

FOR LEASE: HIGHLAND LAKES CENTER

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



Burlington
Marshalls

ROSS
DRESS FOR LESS

DOLLAR TREE

AMERICAN SIGNATURE
FURNITURE

K&G FASHION
SUPERSTORE

BeautyMaster
dd's DISCOUNTS
Rainbow

HIGHLIGHTS

- 16,318 SF anchor space available.
- 1,344 SF retail space available.
- 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, American Signature Furniture, and Beauty Master.
- Busy shopping center with strong national tenants.
- Incentives available for qualified tenants.



Traffic Counts

Colonial Dr / Hiawassee Rd: $\pm 71,500$ vpd

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Space	Tenant	SF
7475-B	Burlington Coat Factory	76,376
7475-A	American Signature	50,504
7461	Ashley Stewart Woman	4,072
7459	American's Best Vision	3,032
7457	Bath & Body Works	3,078
7455	Barbershop	2,359
7453-A	All Star Child Care	3,208
7445	Ross Dress for Less	26,240
7439	AMS Uniforms	2,144
7437	Boughi Apparel	1,042
7435	TD Nail Salon	1,042
7433	TD Nail Salon	1,563
7431	Coxinha's Bakery	1,269
7429	All-Star Child Care	1,788
7427	ATL Deli	1,523
7421-A	Dollar Tree	12,452
7407A	AVAILABLE	16,318
7407B	DD's Discount	25,995
7391-B	Orange County Library	13,458
7391-A	DTLR Fashion	5,544
7371	Timehri Restaurant	1,671
7365	Spicy and Juicy Crab	4,973
7363	Centrer-Vie Insurance	1,658
7361	GNC	1,647
7359	Top China	1,244
7357	Boost Mobile	1,244
7355	UPS Store	1,778
7347	K&G Fashion Superstore	19,666
7337	Rainbow	16,565
7323	Marshalls	27,000
7320	The Hair 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	AVAILABLE	1,344
7307	Fact Security	1,108
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	18,314	128,632	278,406
Household Income	\$62,789	\$70,835	\$82,248
Daytime Employees	4,313	46,196	127,609



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