FOR LEASE: Highland Lakes Center

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

FORNESS PROPERTIES
COMMERCIAL REAL ESTATE SERVICES

HIGHLIGHTS

- **50,504 SF anchor space available.**
- **1,269 SF 2nd generation restaurant space with grease trap and walk in coolers.**
- 1,344 - 2,144 SF retail space available.
- Two out parcels; 4,200 SF and 6,000 SF, with drive-thru.
- 492,779 SF power center.
- Anchored by Burlington , Marshalls, Ross, and Beauty Master.
- Busy shopping center with strong national tenants.
- Incentives available for qualified tenants.





Traffic Counts

Colonial Dr / Hiawassee Rd: ±71,500 vpd

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www.FornessProperties.com | Licensed Real Estate Broker

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Space	Tenant	SF
7475	Burlington Coat Factory	76,376
7463	AVAILABLE	50,504
7461	Ashley Stewart	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	AVAILABLE	2,144
7437	Boughi Apparel	1,042
7435	TD Nail Salon	1,042
7433	TD Nail Salon	1,563
7431	2nd Gen Restaurant	1,269
7429	AVAILABLE	1,788
7427	ATL Deli	1,523
7421-A	Dollar Tree	12,452
7403	Harbor Freight	16,261
7407	DD's Discount	25,993
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	Bready Bakery	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	17,941	126,919	274,996
Household Income	$65,161	$73,531	$85,243
Daytime Empoyees	3,783	43,471	131,861



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