

For Lease

# High Visibility Retail Space

1,080 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 6	\$25.00 SF/yr	1,080

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

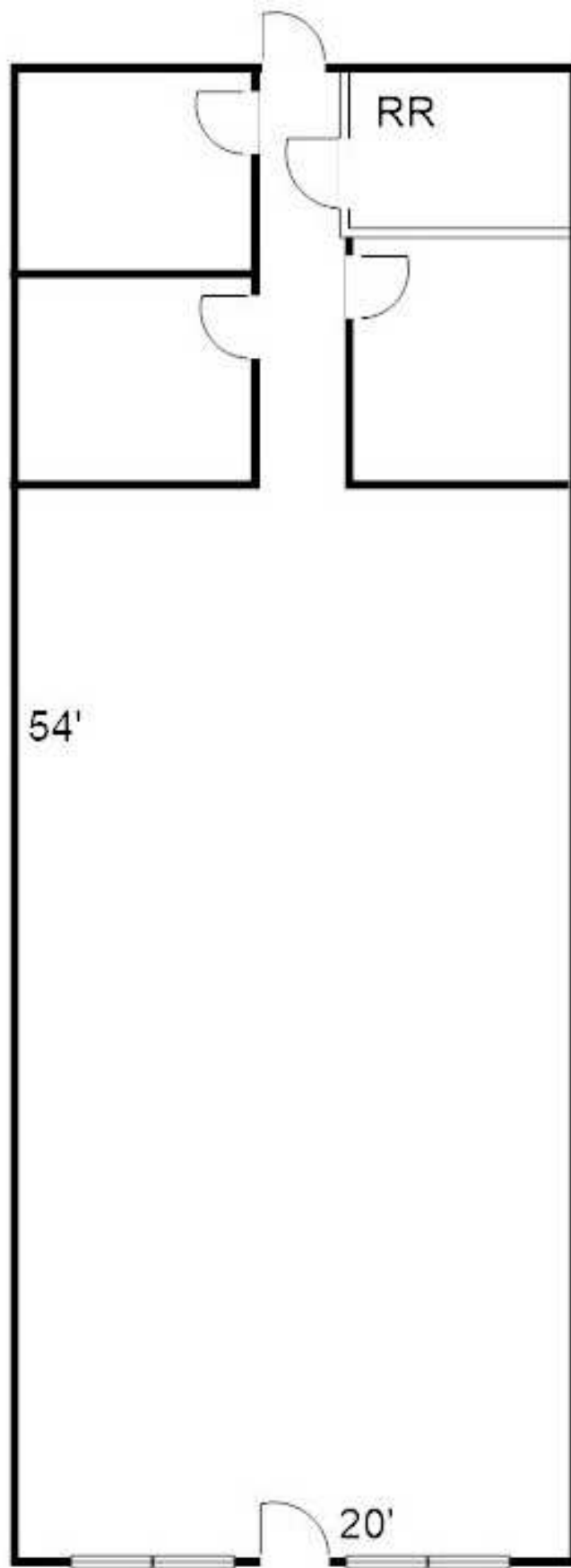
For more information

**Jeffrey Bloom, CCIM**

O: 407 949 0709

