



FOR LEASE

±1,200 - ±8,674 SF AVAILABLE AT ALAFAYA COMMONS

11792 - 11970 E. COLONIAL DRIVE | ORLANDO, FL



Conceptual Rendering

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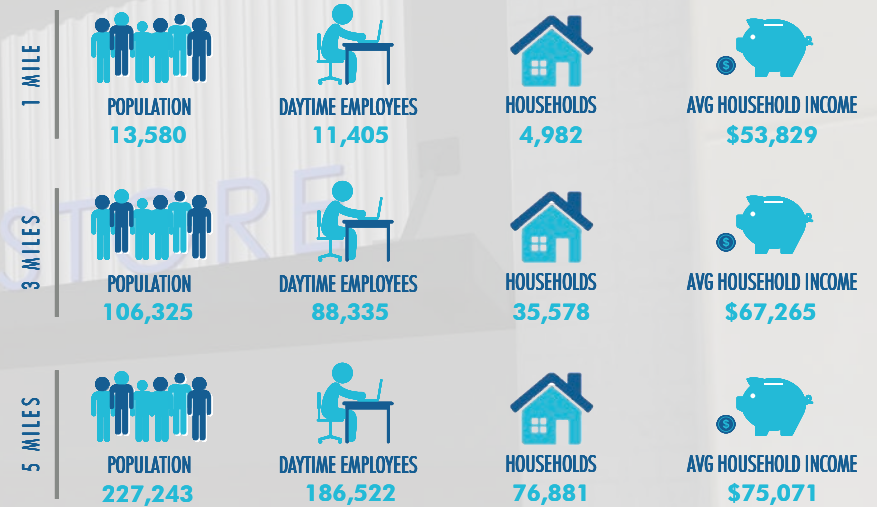
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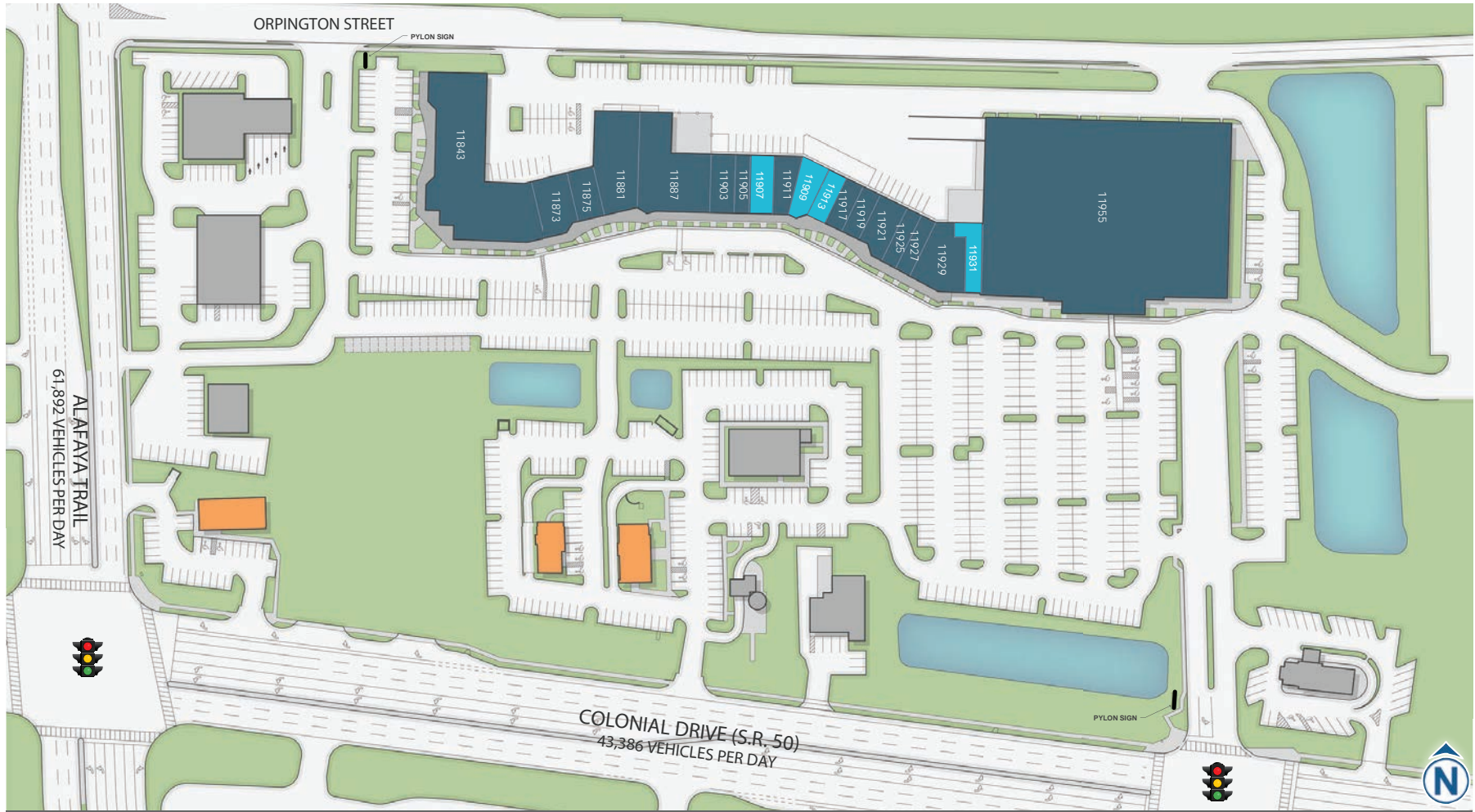
HIGHLIGHTS

