

RETAIL FOR LEASE

ORLANDO - COLONIAL LANDING

3225 E Colonial Drive, Orlando FL 32803 | Orange



HIGHLIGHTS:

- Specialty Grocer opening Q1 2018
- Located at the SEC E Colonial Dr & Maguire Blvd (feeder road to Baldwin Park/Winter Park)
- Well positioned across from Fashion Square Mall among Central/Downtown Orlando's primary retail corridor
- Tenant mix includes Bed Bath & Beyond, BuyBuy Baby, Party City, JoAnn Fabrics, PetSmart
- GLA 260,231 SF
- Traffic Counts (AADT):
 - SR 50/E Colonial - 49,000
 - Maguire Blvd - 21,400

DEMOGRAPHICS:

3-Miles	5-Miles	Trade Area
Population		
108,202	280,447	153,526
Daytime Population		
137,081	250,973	188,382
Households		
49,628	121,997	73,938
Average HH Income (\$)		
67,975	62,026	45,645

For More Information, Contact Exclusive Agent(s):

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A0A	Jenny Craig Weight Loss Center	1,600	B0R	Bed Bath & Beyond	27,761
A0B	California Nails	1,600	BOS1	Available	7,831
A0C	California Nails	1,200	BOS2	Specialty Grocer	36,340
A0H	buybuy BABY	25,205	B0T	PetSmart	19,034
A0R	UPS Store	1,705	COA	Mattress Giant	4,900
A0S	Quickly	2,045	COH	Joann Fabrics	37,308
A0T	Shear Madness	750	COR	iStudio Salons	3,600
A0U	Pizzeria Del-Dio	1,750	R01	Jimmy John's Gourmet Sandwiches	1,400
BOA	University of Central Florida	6,376	R02	Pollo Tropical	3,300
BOD	Infiniti Employment Solutions	2,676	R03	Fifth Third Bank	4,200
BOF	Available	3,938	R04	Smokey Bones	7,642
BOK	Party City	12,413	R05	Red Lobster	9,036
BOM	Available	30,662	R06	Smashburger	2,644
BON	America's Best Contacts & Eyeglasses	3,069			

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