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ORLANDO  
FASHION  
SQUARE

# Limitless Retail Potential

*Versatile Leasing Opportunities in a Prime Location*



Retail Box With 2 Options



2,500 SF Endcap



5,697 SF PAD 1



4,508 SF PAD 5

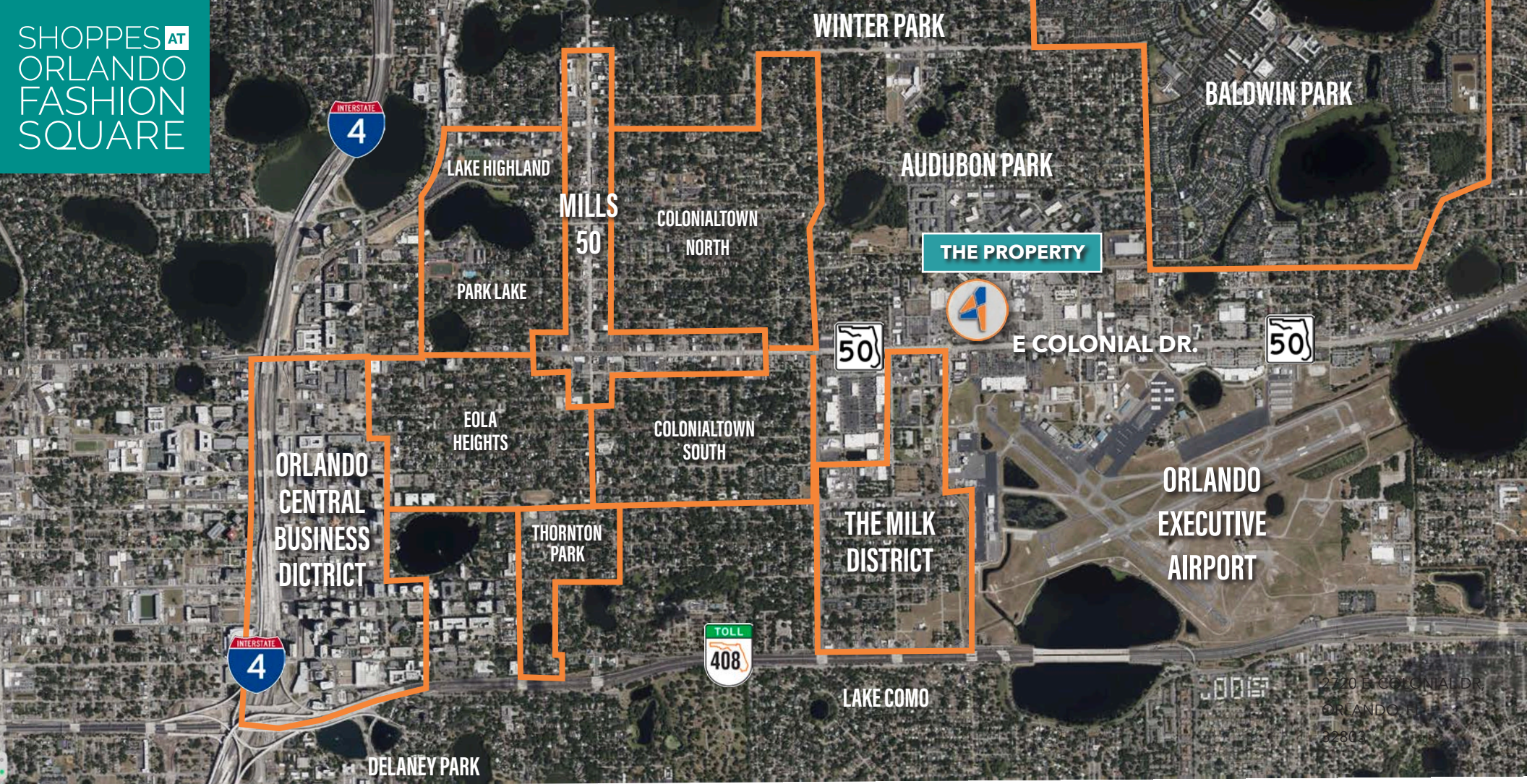


**OVER 27,000 SF OF RETAIL SPACE TOTAL | CALL FOR DETAILS**

3119 E. COLONIAL DR, ORLANDO, FL 32803



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2720 E COLONIAL DR.  
 ORLANDO, FL  
 32803

