



MIXED-USE SPACE FOR LEASE

100 E Colonial Drive, Orlando, FL 32801

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Executive Vice President

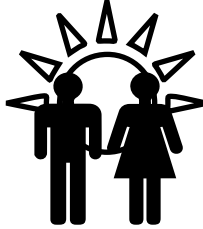
E: Brady@FCPG.com
P: 407.872.0177 ext. 129



For Lease: \$30.00 - \$35.00 / SF, NNN

Availability: ± 1,344 - 7,075 SF

- Suite 104: ± 1,440 SF
- Suite 105: ± 1,344 SF
- Suite 106: ± 2,159 SF
- Suite 107: ± 2,132 SF



2023 DAYTIME POPULATION
263,871 (5 MILES)



Up to 7,075 SF First-Floor End-Cap Suite within ± 110,000 SF three-story mixed-use building located directly along East Colonial Drive with ± 215 ft frontage

Situated on the signalized hard corner of East Colonial Drive and Magnolia Avenue (totaling 59,000 AADT)

Building signage available along E Colonial & Magnolia Ave

Conveniently situated 5 minutes from the Downtown Orlando Business District with easy access to I-4 & SR 408

Current building tenants include Double O's Coffee, Maki Hibachi and My Neighborhood Storage Center

Close proximity from the Mills & 50 restaurant corridor and less than a mile from I-4 access



ZONING
PD/T



AVG. HH INCOME
\$118,966 (3 MILES)

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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LOCATION

Average Annual Daily Trips

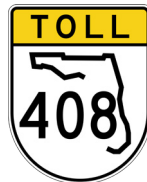
2023

East Colonial Drive	43,000
Magnolia Ave	16,000

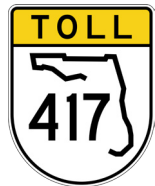
Drive Times & Traffic Counts



2 minutes (0.4 miles)



3 minutes (1.1 miles)



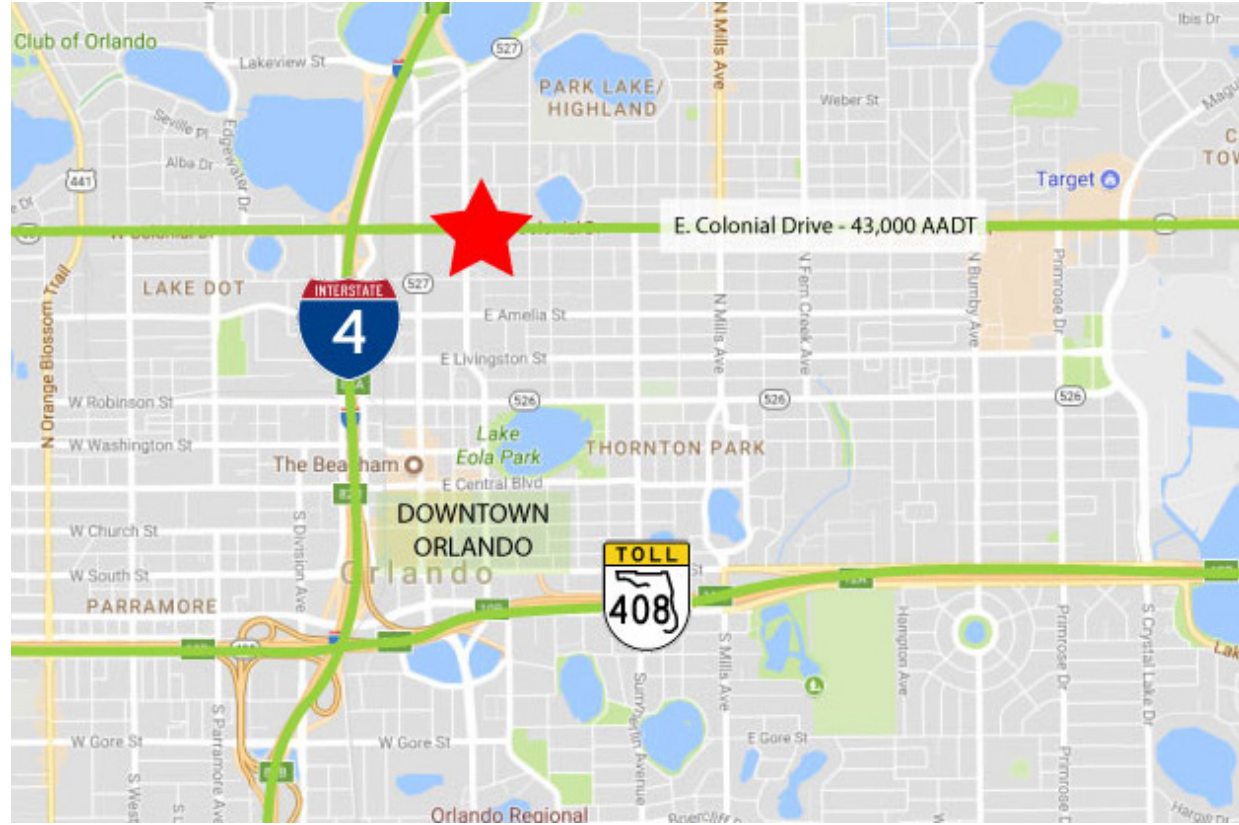
10 minutes (6.9 miles)



