

## Executive Summary

### Price:

- \$3,400,000

### Existing Building:

- 28,843 square feet
- Single story, high ceiling, block and wood frame construction

### Location:

- Urban Orlando Location
- Outparcel to Colonial Plaza power center

### Size:

- 2.1 Acres

### Zoning and Uses:

- AC-3 – High Density
- Multi-family:
  - 420 units or 200 per acre
  - 200 foot building height allowed

### 2008 Population Estimate:

- 1 mile: 9,058
- 2 mile: 106,341
- 3 mile: 280,826

### 2008 Average Household Income Estimate:

- 1 mile: \$50,682.00
- 2 mile: \$48,658.00
- 3 mile: \$46,662.00

### Average Daily Traffic Counts (Colonial Drive):

- 55,737 cars (Bennett To Bumby)
- 41,519 (Bumby To Mills)
- When: 2007 Annual Traffic Count Report
- Source: Orange County Traffic Engineering Department

### Average Daily Traffic Counts (Bumby To Anderson):

- 21,335 cars

### Immediate Surrounding Retail

- 496,000 square feet
- Retail: Ross, Staples, Babies R Us, Marshalls, Old Navy, Stein Mart, Barnes & Noble and Petco.

### 321 Usable Parking Spaces