

## 19048 E COLONIAL DRIVE

19048 E Colonial Drive  
Orlando, FL 32820

AVAILABLE SPACE  
13,307 SF

ASKING PRICE  
\$1,499,999

### FEATURES

- Great opportunity for retail or industrial space on East Colonial Drive!
- 2400 SF Mezzaine Bonus Area!

Located in between Orlando, FL and Titusville, FL.



### OFFICE

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FOR SALE

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## 19048 E COLONIAL DRIVE

19048 E Colonial Drive, Orlando, FL 32820

SALE



### OFFERING SUMMARY

Sale Price: \$1,499,999

Lease Rate \$13,000 Per Month

Available SF:

Price / SF: \$112.72-

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### PROPERTY OVERVIEW

10,670 s/f of retail space located directly on East Colonial Dr. Great retail/warehouse space. 2400 s/f of office/showroom balance open space warehouse. High ceilings. 2400 s/f mezzanine on top of 2400 s/f showroom.

### PROPERTY HIGHLIGHTS

- Great opportunity for retail or industrial space on East Colonial Drive!
- 2400 SF Mezzanine Bonus Area!





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 **COLDWELL  
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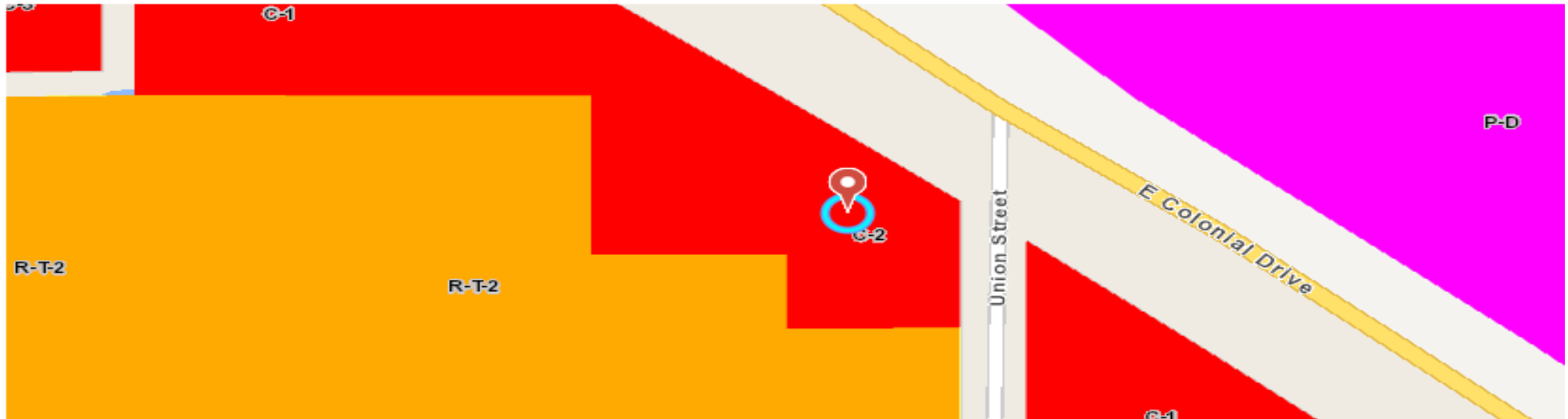


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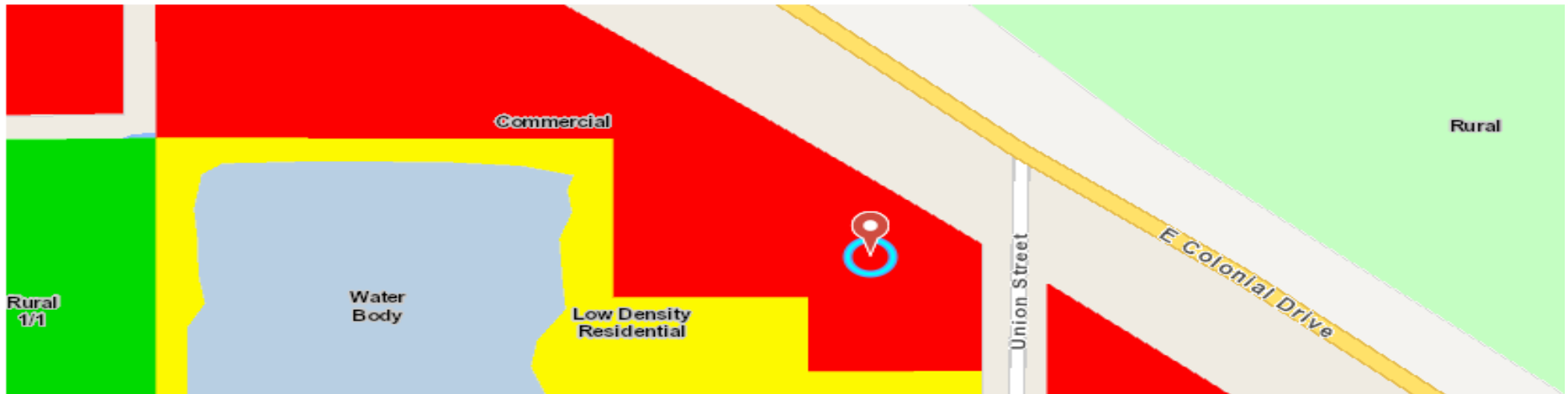
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Current Zoning:



