

COLONIAL LANDING

3228 E COLONIAL DRIVE ORLANDO, FL



▶ PROPERTY DETAILS

Total Square Footage: 260,659

▶ PROPERTY DESCRIPTION

Well positioned across from Fashion Square Mall along Central/Downtown Orlando's primary retail corridor

- Tenants include Burlington, Aldi, Wayfair, PetSmart, and Crunch Fitness

- Outparcel available

- Traffic Counts (AADT): SR 50/E Colonial - 44,000 and Maguire Blvd - 18,900

▶ DEMOGRAPHICS

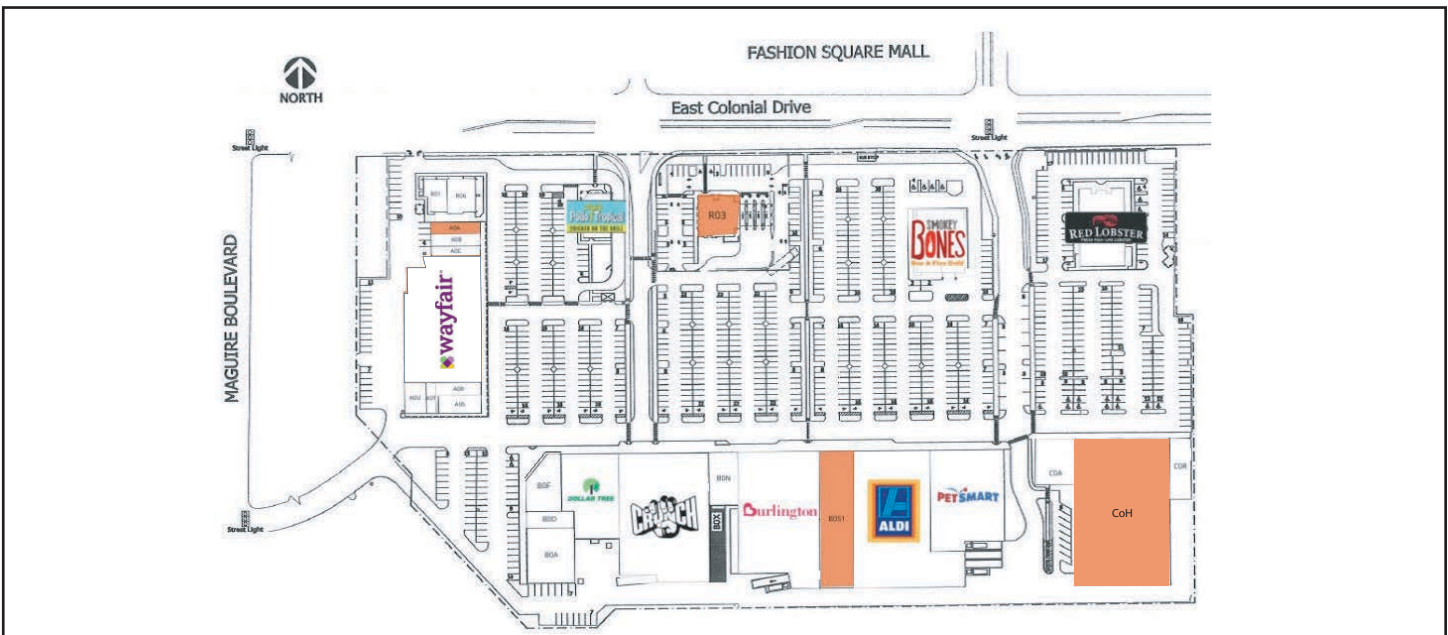
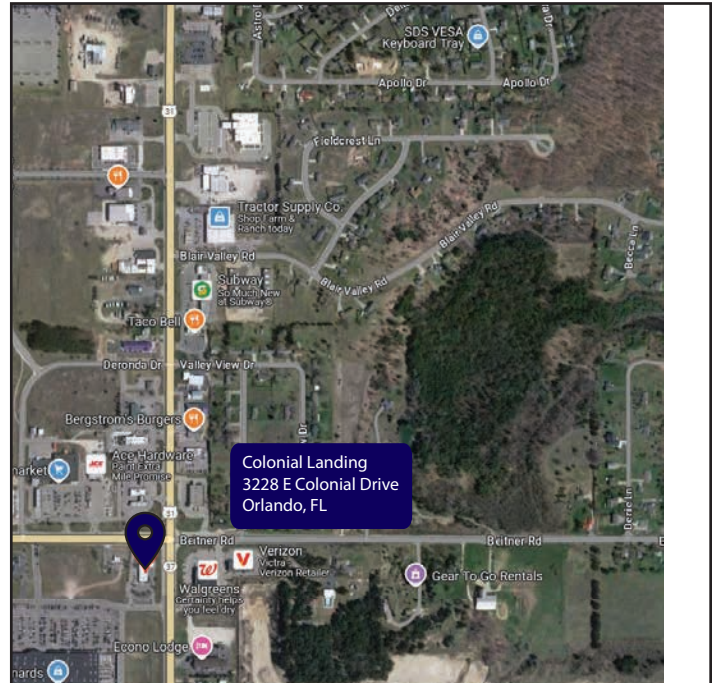
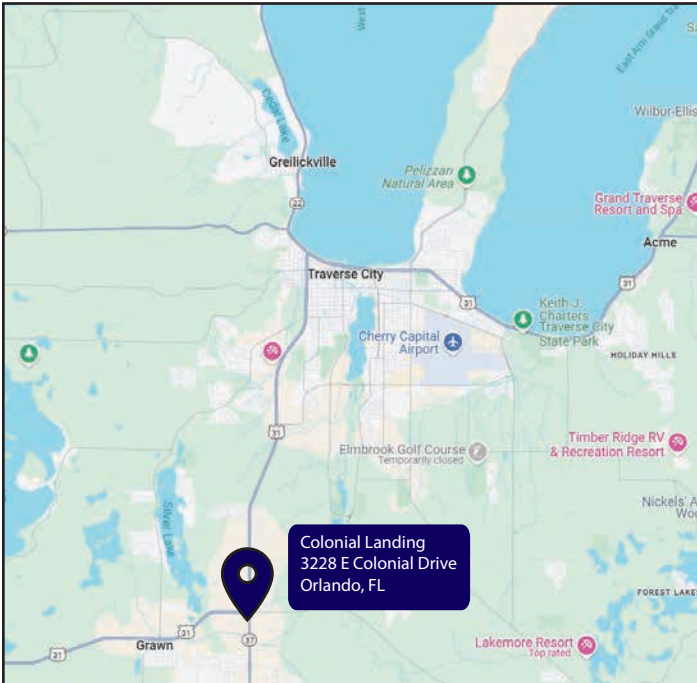
	3 Miles	5 Miles	10 Miles
Total Population	120,576	309,077	1,009,348
Average Household Income	\$101,258	\$90,400	\$80,975
2024 Households	56,187	133,243	391,339