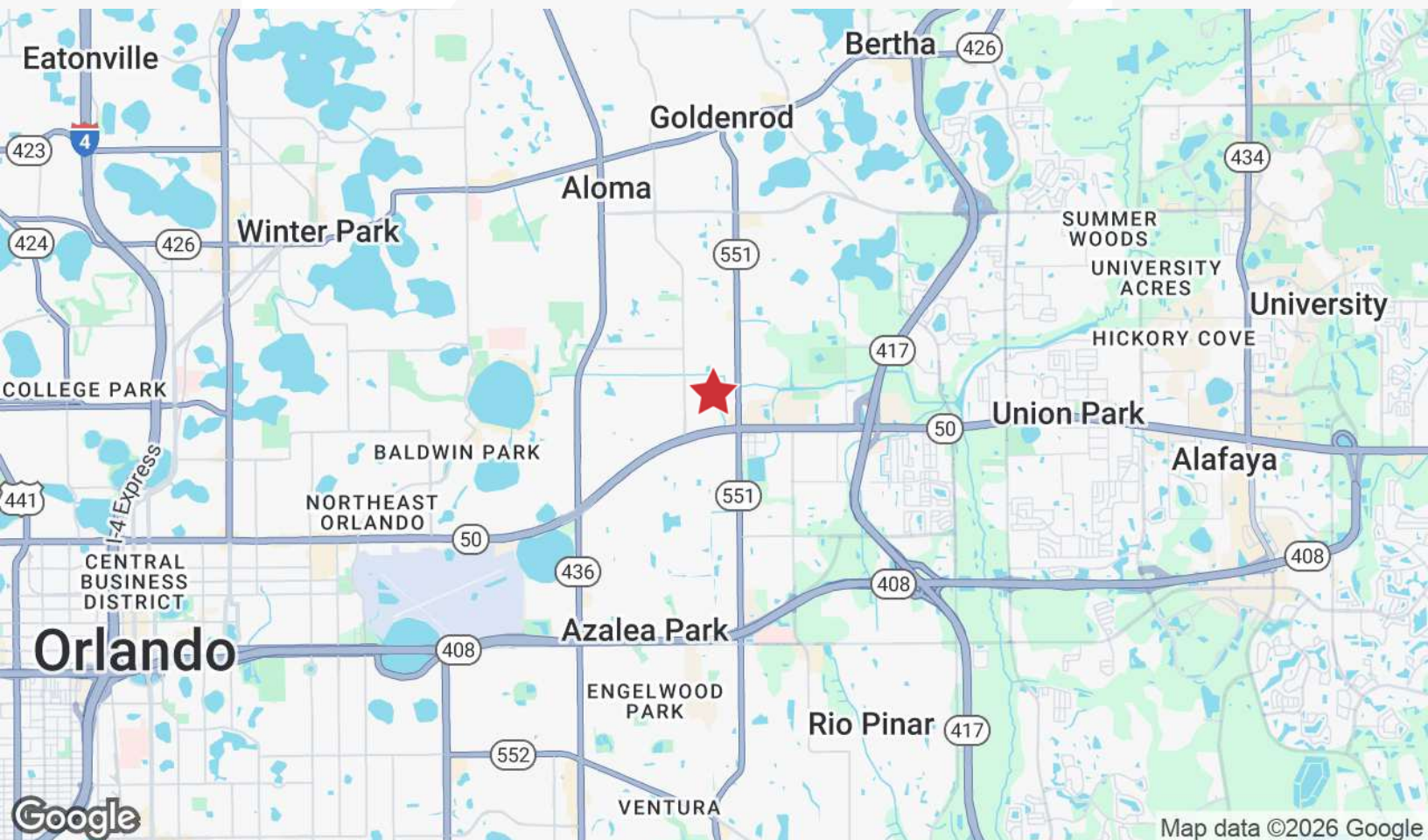
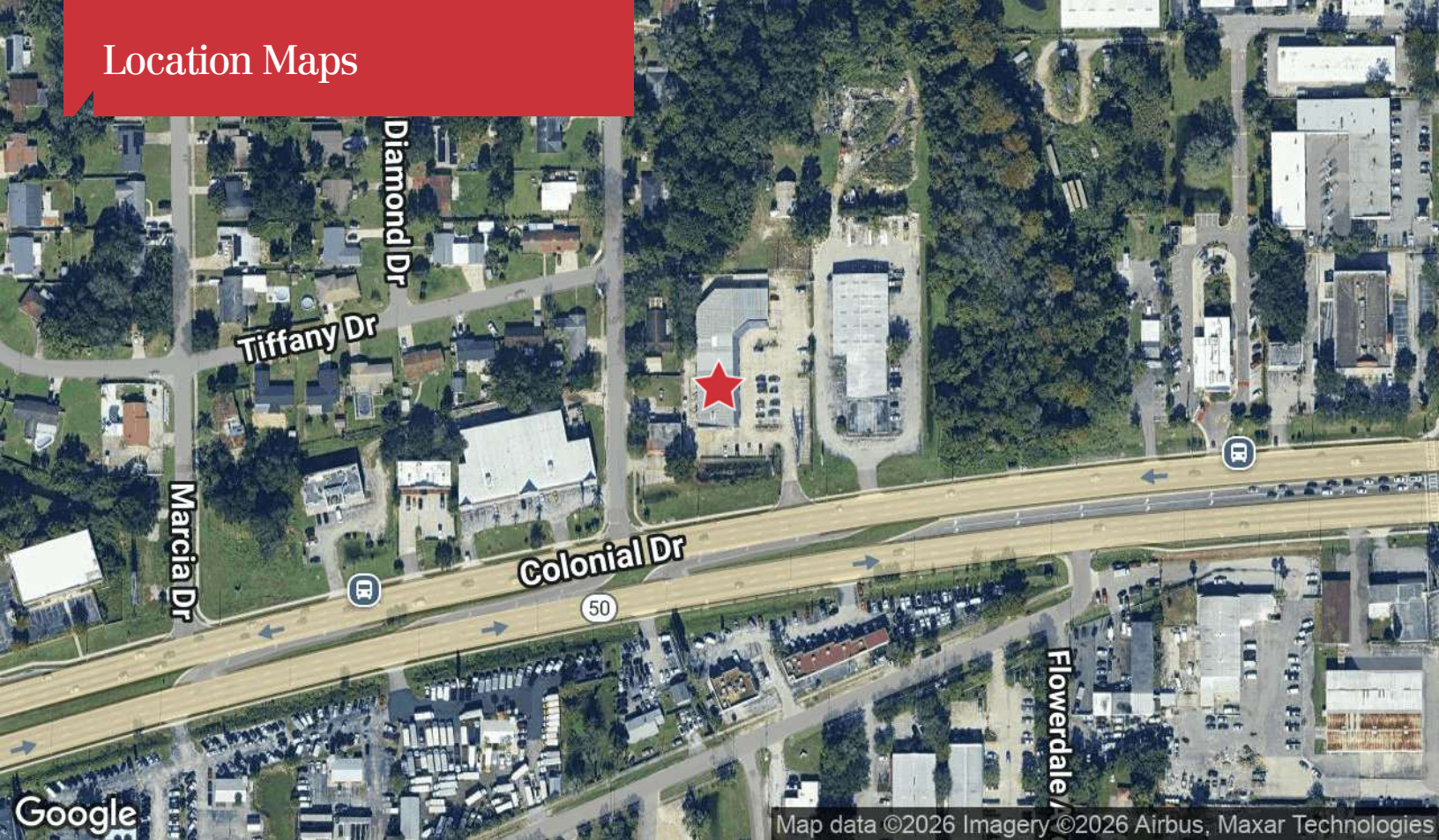
[jbloom@realvest.com](mailto:jbloom@realvest.com)

