

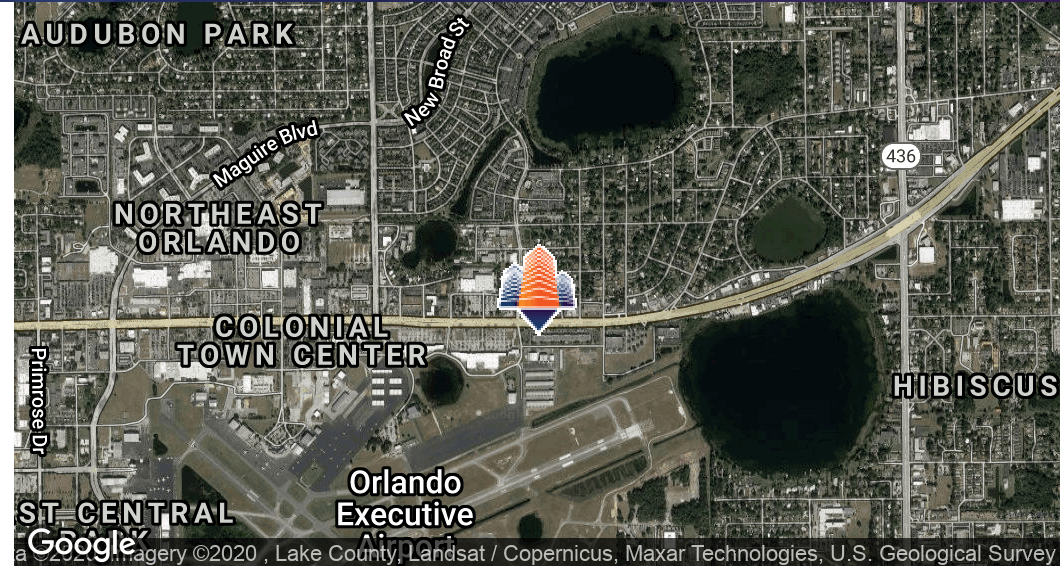
Shoppes at Baldwin Park

4900-5032 E Colonial Drive, Orlando, FL 32803



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- New Renovations Just Completed!
- Endcap Space Available
- Direct Frontage on East Colonial Drive
- Situated Directly Next to Baldwin Park
- Located at the Signalized Corner of E Colonial Drive & Lake Baldwin Lane
- Large Pylon Sign & Plentiful Parking
- 67,000+ Vehicles Per Day on East Colonial Drive

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,400 - 5,000 SF
Building Size:	64,320 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,692	46,119	120,571
Total Population	6,366	107,798	288,805
Average HH Income	\$83,161	\$65,588	\$66,312

