
11C Metro Fusion	34.9% of Households
1,724 households	
9D Senior Escapes	12.9% of Households
640 households	



This infographic contains data provided by Esri (2024).
© 2025 Esri



Tapestry LifeMode	Households	HHs %	% US HHs	Index
learn more...				
Affluent Estates (L1)	0	0.00%	10.11%	0
Upscale Avenues (L2)	0	0.00%	5.50%	0
Uptown Individuals (L3)	0	0.00%	3.91%	0
Family Landscapes (L4)	0	0.00%	7.91%	0
GenXurban (L5)	0	0.00%	11.14%	0
Cozy Country Living (L6)	0	0.00%	11.81%	0
Sprouting Explorers (L7)	2,318	46.87%	7.53%	622
Middle Ground (L8)	0	0.00%	10.81%	0
Senior Styles (L9)	640	12.94%	5.79%	223
Rustic Outposts (L10)	0	0.00%	7.94%	0
Midtown Singles (L11)	1,988	40.19%	6.24%	644
Hometown (L12)	0	0.00%	5.88%	0
Next Wave (L13)	0	0.00%	3.88%	0
Scholars and Patriots (L14)	0	0.00%	1.57%	0

TAPESTRY PROFILE | 3-MILE

Key Facts

\$374,813
Median Home Value

\$70,979
Median HH Income

5.3
Home Value to Income Ratio

26.4
Median Age

30,951
Households

Education

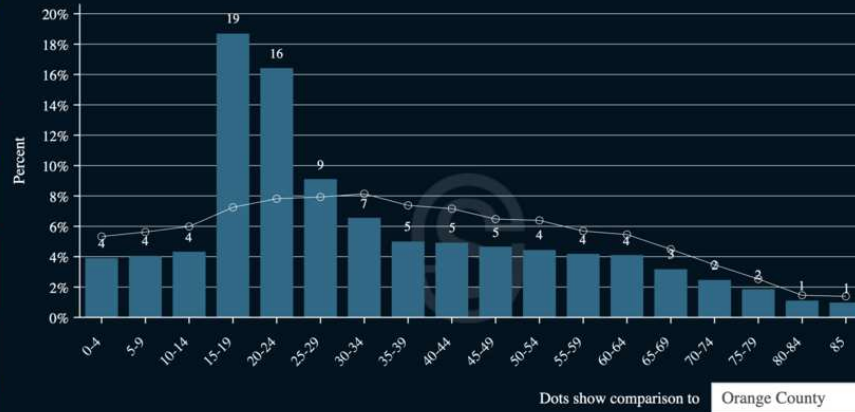
7.1%
No High School Diploma

23.0%
High School Graduate

25.9%
Some College/ Associate's Degree

44.0%
Bachelor's/Grad/ Prof Degree

Age Profile



2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (20.9%)
The smallest group: \$25,000 - \$34,999 (5.2%)

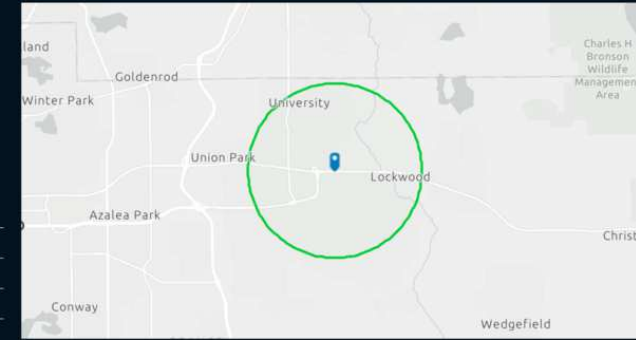
Indicator ▲	Value	Diff
<\$15,000	12.1%	+4.3%
\$15,000 - \$24,999	5.9%	+1.0%
\$25,000 - \$34,999	5.2%	+0.2%
\$35,000 - \$49,999	8.3%	-1.7%
\$50,000 - \$74,999	20.9%	-0.9%
\$75,000 - \$99,999	13.1%	-1.0%
\$100,000 - \$149,999	16.5%	+1.6%
\$150,000 - \$199,999	9.9%	+0.7%
\$200,000+	8.0%	-4.4%

Bars show deviation from Orange County



TAPESTRY SEGMENTATION

The Fabric of America's Neighborhoods



Tapestry segments

7A Up and Coming Families	40.5% of Households
12,540 households	
11B Young and Restless	15.5% of Households
4,798 households	
11C Metro Fusion	13.7% of Households
4,253 households	



