



FOR SALE-OWNER/USER OPPORTUNITY

500 East Colonial Drive, Orlando, FL

Prominently located medical office building on Colonial Drive just east of I-4 and the Orlando CBD. Owner/User or potential redevelopment opportunity. Frontage along Colonial Drive provides exceptional exposure to intense daily traffic count. Includes adjacent parcels.

PROPERTY HIGHLIGHTS

- 3-story free-standing medical office building
- Prime location with access to Downtown Orlando, Winter Park, Baldwin Park and College Park
- Easy access to I-4, SR 408, SR 417 and other major thoroughfares
- Close proximity to the Orange County Courthouse, the Mills District, Thornton Park and other restaurants and shopping
- Adjacent parcels, 506 E Colonial Dr and 507 Hillcrest St, included in the sale
- Surface parking ratio of 4.27/1,000 sf (64 spaces)
- Flexible zoning creates redevelopment opportunities or a variety of approved uses for an owner/user



OFFERING PRICE:

\$3,300,000



SQUARE FOOTAGE:

15,000± SF



TOTAL LAND AREA:

500 E Colonial: 0.38± AC
 506 E Colonial: 0.17± AC
 507 Hillcrest: 0.19± Ac



TRAFFIC COUNTS:

37,000± AADT on East Colonial Drive



YEAR BUILT

1960



HARBERT
REALTY SERVICES

DAMIEN MADSEN

dmadsen@harbertrealty.com | 407.256.2844

JOSH SMITH

jsmith@harbertrealty.com | 407.377.4050

For More Information: HarbertRealty.com
400 S Park Ave, Suite 225, Winter Park, FL 32789