

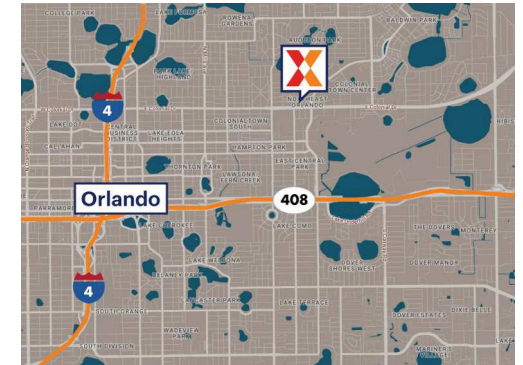
Colonial Marketplace

Orlando-Kissimmee-Sanford, FL

28.5533, -81.3463
2933 East Colonial Drive | Orlando, FL 32803



Center Size: 141,069 SF



Demographics	1 Mile	3 Mile	5 Mile
	10,096	122,637	304,087
	5,115	57,360	131,372
	\$121,345	\$127,449	\$112,685

High-traffic center located in popular retail node just outside of Downtown Orlando, drawing an estimated 2.4M annual visits (Placer.ai 2024)

Located at the high-traffic intersection of E Colonial Dr (SR 50) and Maguire Blvd with 45K+ and 25K+ vehicles daily, respectively (Kalibrate 2021)

Affluent and well-educated trade area within a 3-mile radius, including the nearby Baldwin Park neighborhood, with an average household income of \$127K+ and 53% of residents with a college education

Strong daytime population of 272K+ increases the population within a 3-mile radius by 121% during the day

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Available Space

01	5,090 SF
13	60,469 SF

Current Retailers

FS1	Wingstop	1,996 SF
FS1-C	GameStop	2,080 SF
FS1-D	Chipotle Mexican Grill	2,855 SF
FS2A	Jeff's Bagel Run	1,460 SF
FS2B	Future Lease	3,139 SF
N.A.P.	Target	0 SF
N.A.P.1	Macy's	0 SF
N.A.P.2	Floor & Decor	0 SF
N.A.P.3	Dillard's	0 SF
N.A.P.4	Citgo Gas Station	0 SF
N.A.P.5	T-Mobile	0 SF
N.A.P.6	N.A.P.6	0 SF
04	Armed Forces Recruiting	4,380 SF
05	Orchid Asia Spa	1,200 SF
06	Lifetime Eyecare	1,680 SF
07	LP Nails and Spa	1,920 SF
08	Kumon	1,200 SF
08A	U.S. Army National Guard	1,200 SF
09	Armed Forces Recruiting	2,400 SF
11	LA Fitness	50,000 SF



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