

**FOR
SALE**

1.44 ACRE HARD CORNER
DEVELOPMENT SITE

12962 W. COLONIAL DRIVE
WINTER GARDEN, FL 34787



PROPERTY HIGHLIGHTS

- 3 Parcels contiguous totaling 1.44 Acre with C-2 & C-3 zoning and signaled lite intersection across the street from major retail tenants.
- **Parcel 1:** 12962 W. Colonial Drive (corner of Colonial and 9th Street is .77 acres and zoned C-2 with 133'+/- fronting Colonial and 241' deep with a 6,015 SF restaurant/retail building on the site with impact fee credits.
- **Parcel 2:** 12950 W. Colonial Drive (.22 Acre zoned C-3 and 35' of frontage on Colonial) Current month to month Tenant in a 1,128 SF office building
- **Parcel 3:** Rear C-3 Parcel behind parcels 1 & 2 great for green space, retention, and or overflow parking.
- In the path of progress with new developments all around this site.
- 52,500 Vehicles/Day, Demographics upon request
- Close to 429, 408, Florida Turnpike, Dillard Street, and Plant Street

CONTACT

Vincent F. Wolle, CCIM, SIOR
407.448.1823 *mobile*
CREManager@Gmail.com

Results Real Estate Partners, LLC
Licensed Commercial Real Estate Brokers
108 Commerce Street, Suite 200
Lake Mary, Florida 32746

407.647.0200 *main*
407.647.0205 *fax*

www.ResultsREPartners.com

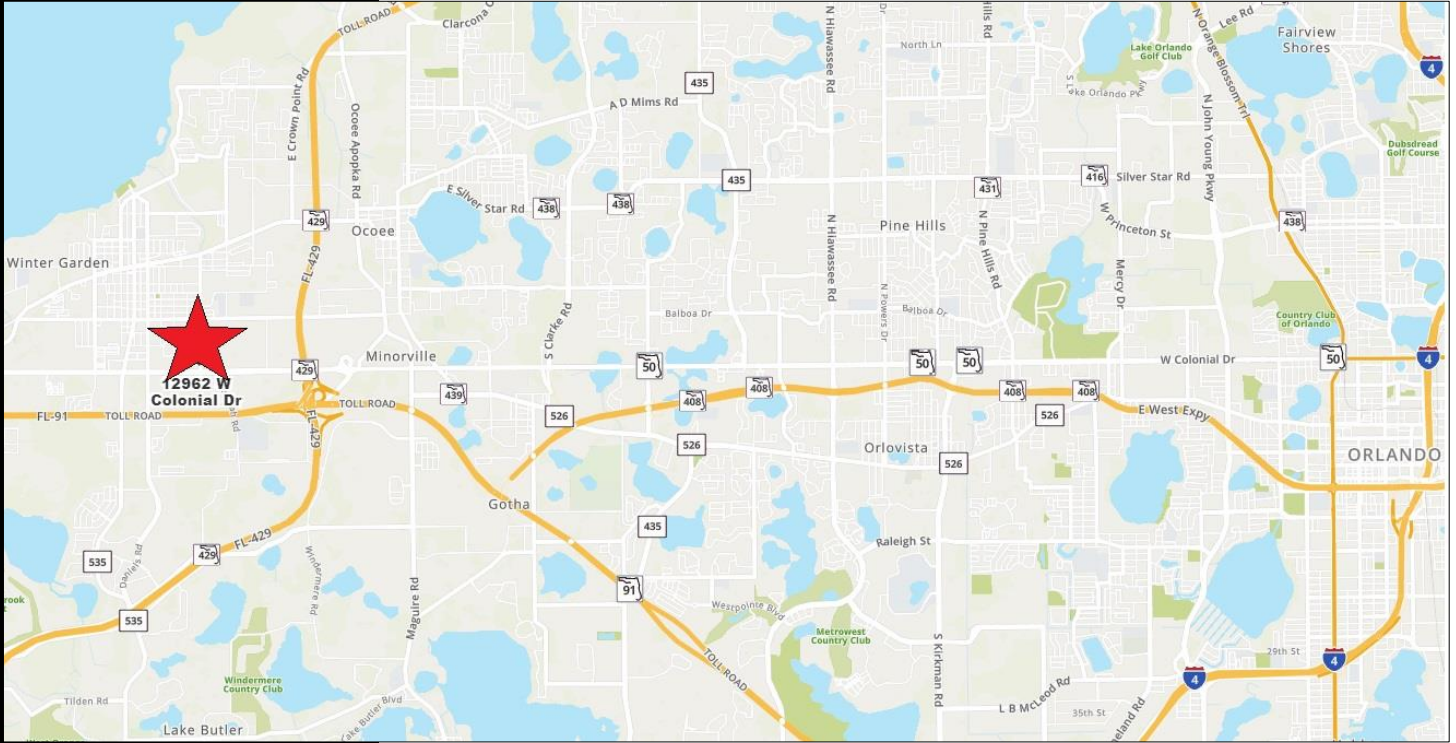
Sales Price: \$1,600,000 (\$25.50 PSF)

This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.

**FOR
SALE**

**1.44 ACRE HARD CORNER
DEVELOPMENT SITE**

**12962 W. COLONIAL DRIVE
WINTER GARDEN, FL 34787**



CONTACT

Vincent F. Wolle, CCIM, SIOR
407.448.1823 *mobile*
CREManager@Gmail.com

Results Real Estate Partners, LLC
Licensed Commercial Real Estate Brokers
108 Commerce Street, Suite 200
Lake Mary, Florida 32746

407.647.0200 *main*
407.647.0205 *fax*

www.ResultsREPartners.com



This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.