

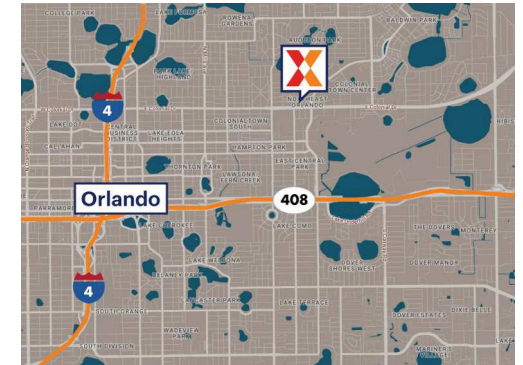
Colonial Marketplace

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
	10,087	122,832	304,069
	5,112	57,523	131,333
	\$96,809	\$105,512	\$92,838

Anchored by Target and LA Fitness

Small retail space for lease at a prime location near downtown Orlando's major shopping center with 43,000+ VPD

Adjacent to Fashion Square Mall anchored by Macy's, Dillard's, Premiere Cinema, and Floor & Decor with planned adjacent residential development

Surrounded by a dense population of 122,000+ with an average household income of \$105,000+ within 3 miles, inclusive of the affluent Baldwin Park neighborhood.

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Available Space

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	Starbucks	1,460 SF
FS2B	Pei Wei Asian Diner	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
01	Adela's Cocina Mexicana and Seafood	5,090 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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