

PRIME EAST ORLANDO OFFICE / RETAIL BUILDING

FOR LEASE

NNN LEASE – BUILDING NOT FOR SALE

9505 E COLONIAL DRIVE | ORLANDO, FL 32817



WELL-POSITIONED FOR CHURCH, RETAIL, MEDICAL OR PROFESIONAL OFFICE USE

PROPERTY OVERVIEW

This freestanding, former bank building offers an excellent opportunity for a variety of office or retail uses. The property features a drive-thru canopy, ample parking, and outstanding visibility on busy East Colonial Drive with convenient access to SR 417.

-  High Traffic Corridor – 58,500 AADT
-  Easy Access to SR 417
-  Strong Demographics & Rapid Growth Area
-  Surrounded by National Retailers & Services

PROPERTY DETAILS

Building Size:	3,456 SF ±
Land Size:	±1 Acre
Year Built:	1983
Zoning:	C-1, Orange County
Lease Rate:	\$28.00 / SF NNN (3–5 Years)
Property Type:	Office / Retail
Property Subtype:	Bank
Parking Ratio:	13.02 / 1,000 SF

NEARBY ACCESS & CONVENIENCE

-  **COMMUTER RAIL – ADVENTHEALTH**
16 Min Drive | 8.7 Miles
-  **WINTER PARK AMTRAK STATION**
19 Min Drive | 9.2 Miles
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19 Min Drive | 9.2 Miles
-  **LYNX CENTRAL STATION**
15 Min Drive | 8.3 Miles
-  **CHURCH STREET STATION**
15 Min Drive | 9.7 Miles



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