

For Lease

# High Visibility Retail Space

1,200 SF | \$25.00 / SF



## 7339 East Colonial Drive

Orlando, Florida 32807

### Property Highlights

- Immediate occupancy in high visibility center!
- Located in 14,200± SF center on 1.57± acres
- Great visibility along major traffic route; large pylon sign; ample parking
- Zoning: C-1 (Orange County)
- Close to Colonial High School and Full Sail University as well as Orlando Executive Airport
- High traffic count: 62,846 AADT
- Easy access to Goldenrod Road, Semoran Blvd (SR 436), SR 417 (GreeneWay), SR 408 (East-West), US Hwy 17-92 and I-4

### AVAILABLE SPACES

Space	Lease Rate	Size (SF)
Suite 8	\$25.00 SF/yr	1,200



**Lease Rate: \$25.00/SF Mod. Gross**

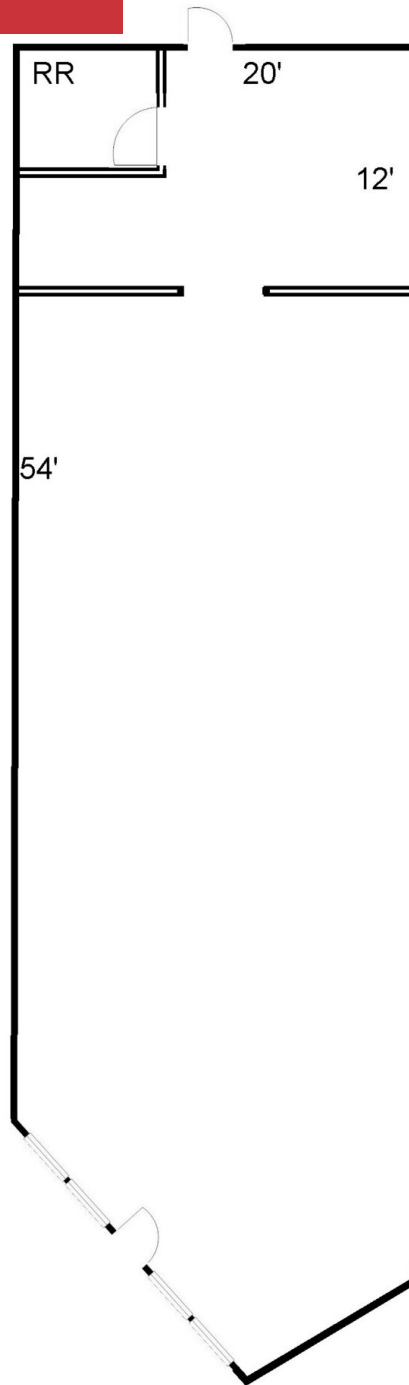
For more information

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O: 407 949 0709

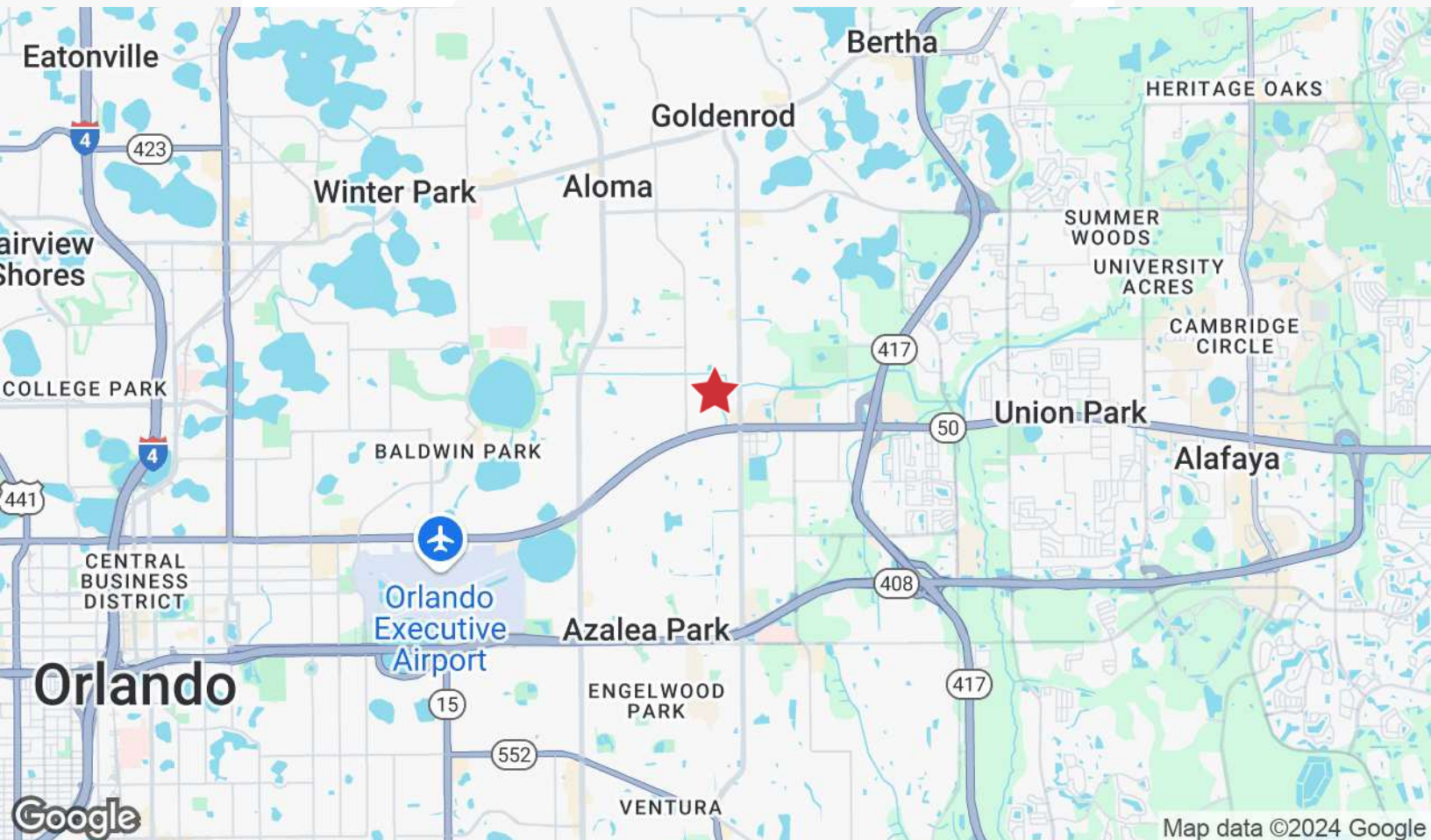
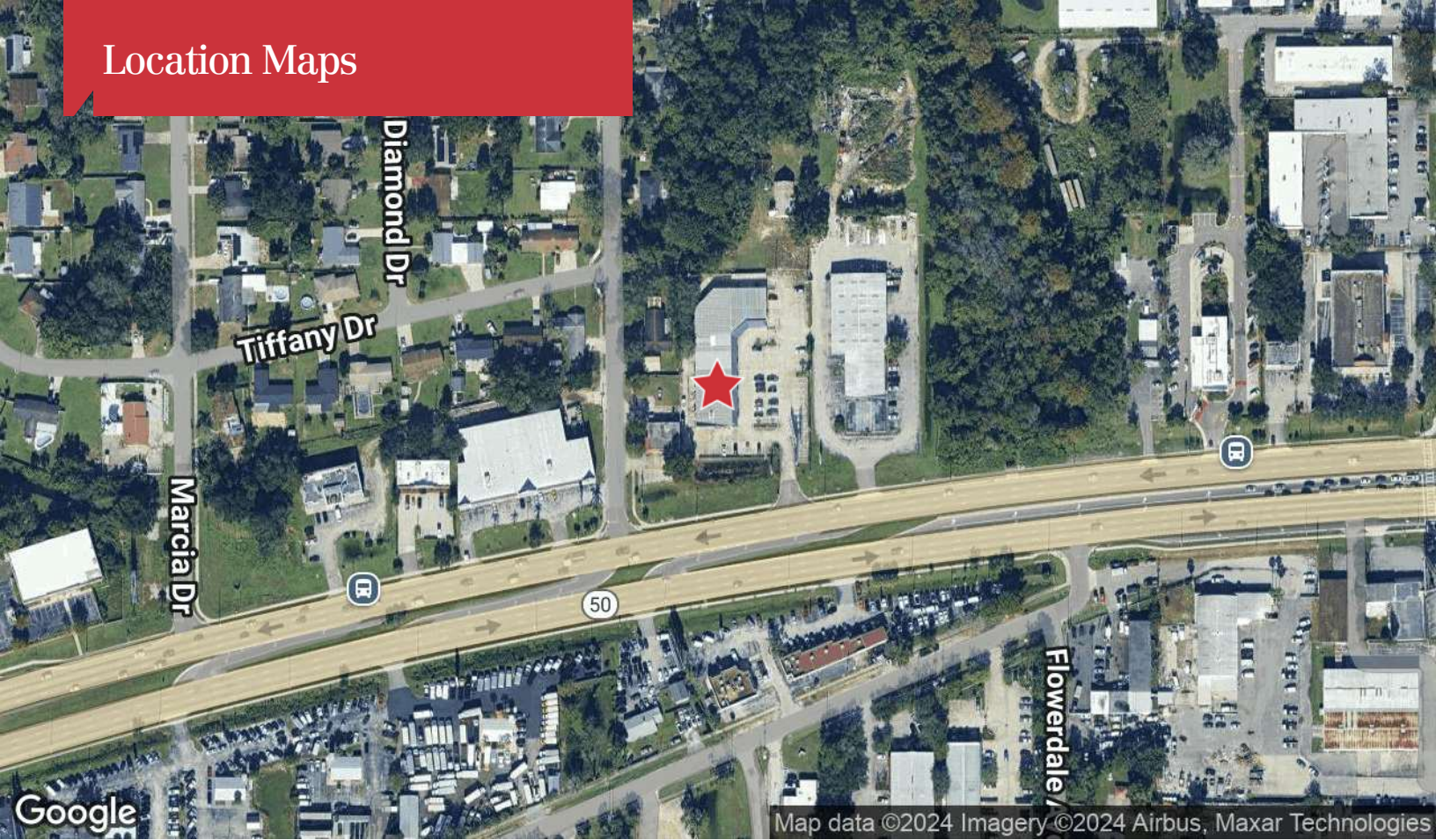
[jbloom@realvest.com](mailto:jbloom@realvest.com)