9 minutes (7.5 miles)



Less than 0.9 miles



DEMOGRAPHICS

2023

1 Mile

3 Miles

5 Miles



Total Population

21,070

101,578

293,603



Total Households

11,641

49,475

125,390



Average HH Income

\$118,966

\$116,255

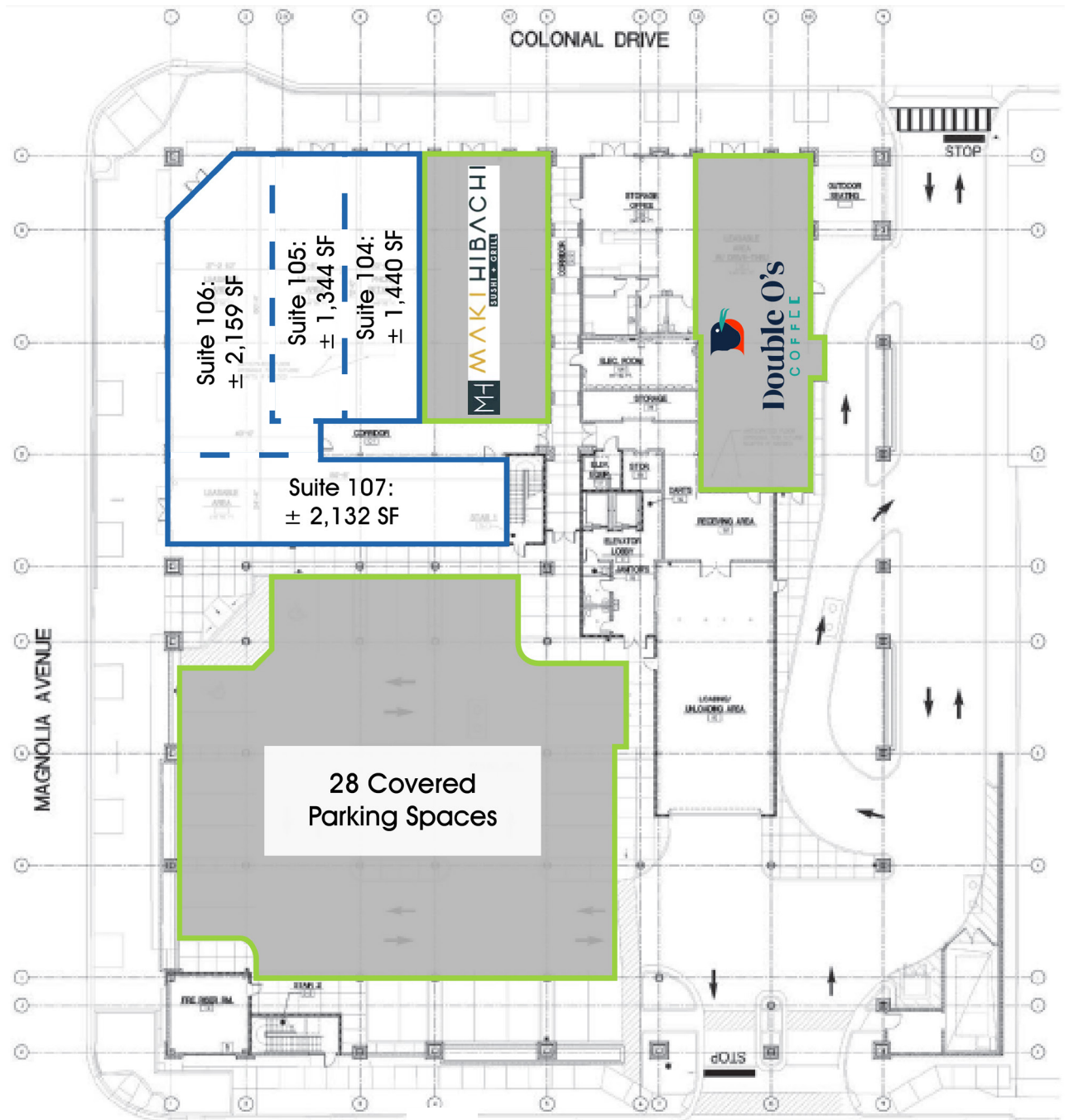
\$98,526