## ICONIC ORLANDO RETAIL LOCATION!

Become part of Orlando's destination retail trade area! 3119 E Colonial Drive at Orlando Fashion Square is located at the heart of it all. This prime location on one of Orlando's major thoroughfares, Colonial Drive (57,075 AADT), offers excellent access throughout Central Florida and unparalleled exposure to consumers. This vibrant and densely populated trade area offers the opportunity to expand into a highly desirable retail mecca.

With inline and pad development opportunities, this center can accommodate various requirements including retailers, restaurants, large box, and medical uses. Join the plethora of other major retailers within this trade area, boasting record sales numbers for their respective chains within the Central Florida market.

## HIGHLIGHTS

- High Performing Floor & Décor Anchor - Top location in Florida within chain for foot traffic (Placer.ai).
- Prominent location within Orlando's primary retail corridor.
- Excellent visibility and access from Colonial Drive (57,075 AADT), and Maguire Rd (18,614 AADT).
- Signage available on Colonial Drive.
- Extremely Dense trade area with national retailers and award-winning restaurant concepts.

OFFERED BY:



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# 3D Aerial Site Map





# Development Site Map





## EXISTING SPACE

1130 RETAIL BOX | ±8,989 SF MAIN + ±5,667 SF PATIO

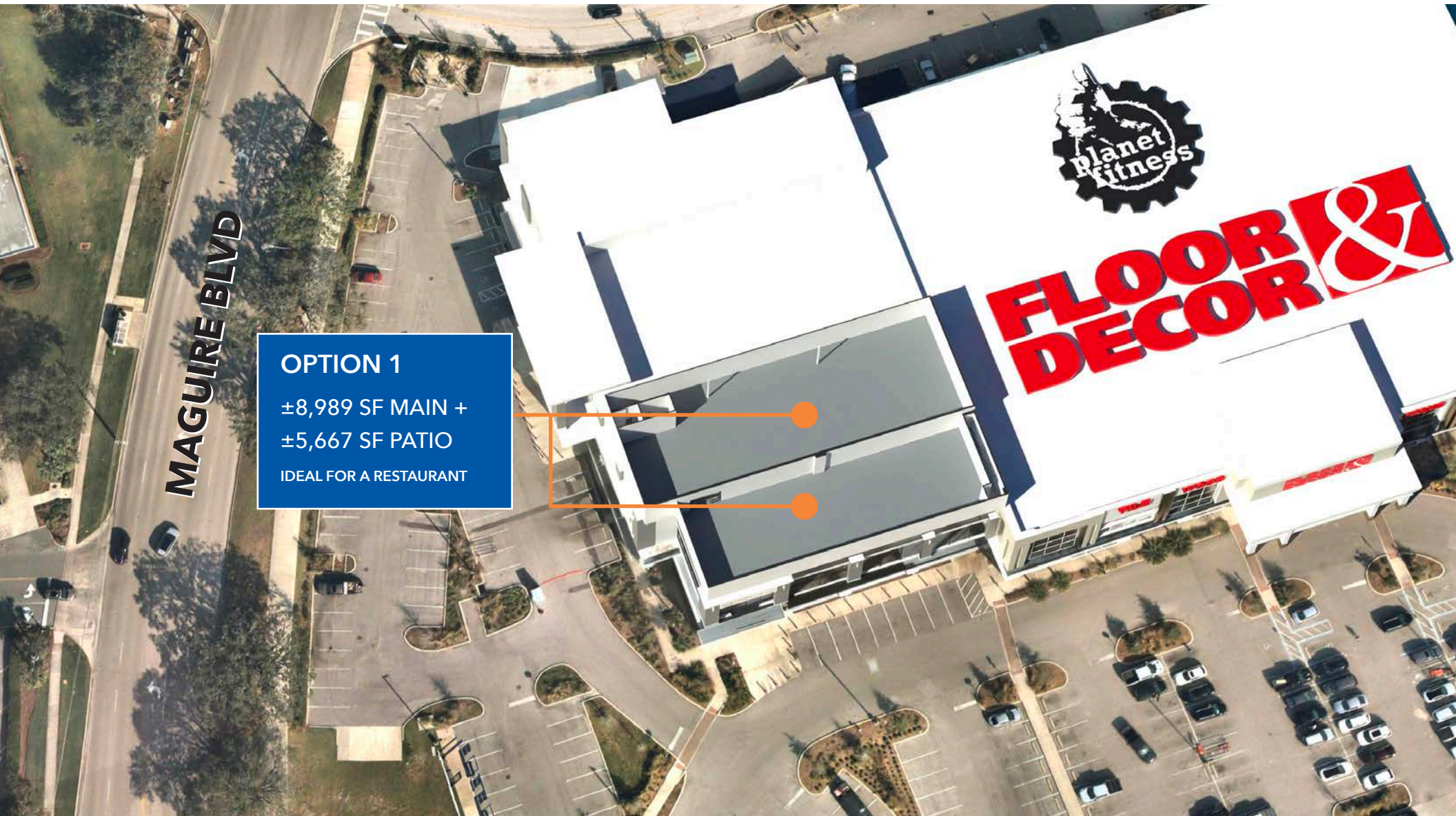




PROPOSED SPACES

1130 RETAIL BOX

OPTION 1 | ±8,989 SF MAIN + ±5,667 SF PATIO



MAGUIRE BLVD

**OPTION 1**  
±8,989 SF MAIN +  