# Suite 8 - 1,200± SF



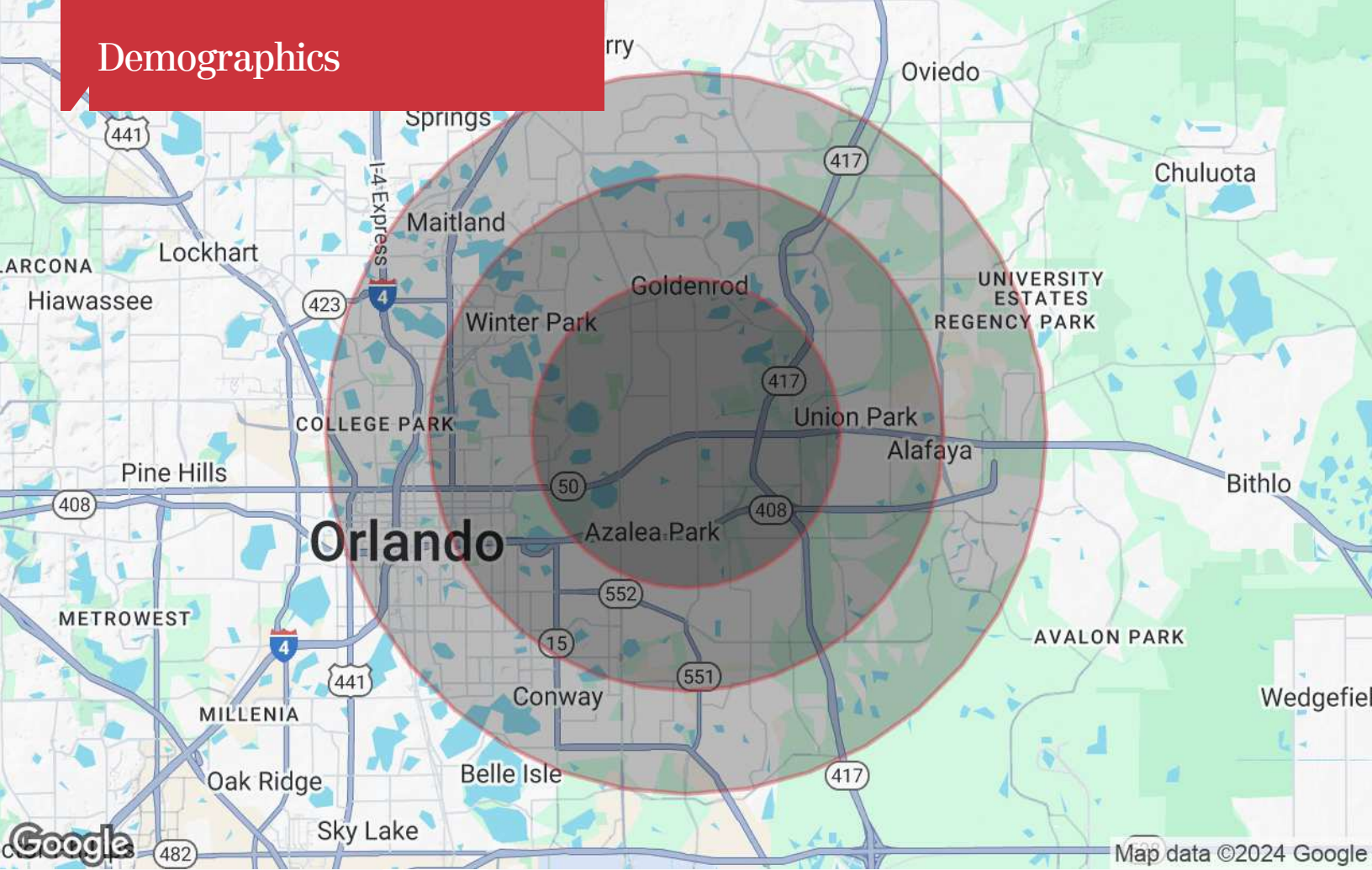


# Location Maps





# Demographics



## Population

	3 Miles	5 Miles	7 Miles
TOTAL POPULATION	10,931	99,517	269,069
MEDIAN AGE	27.6	31.6	34.3
MEDIAN AGE (MALE)	28.4	30.4	33.0
MEDIAN AGE (FEMALE)	27.9	33.4	35.6

## Households & Income

	3 Miles	5 Miles	7 Miles
TOTAL HOUSEHOLDS	4,229	38,073	105,112
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$45,615	\$55,111	\$64,112
AVERAGE HOUSE VALUE	\$155,253	\$206,033	\$290,689

\* Demographic data derived from 2020 ACS - US Census