

FOR LEASE

Mills 50 District Hair Salon Space

1830 E COLONIAL DR

Orlando, FL 32803

PRESENTED BY:

BILL NGUYEN

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E Colonial Dr



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$35.00 SF/yr (NNN)
BUILDING SIZE:	7,965 SF
AVAILABLE SF:	2,000 ± SF
LOT SIZE:	0.71 Acres
YEAR BUILT:	1951
ZONING:	MU-2/T
SUBMARKET:	Orlando-Kissimee-Sanford

PROPERTY OVERVIEW

Step into this move-in ready hair salon, ideally situated in the vibrant Mills 50 district. Experience the best of both worlds with busy daytime traffic and a bustling night time atmosphere, making it the perfect location for your business to thrive. Located near a signalized corner and surrounded by national retailers, this space is an exceptional opportunity for your hair salon to flourish in a prime commercial setting.

PROPERTY HIGHLIGHTS

- Move-In Ready Hair Salon with 10 booths and 3 backwash chairs
- Dedicated laundry room, break room for staff, and storage
- Excellent visibility near a signalized corner
- Surrounded by national retailers
- Ample parking with over 35 parking spaces
- Adjacent lot is opportune for additional parking spaces upon site improvement

LOCATION INFORMATION



LOCATION DESCRIPTION

Nestled in the heart of Orlando's vibrant Mills District, this location puts your retail venture at the center of the action. Surrounded by a unique mix of boutiques, galleries, and eateries, the area draws a steady flow of local residents and visitors. Just steps away from Lake Ivanhoe and the bustling Mills 50 district, the location offers prime exposure to a culturally diverse crowd. Nearby points of interest include the Orlando Science Center, Leu Gardens, and Thornton Park. With its energetic atmosphere and thriving community, this sought-after area is the perfect setting to showcase your retail concept and engage with a dynamic customer base.

LOCATION DETAILS

SUB MARKET	Orlando-Kissimee-Sanford
COUNTY	Orange
ROAD TYPE	Paved
PARKING	35 + Spaces