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SITE MAP



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IMAGES

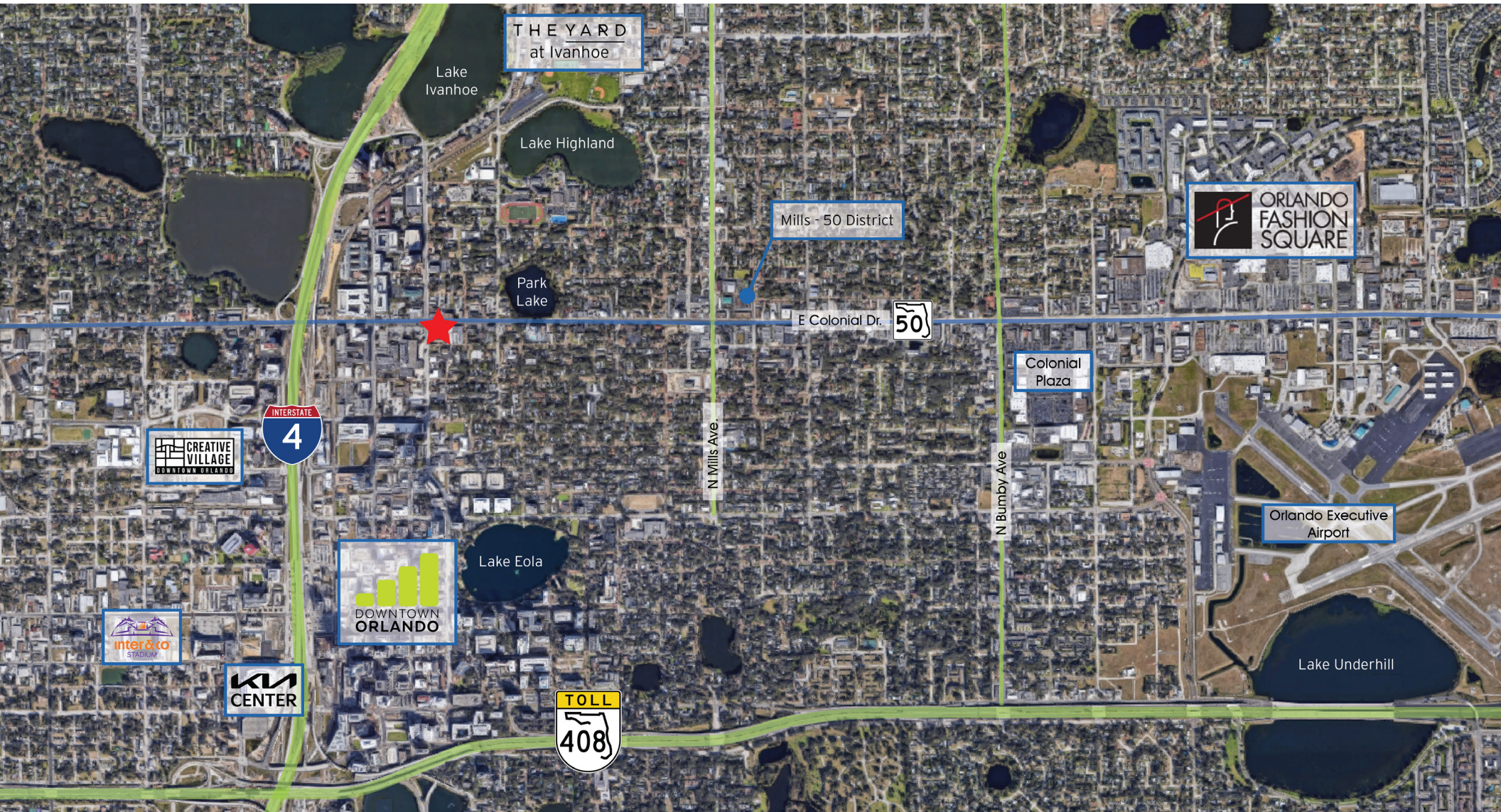


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NEIGHBORHOOD MAP



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