±5,667 SF PATIO  
IDEAL FOR A RESTAURANT



PROPOSED SPACES  
1130 RETAIL BOX  
OPTION (2) 5 SPACES



- OPTION 2**
- A ±8,989 SF RETAIL
  - B ±1,448 SF RETAIL
  - C ±1,395 SF RETAIL
  - D ±1,397 SF RETAIL
  - E ±1,427 SF RETAIL



## EXISTING SPACE

PAD 1 | ±5,697 SF | Maguire Frontage

Adjacent to Floor & Decor





# PROPOSED SPACE

## PAD 1 | ±5,697 SF

### 3 RETAIL OPTIONS

Proposed Conceptual Rendering



MAGUIRE BLVD

- 3 RETAIL SPACES
- F ±1,431 SF RETAIL
- G ±1,596 SF RETAIL
- H ±2,670 SF RETAIL





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EXISTING SPACE

PAD 2 INLINE RETAIL | ±2,500 SF | E Colonial Frontage

1 RETAIL SPACE



4 ACRE COMMERCIAL | CONTACT **NICHOLAS FOURAKER** AT 407.721.0602 OR **GARRETT GLEITER** AT 407.539.4514





## EXISTING SPACE

PAD 2 INLINE RETAIL | ±2,500 SF | E Colonial Frontage

1 SPACE FOR DEVELOPMENT





**EXISTING SPACE**  
PAD 5 ±4,508 SF | Maguire Frontage  
Outparcel For Development



**PAD 5**  
2 RETAIL SPACES  
±4,508 SF

**MAGUIRE BLVD** →



PROPOSED SPACE  
PAD 5 | ±4,508 SF  
2 RETAIL OPTIONS

Proposed Conceptual Rendering



MAGUIRE BLVD

2 RETAIL SPACES  
J ±1,431 SF RETAIL  
K ±1,596 SF RETAIL





# POINTS OF INTEREST MAP

High-Traffic Location with Access to Local Amenities



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	6,569	102,419	278,088
TOTAL HOUSEHOLDS	2,899	45,619	117,279
AVG HH INCOME	\$75,753	\$72,211	\$67,612
MEDIAN AGE	37.2	36.6	36.1
AVG HOME VALUE	\$280,579	\$352,003	\$317,459





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