



OFFICE SPACE FOR LEASE

1011 East Colonial Drive, Orlando, FL 32803

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For Lease: \$28.00 / SF, MG

Availability: ± 1,967 - 4,305 SF

Suite 502: ± 1,967 SF

Suite 503: ± 2,338 SF

Contiguous: ± 4,305 SF



**2025 DAYTIME
POPULATION**
468,416 (5 MILES)

Options from ±1,967 SF up to ±4,305 SF, ideal for professional, creative, boutique, or medical users

Located within a ±40,744 SF mixed-use building, with top-floor availability providing panoramic views of Downtown Orlando

Steps from Mills 50's diverse mix of restaurants, coffee shops, breweries, retail, and fitness studios

Situated between Downtown Orlando, Ivanhoe Park, and the Mills 50 District, offering access to Orlando's most eclectic dining, retail, and cultural scenes

Prominent high-visibility signage opportunities along East Colonial Drive (48,500 AADT), one of Orlando's busiest corridors

Conveniently located near I-4, SR 408, and Downtown Orlando, with on-site and nearby parking available

Access to 109,466 residents within 3 miles, with an average household income of \$136,206, and a strong daytime population of 468,419 within 5 miles

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LOCATION

DEMOGRAPHICS

2025 1 Mile 3 Miles 5 Miles

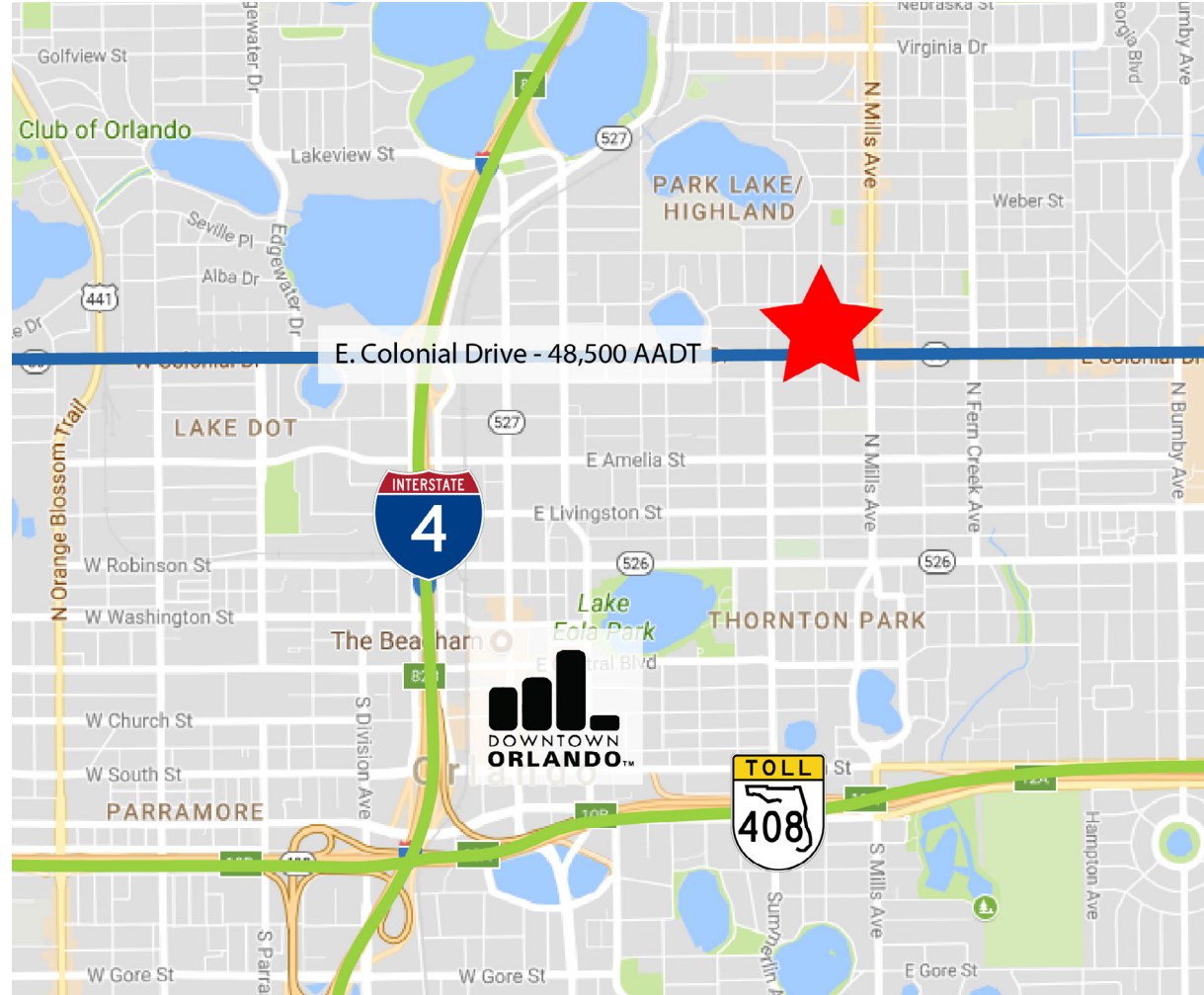
Total Population	19,271	109,466	293,515
Total Households	11,416	52,675	126,252
Average HH Income	\$147,725	\$136,206	\$116,537

Average Annual Daily Trips

2024	
East Colonial Drive	48,500
North Mills Ave	26,500



AVG. HH INCOME
\$136,206 (3 MILES)



Drive Times & Traffic Counts



2 minutes (0.2 miles)



6 minutes (1.4 miles)



6 minutes (1.9 miles)