This infographic contains data provided by Esri (2024).
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Tapestry LifeMode	Households	HHs %	% US HHs	Index
learn more...				
Affluent Estates (L1)	0	0.00%	10.11%	0
Upscale Avenues (L2)	0	0.00%	5.50%	0
Uptown Individuals (L3)	0	0.00%	3.91%	0
Family Landscapes (L4)	2,198	7.10%	7.91%	90
GenXurban (L5)	0	0.00%	11.14%	0
Cozy Country Living (L6)	0	0.00%	11.81%	0
Sprouting Explorers (L7)	13,511	43.65%	7.53%	580
Middle Ground (L8)	0	0.00%	10.81%	0
Senior Styles (L9)	1,230	3.97%	5.79%	69
Rustic Outposts (L10)	62	0.20%	7.94%	3
Midtown Singles (L11)	9,051	29.24%	6.24%	469
Hometown (L12)	0	0.00%	5.88%	0
Next Wave (L13)	0	0.00%	3.88%	0
Scholars and Patriots (L14)	4,899	15.83%	1.57%	1,008

TAPESTRY PROFILE | 5-MILE

Key Facts

\$390,158
Median Home Value

\$79,577
Median HH Income

6.6%
No High School Diploma

21.0%
High School Graduate

4.9
Home Value to Income Ratio

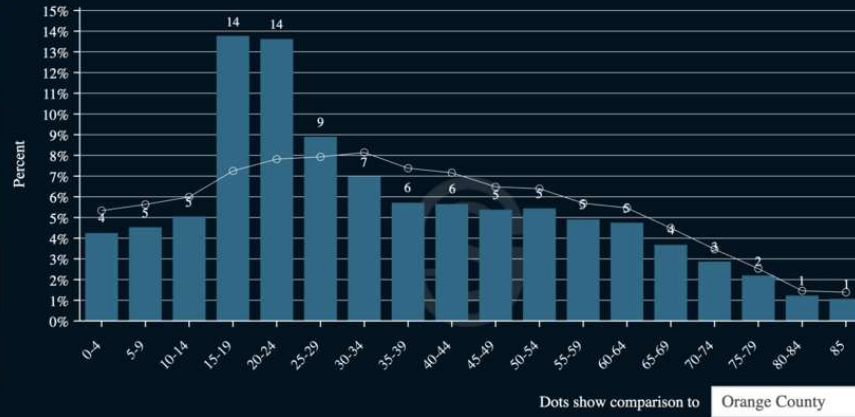
29.9
Median Age

69,388
Households

28.0%
Some College/ Associate's Degree

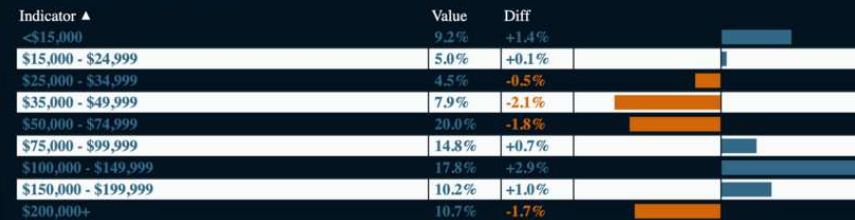
44.5%
Bachelor's/Grad/ Prof Degree

Age Profile



Dots show comparison to **Orange County**

2024 Households by income (Esri)
The largest group: \$50,000 - \$74,999 (20.0%)
The smallest group: \$25,000 - \$34,999 (4.5%)



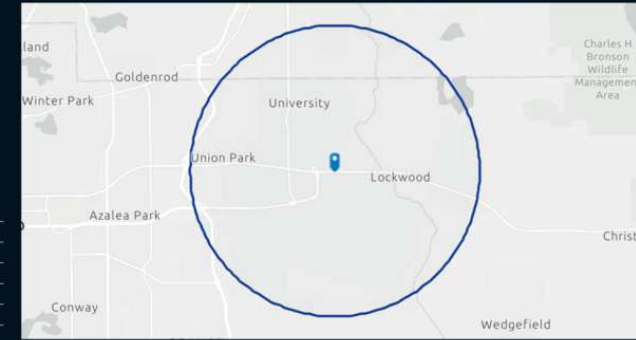
Bars show deviation from **Orange County**

Education



TAPESTRY SEGMENTATION

The Fabric of America's Neighborhoods



Tapestry segments

- 7A Up and Coming Families** 35.5% of Households (24,625 households)
- 14B College Towns** 9.1% of Households (6,282 households)
- 11C Metro Fusion** 8.8% of Households (6,078 households)