ADDITIONAL PHOTOS



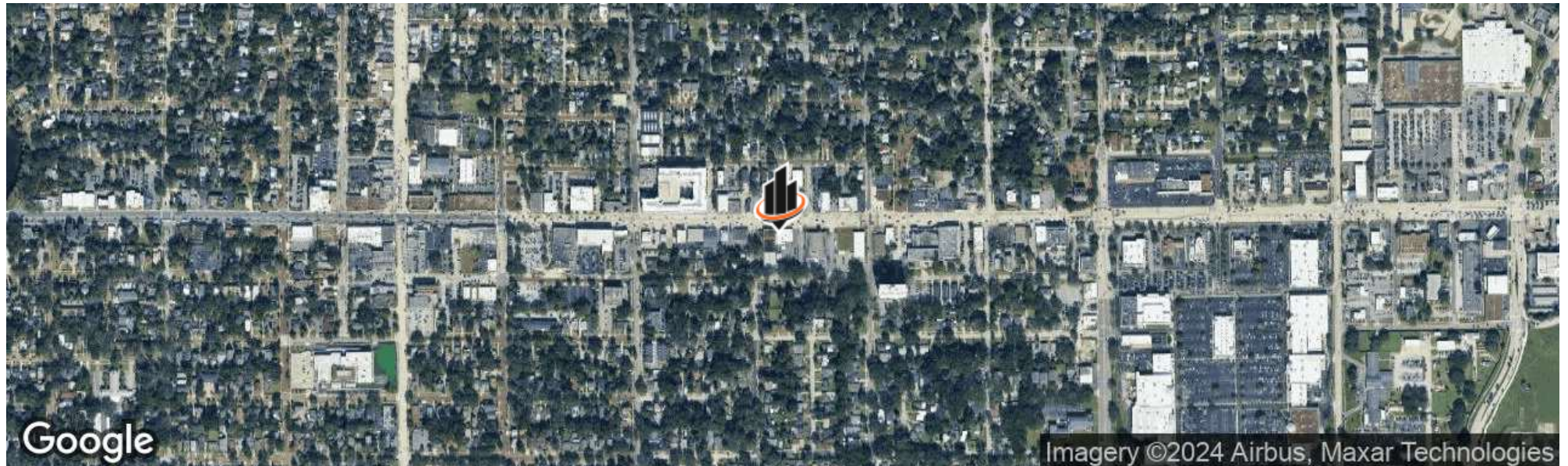
INTERIOR PHOTOS



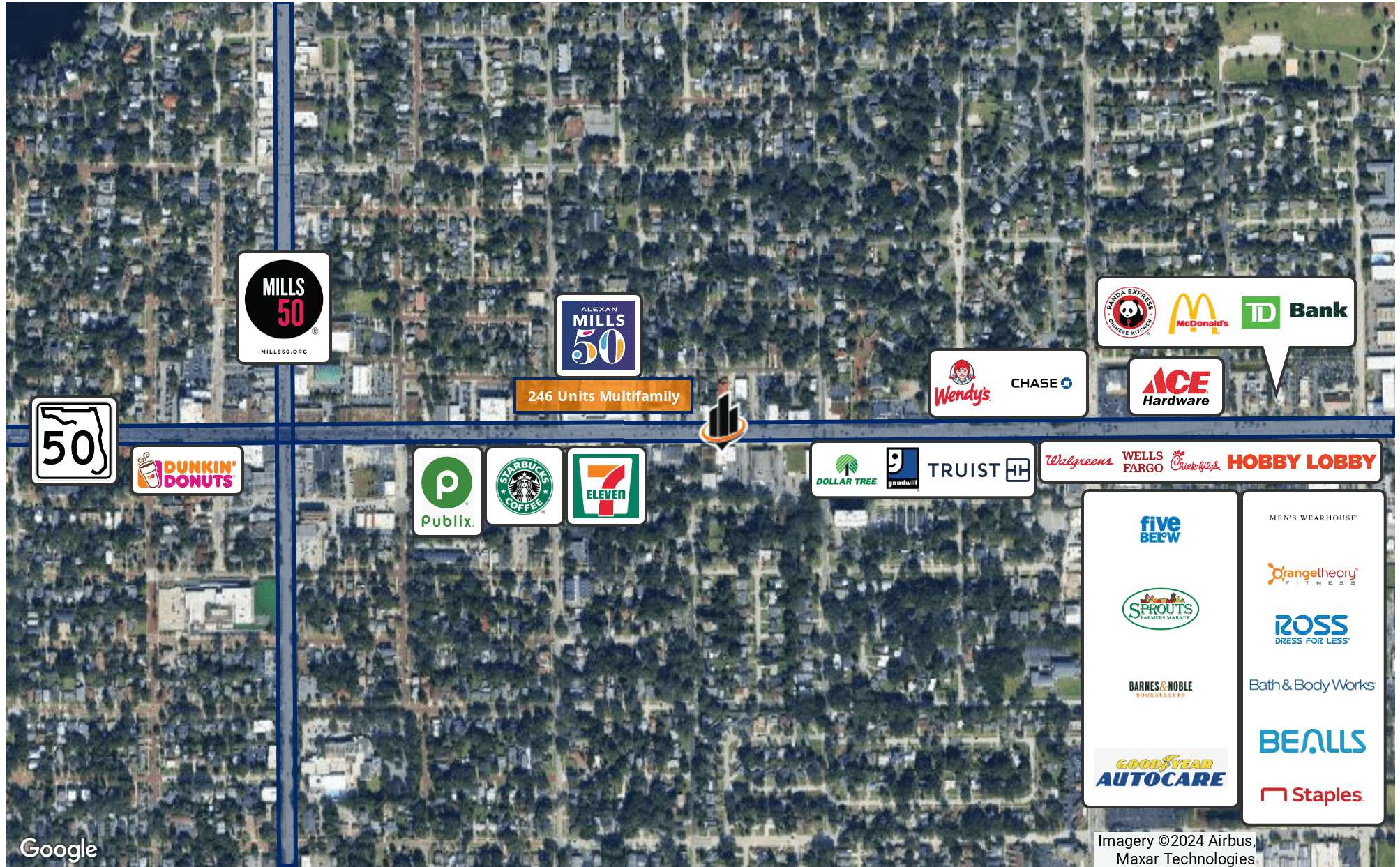
INTERIOR PHOTOS



REGIONAL AND LOCATION MAP



RETAILER MAP



DEMOGRAPHICS MAP & REPORT

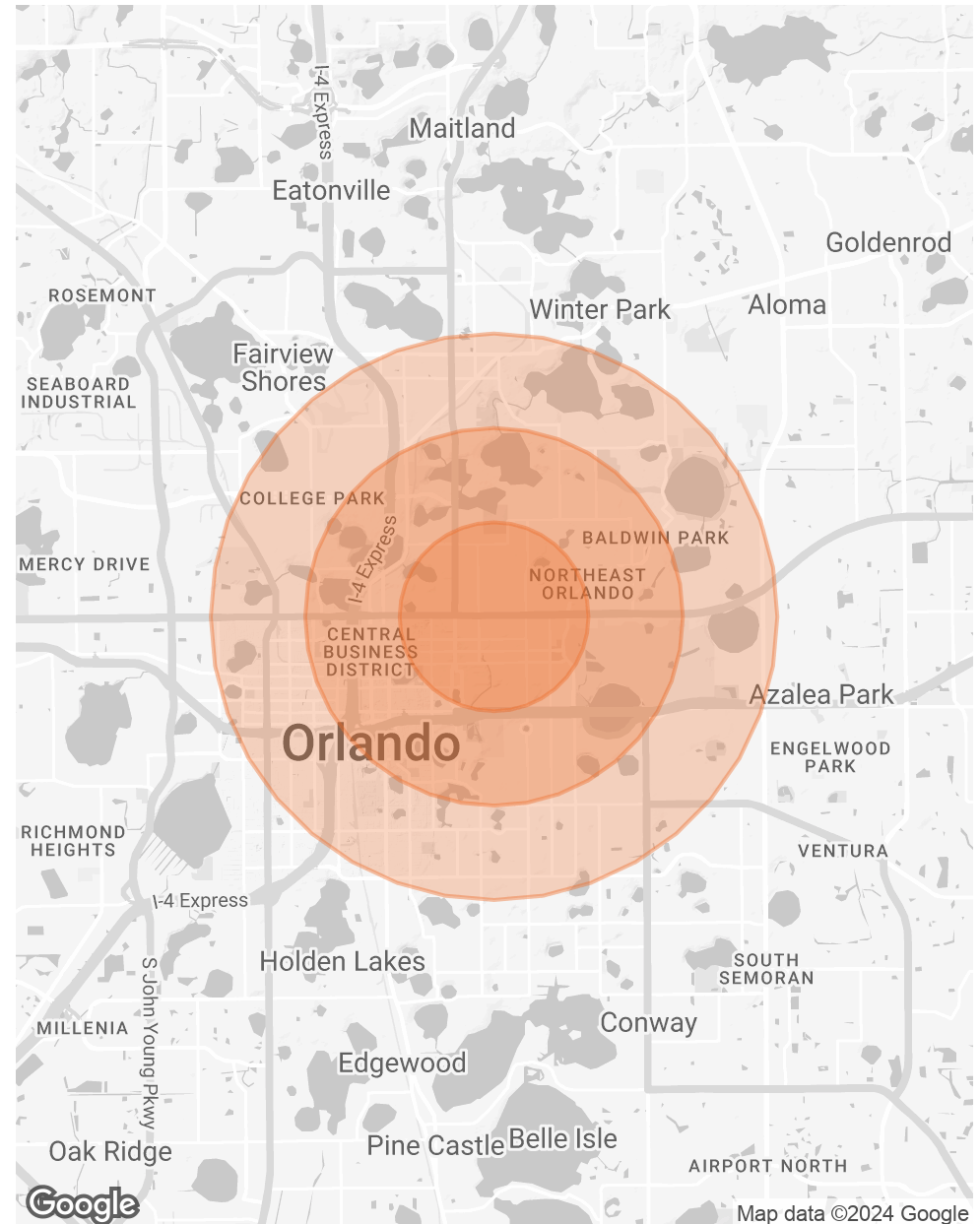
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	13,315	51,049	111,820
AVERAGE AGE	41	42	42
AVERAGE AGE (MALE)	41	41	41
AVERAGE AGE (FEMALE)	41	42	42

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	7,207	27,156	53,880
# OF PERSONS PER HH	1.8	1.9	2.1
AVERAGE HH INCOME	\$131,307	\$130,664	\$125,226
AVERAGE HOUSE VALUE	\$540,570	\$583,888	\$572,245

Demographics data derived from AlphaMap



MEET BILL



BILL NGUYEN

Associate Advisor

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PROFESSIONAL BACKGROUND

Vuong (Bill) Nguyen is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Orlando, Florida.

Before joining SVN SRD, Bill spent seven years in retail sales and management. During that time, Bill led and ranked his store as the No.1 Store in Sales and Customer Satisfaction nationwide for two-years in a row. Building trust, rapport, and long-term relationships with his clients is paramount to Bill.

Born and raised in Ho Chi Minh City, Vietnam, Bill relocated to the United States with help from a scholarship to pursue higher education. He is fluent in both English and Vietnamese.

In his free time, Bill enjoys trying out new food spots, camping, and spending time with loved ones.

Bill specializes in:

- Retail Properties
- Office Properties
- Value-Add Properties
- NNN Leases

MEMBERSHIPS

- Candidate for Certified Commercial Investment Member (CCIM)
- Asian American Chamber of Commerce (AACC)
- Central Florida Commercial Real Estate Association (CFCREA)
- International Council of Shopping Centers (ICSC)

SVN | Saunders Ralston Dantzler

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For more information visit SVNsaunders.com

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