

# HIGHLAND LAKES CENTER

7307 W Colonial Dr (SR 50) & Hiawassee Rd | Orlando, FL



## HIGHLIGHTS

- Retail space available from 2,144 - 5,447 SF.
- Two out parcels; 4,200 SF and 6,000 SF, with drive-thru.
- Former barber shop space available.
- 492,779 SF Power Center.
- Anchored by Burlington, Marshalls, Ross, and American Signature Furniture.
- Conn's HomePlus and Beauty Master now open.
- Busy shopping center with strong national tenants.
- Incentives available for qualified tenants.



### Traffic Counts

Colonial Dr / Hiawassee Rd: ±75,000 vpd



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Space	Tenant	SF
7475	Burlington Coat Factory	76,376
7463	American Signature	50,504
7461	Ashley Stewart Woman	4,074
7459	American's Best Vision	3,032
7457	Pending	3,091
7455	2nd Gen Barber AVAILABLE	2,350
7453	All Star Child Care	3,208
7445	Ross Dress for Less	26,240
7439	AVAILABLE	2,144
7437	Boughi Apparel	1,042
7435	TD Nail Salon	1,042
7433	TD Nail Salon	1,563
7431	Coxinha's Bakery	1,200
7429	All-Star Child Care	1,804
7427	ATL Deli	1,537
7421	Dollar Tree	12,452
7407	Conn's Home Plus	41,980
7391	Orange County Library	13,458
7387	AVAILABLE	5,447
7371	Timehri Restaurant	1,681
7365	Spicy and Juicy Crab	4,973
7363	Center-Vie Insurance	1,658
7361	GNC	1,602
7359	Top China	1,244
7357	Pending	1,244
7355	UPS Store	1,778
7343	K&G Fashion Superstore	19,666
7335	Rainbow	16,565
7323	Marshalls	27,000
7320	Smile Mission	6,053
7317	Hair Creations	2,044
7315	One Main Financial	1,651
7313	Coquillage Restaurant	1,651
7311	Saje Chiropractic	1,651
7309	Total by Verizon	1,360
7307	Fact Security	1,100
7305	Financial Line Tax Service	1,675
7175	Beauty Master	53,916
OP 1	AVAILABLE	6,000
OP 2	AVAILABLE	4,200

Demographics	1 Mile	3 Miles	5 Miles
Population	17,437	127,900	273,796
Household Income	\$50,379	\$62,865	\$72,576
Daytime Employees	6,278	53,510	161,556



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