- Located on heavily trafficked intersection of Alafaya Trail and Colonial Drive with combined traffic counts of 105,278
- Anchored by:  
- 2 miles from University of Central Florida, the largest university in the United States with over 66,000 students
- Nearby top employers including Siemens and Lockheed Martin
- East Orlando major expansions include the extension of Innovation Way to SR 528 and into Lake Nona
- Major housing developments include Vista Park NWQ of SR 528 and SR 417 with 1,572 acres, 80,000 SF of retail and 4,300 homes and Starwood on the SEQ with 4,400 SFR's and 2,000 multi-family units
- Recently approved, first of its kind to Central Florida, The Grow is a farm and garden community just east of Alafaya Commons. Over 600 acres comprised of a 9 acre working farm, 21 acre community gardens, 20 acre community park, 12 miles of recreational trails, farmers market, event space and Florida farmhouse architecture single family residences.
- Proposed redevelopment adjacent to shopping center by the nation's largest student housing developer

DEMOGRAPHICS



Conceptual Rendering



Inline Spaces

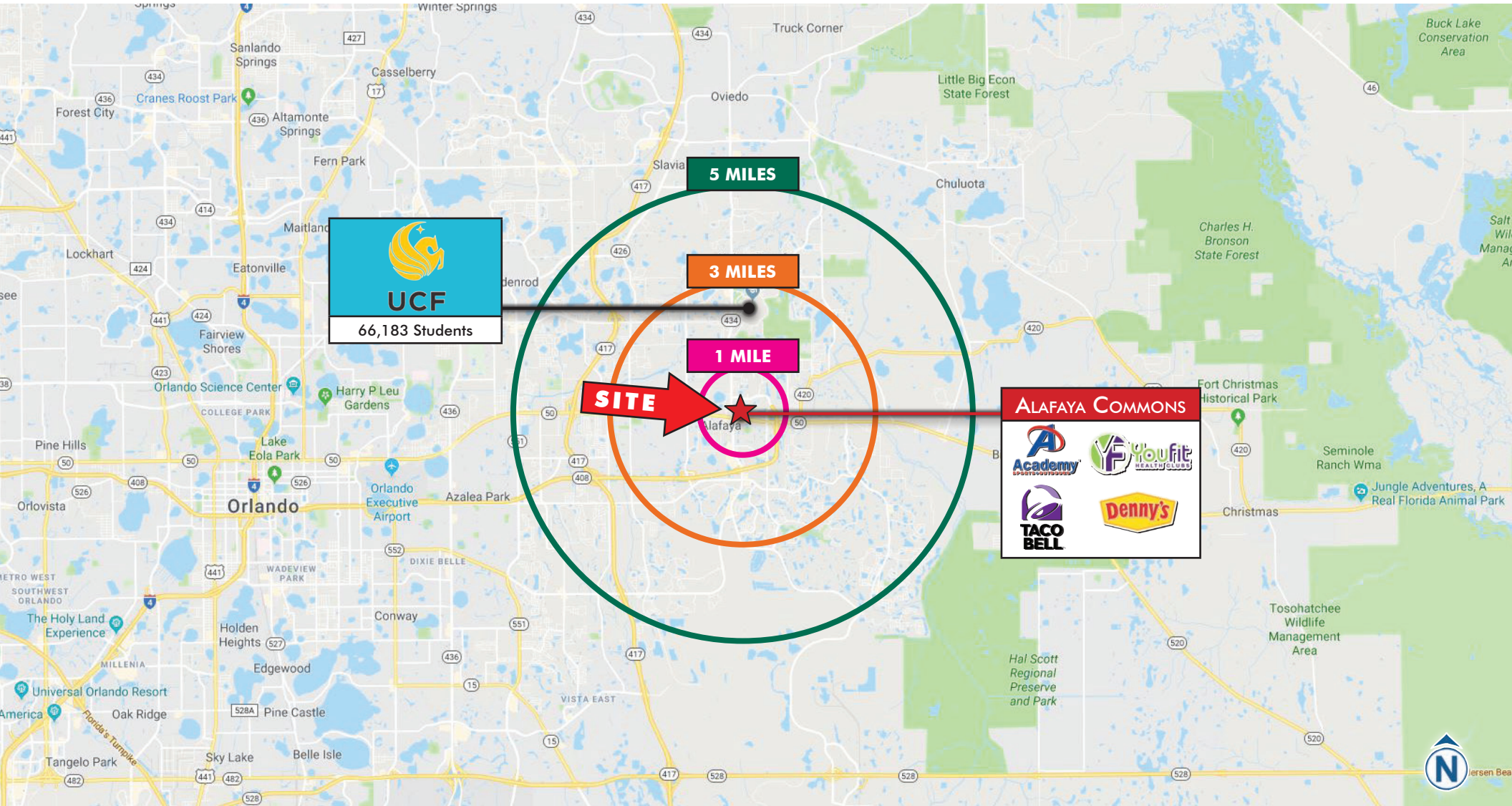
UNIT	TENANT	SQFT	UNIT	TENANT	SQFT	UNIT	TENANT	SQFT
11843	YouFit	17,011	11907	AVAILABLE	2,580	11925	GNC	1,400
11873	Goodfellas Pizzeria	2,942	11911	FX Nail Salon	1,942	11927	Advance America	1,400
11875	Junior Colombian Burger	1,858	11909	AT LEASE	1,892	11929	Salon Lofts	3,982
11881	Orange County Health & Family	6,000	11913	AVAILABLE	1,200	11931	AVAILABLE	1,802
11887	Sunset Christian Prep	7,800	11917	Stop Barber Shop	1,182	11955	Academy Sports	62,952
11903	Siam Garden Thai	2,031	11919	Canine Luxury Boutique	1,200			
11905	Preferred Hearing Centers	989	11921	H&R Block	2,550			



AERIAL | CLOSE-UP

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ORLANDO, FL 32817

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MAP | LOCATION

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AERIAL | EXTENDED TRADE

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