Future Land Use:



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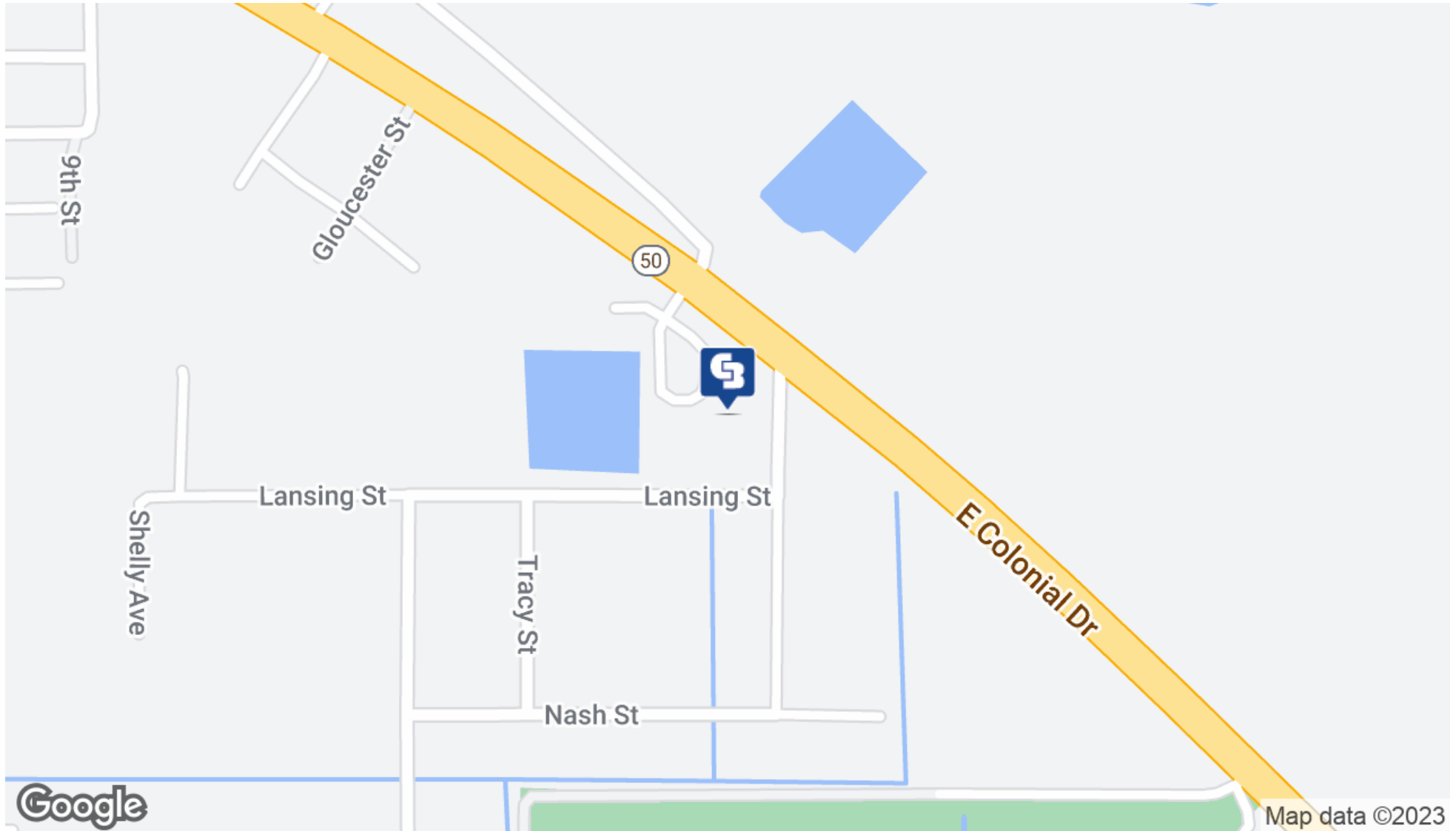
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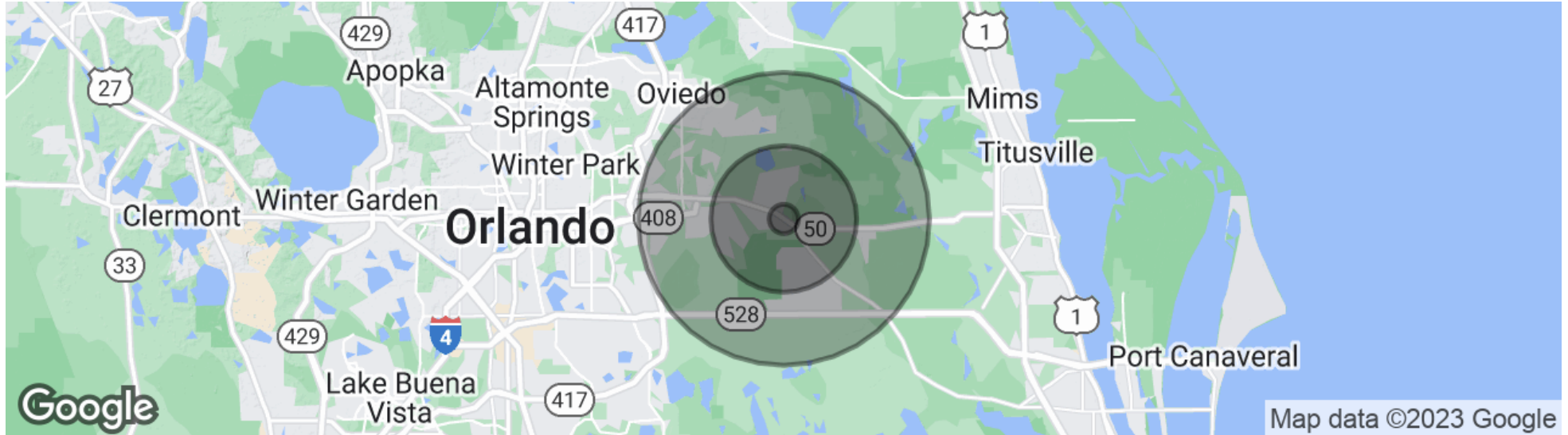