This infographic contains data provided by Esri (2024).
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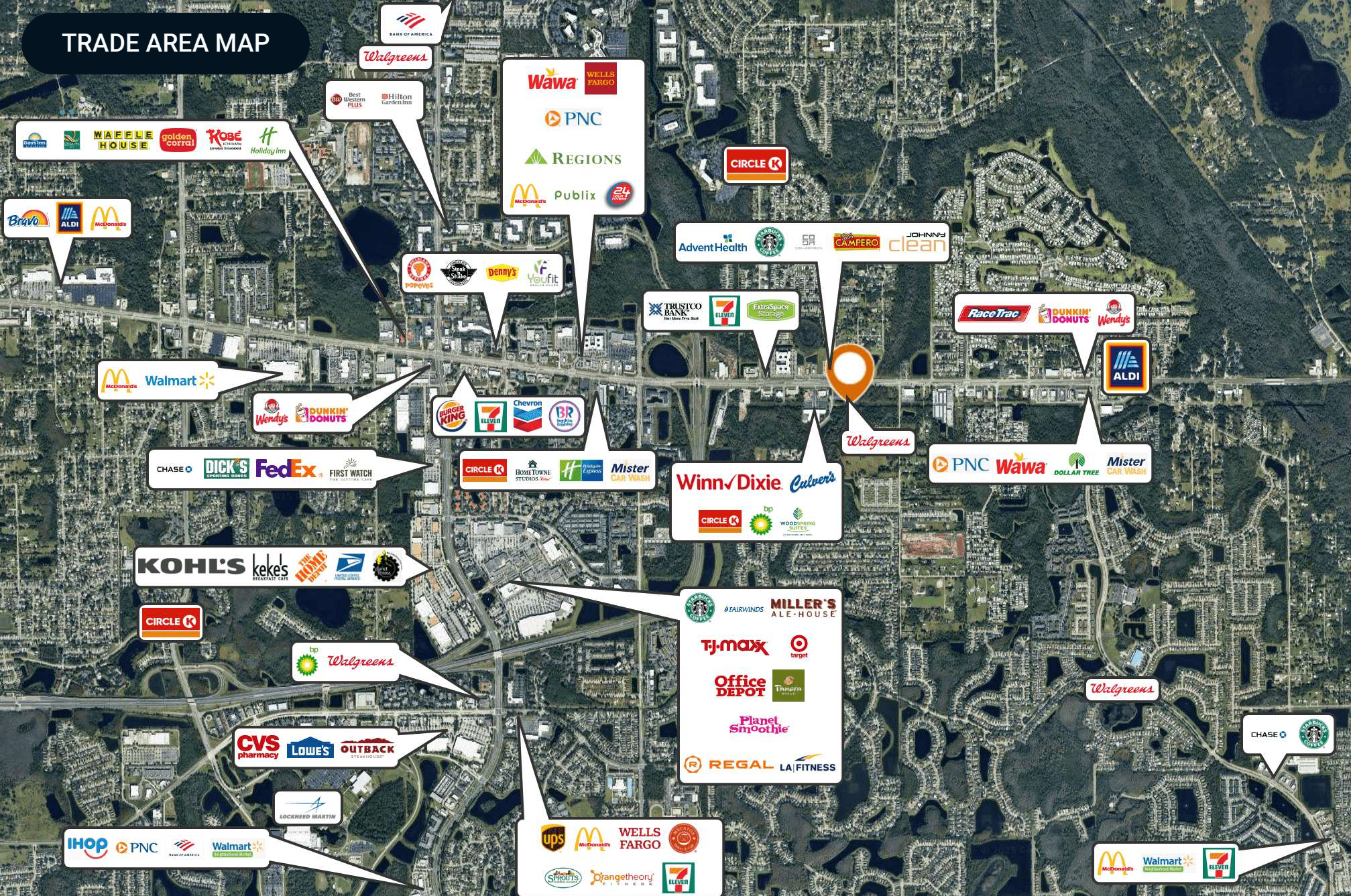
Tapestry LifeMode	Households	HHs %	% US HHs	Index
Affluent Estates (L1)	405	0.58%	10.11%	6
Upscale Avenues (L2)	0	0.00%	5.50%	0
Uptown Individuals (L3)	0	0.00%	3.91%	0
Family Landscapes (L4)	11,274	16.25%	7.91%	205
GenXurban (L5)	949	1.37%	11.14%	12
Cozy Country Living (L6)	0	0.00%	11.81%	0
Sprouting Explorers (L7)	30,096	43.37%	7.53%	576
Middle Ground (L8)	3,588	5.17%	10.81%	48
Senior Styles (L9)	3,173	4.57%	5.79%	79
Rustic Outposts (L10)	588	0.85%	7.94%	11
Midtown Singles (L11)	10,876	15.67%	6.24%	251
Hometown (L12)	0	0.00%	5.88%	0
Next Wave (L13)	0	0.00%	3.88%	0
Scholars and Patriots (L14)	8,439	12.16%	1.57%	775