Nick Barbato
407.573.0711 x309
nbarbato@eisre.com

Eric Portnoy
407.573.0711 x310
eportnoy@eisre.com



7575 Dr. Phillips Blvd, Ste 390
Orlando, FL 32819
www.eisre.com

Shoppes at Baldwin Park

4900-5032 E Colonial Drive, Orlando, FL 32803



EQUITY
INVESTMENT
SERVICES

PHOTOS



Nick Barbato
407.573.0711 x309
nbarbato@eisre.com

Eric Portnoy
407.573.0711 x310
eportnoy@eisre.com



7575 Dr. Phillips Blvd, Ste 390
Orlando, FL 32819
www.eisre.com

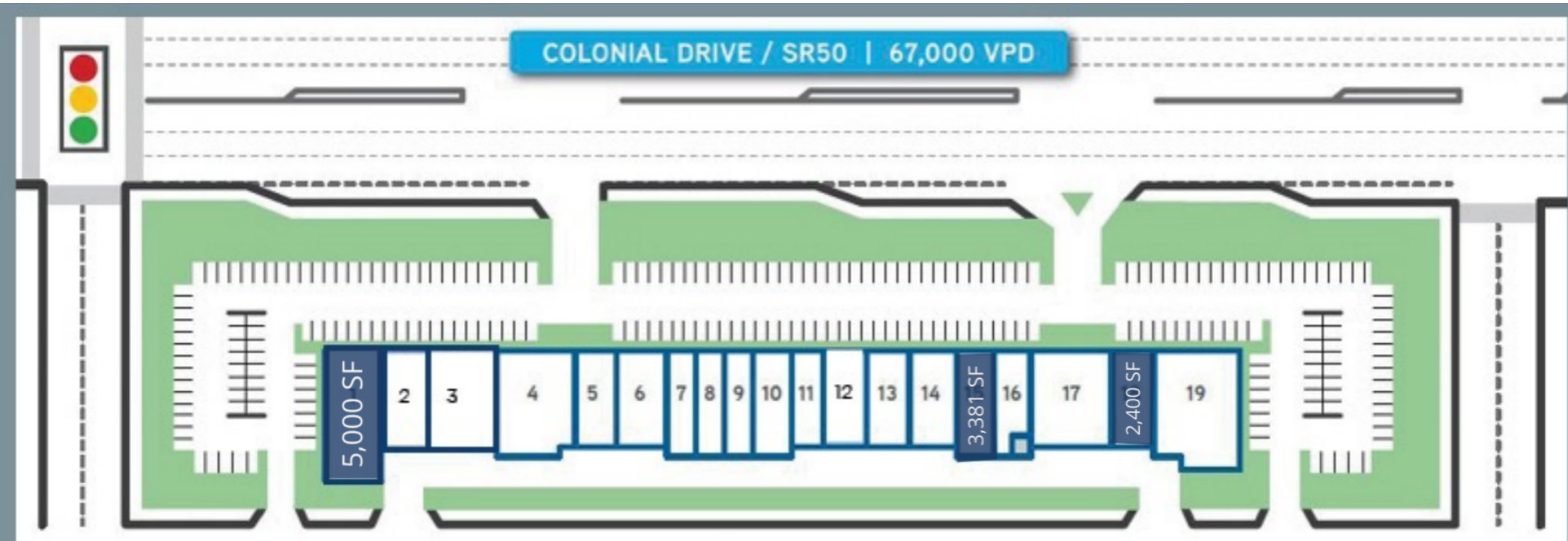
Shoppes at Baldwin Park

4900-5032 E Colonial Drive, Orlando, FL 32803



EQUITY
INVESTMENT
SERVICES

SITE PLAN



AVAILABLE

Nick Barbato
407.573.0711 x309
nbarbato@eisre.com

Eric Portnoy
407.573.0711 x310
eportnoy@eisre.com



7575 Dr. Phillips Blvd, Ste 390
Orlando, FL 32819
www.eisre.com

Shoppes at Baldwin Park

4900-5032 E Colonial Drive, Orlando, FL 32803



EQUITY
INVESTMENT
SERVICES

RETAILER MAP



Nick Barbato
407.573.0711 x309
nbarbato@eisre.com

Eric Portnoy
407.573.0711 x310
eportnoy@eisre.com



7575 Dr. Phillips Blvd, Ste 390
Orlando, FL 32819
www.eisre.com

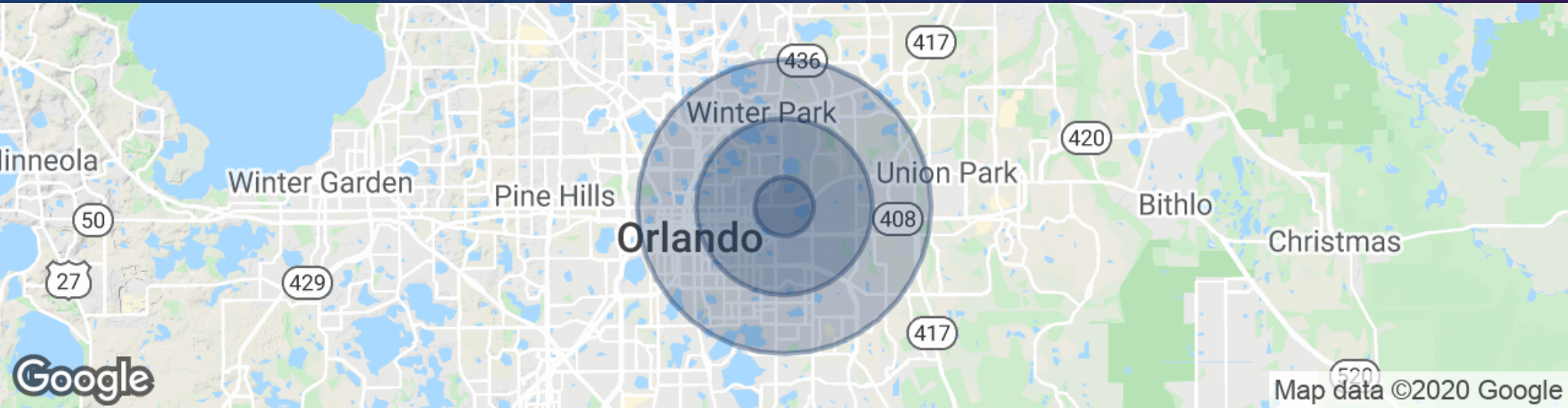
Shoppes at Baldwin Park

4900-5032 E Colonial Drive, Orlando, FL 32803



EQUITY
INVESTMENT
SERVICES

DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	6,366	107,798	288,805
Median age	37.9	35.3	35.6
Median age (Male)	39.0	34.7	34.4
Median age (Female)	37.2	36.4	36.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,692	46,119	120,571
# of persons per HH	2.4	2.3	2.4
Average HH income	\$83,161	\$65,588	\$66,312
Average house value	\$293,324	\$318,165	\$311,786

* Demographic data derived from 2010 US Census

Nick Barbato

407.573.0711 x309
nbarbato@eisre.com

Eric Portnoy

407.573.0711 x310
eportnoy@eisre.com



7575 Dr. Phillips Blvd, Ste 390
Orlando, FL 32819
www.eisre.com