▶ TENANTS



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Suite	Tenant Name	Space Size	Suite	Tenant Name	Space Size	Suite	Tenant Name	Space Size
BOF	The Little Gym	3,938 SF	AOT	The Hair Spa	750 SF	COA	Volcano Hot Pot	4,900 SF
BOS1	Available	7,831 SF	AOU	Pizzeria Del-Dio	1,750 SF	COH	Available	37,308 SF
BOM	Crunch Fitness	30,662 SF	BOA	University of Central	6,376 SF	COR	iStudio Salons	3,600 SF
AOA	Available	1,600 SF	BOD	Infiniti Employment	2,676 SF	R01	Jimmy John's	1,400 SF
AOB	California Nails	1,600 SF	BOK	Dollar Tree	12,413 SF	R02	Pollo Tropical	3,300 SF
AOC	California Nails	1,200 SF	BON	America's Best	3,069 SF	R03	Available	4,200 SF
AOH	Available	25,205 SF	BOR	Burlington	27,761 SF	R04	Smokey Bones	7,642 SF
AOR	UPS Store	1,705 SF	BOS2	Aldi	36,340 SF	R05	Red Lobster	9,036 SF
AOS	Quickly	2,045 SF	BOT	PetSmart	19,034 SF	R06	Smashburger	2,644 SF