Section 3

MAPS AND PHOTOS

TRADE AREA MAP



Google

Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

RETAILER MAP

Beginning of UCF Campus

Lake Pickett Community

Research Parkway

Fairways Country Club

Subject Property

41,500 VPD

43,500 VPD

Waterford Lakes Town Center

Waterford Lakes Community

Avalon Park Community

WELLS FARGO PNC REGIONS
Wawa McDonald's Publix Cheddar's
SAGE DENTAL
Chili's Popeyes

Starbucks clean CAMPERO TRUIST BANK
7-Eleven ExtraSpace Storage Advent Health

O'Reilly DUNKIN' DONUTS Wendy's Race Trac
ALDI ACE Hardware
SAGE DENTAL

Home Depot ExtraSpace Storage CIRCLE K Mister CAR WASH Firestone

Winn-Dixie Calver's SUBWAY
CIRCLE K Walgreens Auto Zone

CALIBER COLLISION Compstar PETSUITIES FAMILY DOLLAR

PNC Wawa DOLLAR TREE Mister CAR WASH
ExtraSpace Storage TIRE/PLUZ DQ DUNKIN' DONUTS
ABC PAPA JOHN'S T-Mobile
Pet Supermarket



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS





Lake Pickett Rd

Knight Ave

E Colonial Dr

E Colonial Dr

Section 4

AGENT AND COMPANY INFO

MEET RAFAEL MENDEZ, CCIM



RAFAEL MENDEZ, CCIM

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PROFESSIONAL BACKGROUND

Rafael Mendez, CCIM is the Regional Managing Director and Advisor at Saunders Real Estate in Orlando, Florida.

Rafael specializes in mid-market acquisition and disposition of industrial and office properties throughout the state of Florida. His success derives from assisting his clients with identifying optimal opportunities in the market and executing them efficiently to achieve their intended results.

Beginning his career in real estate in 2015, Rafael assisted investors in residential real estate and later transitioned into commercial real estate. Rafael brings a global perspective with a national presence, local market expertise, and a forward-thinking "client-centric" mindset built on setting clear expectations with constant communication. Through this, he has not only catapulted his own success and growth but also his client's success and growth throughout the years.

Rafael lives in Altamonte Springs, FL, and is married to his high school sweetheart Andrea with three children. Additionally, he is involved in his community and volunteers with Habitat for Humanity Building Homes and Special Olympics. Rafael also serves on the board of directors for Commonsense Childbirth, a non-profit organization.

Rafael specializes in:

- Industrial
- Office
- Special-use Properties
- Investment Sales
- Investment Properties

Comenzando su carrera en bienes raíces en 2015, Rafael inversionistas asistidos en bienes raíces residenciales y más tarde hizo la transición a bienes raíces comerciales. Rafael trae un perspectiva global con presencia nacional, mercado local experiencia y una mentalidad progresista "centrada en el cliente" construido sobre el establecimiento de expectativas claras con constante comunicación. A través de esto, no sólo ha catapultó su propio éxito y crecimiento, pero también su el éxito y el crecimiento del cliente a lo largo de los años.

Rafael vive en Altamonte Springs, FL, y está casado con su novia de la escuela secundaria, Andrea, con tres hijos. Además, está involucrado en su comunidad y voluntarios con Habitat for Humanity Building Homes y Olimpiadas Especiales. Rafael también es miembro de la junta de directores de Commonsense Childbirth, una organización sin fines de lucro organización.

Rafael se especializa en:

- Propiedades Industriales
- Propiedades de Oficina
- Propiedades de uso especial
- Ventas de Inversión
- Propiedades de Inversión

EDUCATION

- Keiser University, AS Health Science, 4.0 GPA
- CCIM Graduate
- CCIM CI 101-104 - Commercial Investment + Financial Analysis



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