## Suite 6 - 1,080± SF



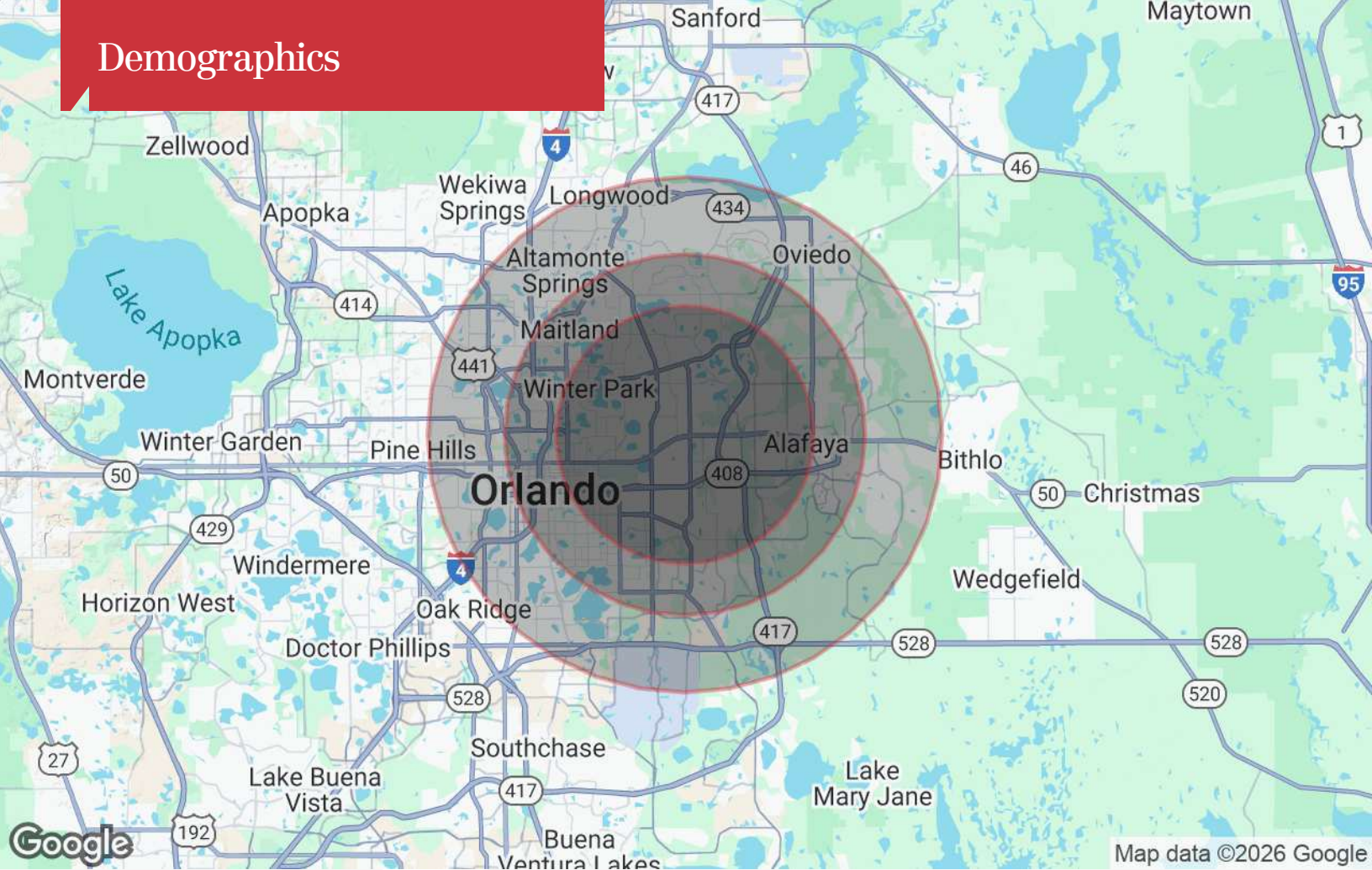


## Location Maps





# Demographics



## Population

	5 Miles	7 Miles	10 Miles
TOTAL POPULATION	317,603	569,504	1,013,932
MEDIAN AGE	40	39	39
MEDIAN AGE (MALE)	39	38	38
MEDIAN AGE (FEMALE)	41	40	40

## Households & Income

	5 Miles	7 Miles	10 Miles
TOTAL HOUSEHOLDS	129,325	224,816	388,568
# OF PERSONS PER HH	2.5	2.5	2.6
AVERAGE HH INCOME	\$99,312	\$99,093	\$94,421
AVERAGE HOUSE VALUE	\$415,774	\$408,390	\$382,175

\* Demographic data derived from 2020 ACS - US Census