9 minutes (6.3 miles)



10 minutes (8.1 miles)

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NEIGHBORHOOD MAP



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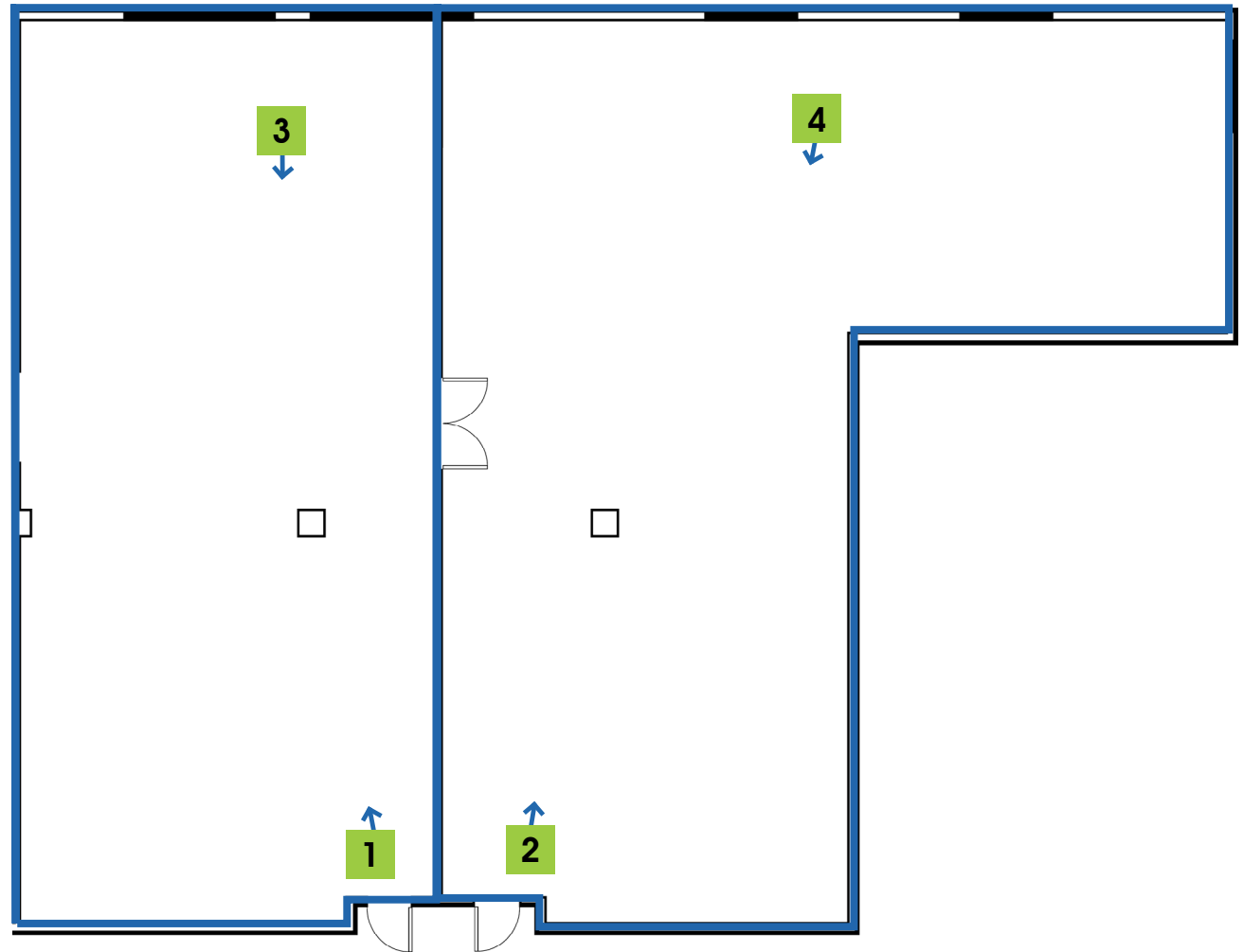
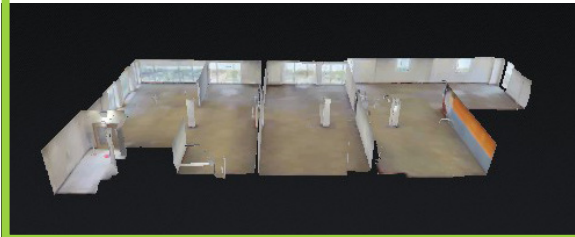
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FLOORPLAN

**TAKE A VIRTUAL TOUR
VIA MATTERPORT**

Visit: <https://FCPG.com/>

[1011-E-Colonial/](https://FCPG.com/1011-E-Colonial/)



Suite 502

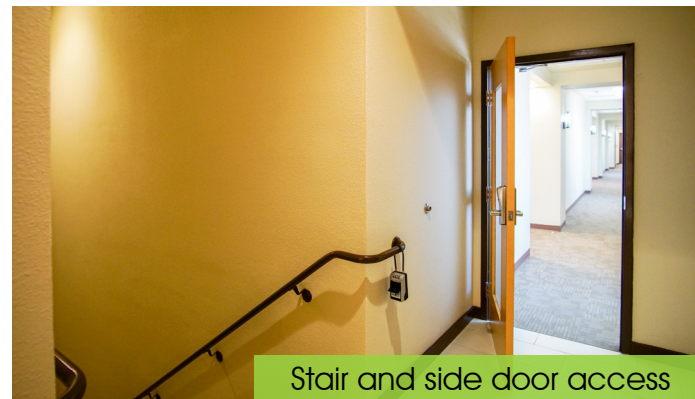
Suite 503

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IMAGES



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