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SALE



### POPULATION

	1 MILE	5 MILES	10 MILES
Total population	558	36,402	191,723
Median age	35.6	31.6	30.7
Median age (Male)	35.4	30.3	28.9
Median age (Female)	35.7	32.6	31.9

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	183	11,488	62,067
# of persons per HH	3.0	3.2	3.1
Average HH income	\$70,397	\$79,194	\$72,684
Average house value	\$275,191	\$301,109	\$281,067

\* Demographic data derived from 2020 ACS - US Census

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## ARTICLE XI. C-2 GENERAL COMMERCIAL DISTRICT

### 58.84 In General.

The lands in the C-2 General Commercial District are found principally within the Central Business District where all types of general commercial and servicing enterprises are located. The land coverage and building bulk are greater in this district than elsewhere but from it manufacturing is excluded.

### 58.85 Uses Permitted.

No building, structure, land or water shall be used except for one or more of the following uses:

- (1) Advertising signs, panels and structures.
- (2) Apothecary shop (prescription pharmacist).
- (3) Art, antique and gift shop.
- (4) Automobile laundry or quick wash.
- (5) Automobiles sales room and incidental servicing departments.
- (6) Bakery, the products of which are sold only at retail on the premises.
- (7) Banks.
- (8) Beauty salons and barbershops.
- (9) Book and stationery stores; newsstands.
- (10) Bowling alley.
- (11) Business colleges, vocational schools, trade and private schools operated as commercial enterprises.
- (12) Churches, schools.
- (13) Day nurseries, kindergartens and other child care centers.
- (14) Drive-in food establishments.
- (15) Dry cleaning and laundry pick-up stations; self-service laundry.
- (16) Dry goods, variety, drug and department stores.
- (17) Finance and investment offices.
- (18) Florist shop, the products of which are displayed and sold wholly within the structure.
- (19) Grocery, fruit, vegetable, meat market, delicatessen.
- (20) Hardware, bicycle, sporting goods, floor coverings, household and electrical appliance and service.

