

COLONIAL LANDING

3225 E Colonial Drive, Orlando, FL 32803

EXECUTIVE SUMMARY



LOCATION OVERVIEW

SEC E Colonial Dr & Maguire Blvd

PROPERTY HIGHLIGHTS

- Well positioned across from Fashion Square Mall along Central/Downtown Orlando's primary retail corridor
- Tenants include Bed Bath & Beyond, BuyBuy Baby, Party City, JoAnn Fabrics, PetSmart, Lucky's Market (Now Open) and Crunch Fitness (Coming Soon)
- Traffic Counts (AADT): SR 50/E Colonial - 66,500 and Maguire Blvd - 22,834
- GLA: 260,231 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	8,523	116,913	297,026
Daytime Population	15,389	236,910	433,216
Households	4,343	53,311	128,204
Average HH Income (\$)	79,072	83,446	73,071



EXCLUSIVE AGENT(S)

GAVIN WALSH • gavin.walsh@tscg.com • 407.788.0543

Owned and Operated By:

American Finance Trust



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SITE PLAN



SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
B0F	Available	3,938 SF	A0T	Shear Madness	750 SF	C0A	Available	4,900 SF
B0S1	Available	7,831 SF	A0U	Pizzeria Del-Dio	1,750 SF	C0H	Joann Fabrics	37,308 SF
B0M	Crunch Fitness	30,662 SF	B0A	University of Central Florida	6,376 SF	C0R	iStudio Salons	3,600 SF
A0A	Jenny Craig Weight Loss Center	1,600 SF	B0D	Infiniti Employment Solutions	2,676 SF	R01	Jimmy John's Gourment Sandw...	1,400 SF
A0B	California Nails	1,600 SF	B0K	Party City	12,413 SF	R02	Pollo Tropical	3,300 SF
A0C	California Nails	1,200 SF	B0N	America's Best Contacts & E...	3,069 SF	R03	Fifth Third Bank	4,200 SF
A0H	buybuy BABY	25,205 SF	B0R	Bed Bath & Beyond	27,761 SF	R04	Smokey Bones	7,642 SF
A0R	UPS Store	1,705 SF	B0S2	Lucky's Market	36,340 SF	R05	Red Lobster	9,036 SF
A0S	Quickly	2,045 SF	B0T	PetSmart	19,034 SF	R06	Smashburger	2,644 SF

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