☐ Doc. No.  
6207  
1-13-64

- (21) Health baths.
- (22) Hospitals, but not animal hospitals; medical or dental clinics; nursing (convalescent) homes.
- (23) Hotels and motels with restaurants incident thereto and primarily for the use of patrons.
- (24) Insurance offices.
- (25) Interior decorating, home furnishings and furniture stores.
- (26) Jewelry and watch repair, china and luggage shops.
- (27) Liquor stores (retail), taverns and cocktail lounges.
- (28) Mortuary.
- (29) Music conservatory, dancing schools and art studios.
- (30) Music, radio and television shops.
- (31) Office buildings.
- (32) Office supplies and equipment.
- (33) Paint and wall paper stores for the retail sale of the products only.
- (34) Parking lots without gasoline pumps or other automobile services.
- (35) Photographic supplies and studios.
- (36) Plumbing sales rooms and services within the building and yard storage as an accessory use.
- (37) Printing, book binding, lithography and publishing establishments, blue printing, map making and photostating.
- (38) Private clubs and lodges.
- (39) Publicly owned and operated recreational facilities.
- (40) Public utility and service structures.
- (41) Radio and television stations, studios and offices.
- (42) Recreation facilities as amusement parks, shooting galleries, skating rinks and dance halls, billiard and pool.
- (43) Restaurants and tearooms where patrons are seated and served at tables within the structure.
- (44) Shoe repair, hat cleaning and shoe shining.
- (45) Shops for ladies', men's and children's apparel and furnishings.
- (46) Storage garage, public or private automobile parking.
- (47) Structures for public uses, such as community centers, libraries and museums.



- (48) Theatre, but no drive-in theatre.
- (49) Used car lot. Only minor mechanical repairs or servicing of cars for sale on the premises may be done and such work to be within an enclosed building.
- (50) Go-kart tracks and miniature automobile roadways, subject to public hearing and conformance with regulations adopted by the Zone Commission on March 14, 1961, relating to this subject. Doc. No.  
4724  
5-8-61
- (51) Any other retail store, business or service enterprise that in the judgment of the Board of Zoning Adjustment are consistent with those included above and further, that will be in harmony with the spirit of Sections 58.01 to 58.168 of this Code.
- (52) One-hour dry cleaning establishments using equipment which emits no smoke nor escaping steam, and which use nonflammable synthetic cleaning agents, (perchloroethylene, trichlorethylene, etc.); provided there is no garment collection and delivery service, and provided not more than three pressing machines shall be used and not more than five persons shall be employed in the operation of such establishment.

#### 58.86 Conditional Uses.

- (1) When, after review of an application and plans appurtenant thereto and hearing thereon, the Zone Commission finds as a fact that the proposed use or uses are consistent with the general zoning plan and with the public interests, the following may be recommended to the City Council as permitted uses:
  - (a) Automobile service station, however, only minor repairs may be made to vehicles provided such repairs are made within an enclosed building. This, however, does not include repairing wrecked automobiles, rebuilding motors, no paint or body work, no storing of wrecked automobiles and no noise-creating activities. (See Section 58.123.)
  - (b) Bus passenger terminals; provided, however, that no vehicle repair or related maintenance operations shall be conducted on the premises. Doc. No.  
4125  
6-8-60
  - (c) Multiple-family residential units may be permitted as provided by section 58.118-1 of this Code. Doc. No.  
6005-C  
7-15-63
  - (d) Buildings and structures in excess of two hundred feet in height. Doc. No.  
8321  
8-19-68
- (2) Any review of an application or plan shall consider the character of the neighborhood in which the proposed use is to be located and its effect on the value of surrounding lands, and further, the area of the site as it relates particularly to the required open spaces and off-street parking facilities.

#### 58.87 Building Height Regulations.

No building or structure shall exceed two hundred feet in height except as provided in section 58.86 hereof; provided, that no structures shall exceed the height limitations established by the Orlando-Orange County Airport Zoning Board with respect to the Airport Zoning District in which the building will be located. Doc. No.  
8321  
8-19-68

58.88 Building Site Area Regulations.

There are no building site area requirements.

58.89 Front, Rear and Side Yard Regulations.

- (1) Front Yard: None required, except when the frontage in one block is located partly in the C-2 District and partly in a residential district, then the front yard requirements of the residential district shall apply.
- (2) Side Yard: None required except on that side of a lot abutting upon the side of a lot zoned for residence purposes, in which case there shall be a side yard of not less than thirty feet. In all other cases, a side yard, if provided, shall not be less than three feet.
- (3) Rear Yard: There shall be a rear yard of not less than ten feet, except where a C-2 District abuts a residential or multiple dwelling district, in which case there shall be a rear yard of not less than twenty feet.

Doc. No.  
3671  
10-21-59

58.90 Off-Street Parking Regulations.

See Article XV of this chapter as to off-street parking regulations.