



For Lease | Redevelopment | Build-to-Suit

Highland Lakes 1.44 AC Outparcel

7373 West Colonial Drive | Orlando, FL

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Property Highlights

- Up to 7,909 SF on 1.44 AC available for lease, multi-tenant redevelopment or build-to-suit.
- Outparcel to Highland Lakes Center, a regional power center anchored by Burlington, Marshalls, Ross, Conn's, Dollar Tree and American Signature.
- Located just west of the intersection of West Colonial Dr. (SR-50) and Hiawassee Road.
- Excellent visibility on W Colonial Drive with traffic counts of over 43,000 vehicles per day.



Area Demographics



Population

1-Mile: 16,139
3-Mile: 124,667
5-Mile: 271,933



Daytime Population

1-Mile: 12,418
3-Mile: 98,026
5-Mile: 243,908



Average HH Income

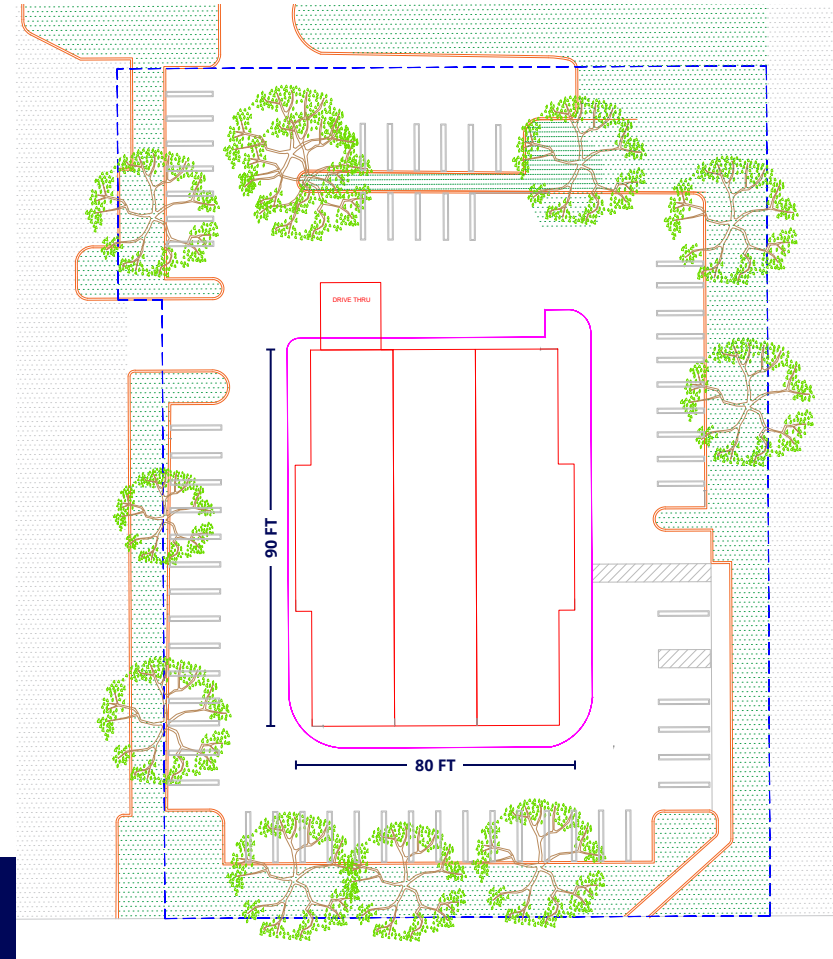
1-Mile: \$73,289
3-Mile: \$79,753
5-Mile: \$93,813



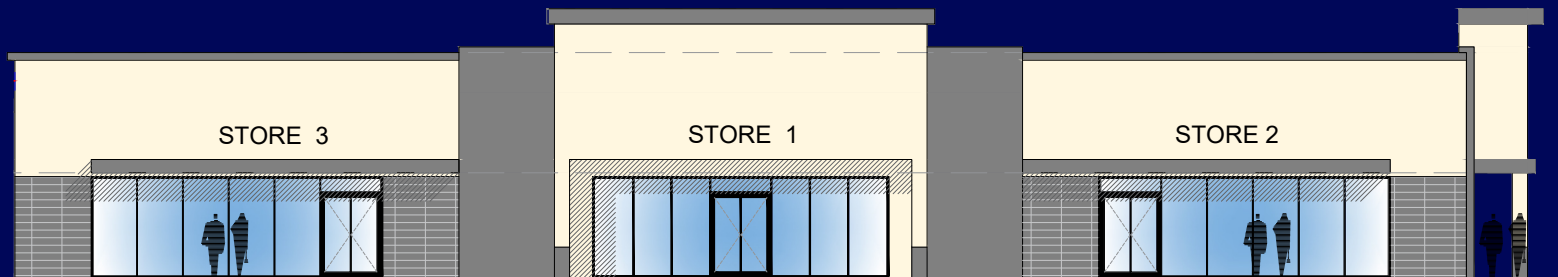
Households

1-Mile: 5,551
3-Mile: 43,369
5-Mile: 96,383

Concept Plan Multi-Tenant Building



Rendering





- NEW RESIDENTIAL PROJECTS - KEY**
- 1 **Lake Lotta / SF**
138 Single Family Homes
Coming Soon / Under Construction
 - 2 **Lake Lotta / TH**
186 Townhomes
Coming Soon / Under Construction

3 Miles

Bravo
HIBBETT SPORTS*
FAMILY DOLLAR

SILVER HILLS SHOPPING CENTER
PRESIDENTE SUPERMARKET
FAMILY DOLLAR

MAYNARD EVANS HIGH SCHOOL
2,417 STUDENTS

Seaboard Industrial

MAX PLAZA
DOLLAR GENERAL
ROSES

WEST OAKS MALL
JCPenney
Dillard's
AMC THEATRES

HIGHLAND LAKES CENTER
Burlington
Marshall's
AMERICAN SIGNATURE FURNITURE
DOLLAR TREE
K&G
BeautyMaster
ROSS DRESS FOR LESS
Rainbow

save a lot

DOLLAR TREE

amazon

Walmart Supercenter

ALDI

PINE HILLS MARKETPLACE
Rainbow

DOWNTOWN ORLANDO
6 MILES EAST

Subject Site

Walmart Supercenter

1
2

GOOD HOMES PLAZA
Publix bealls

WEST COLONIAL CENTER
BioLife
Auto Zone

MART

Gabe's

ORLANDO HEALTH
Central Hospital
273 Beds

WEST OAKS TOWNE CENTER
Michaels
PET SMART
BEST BUY Outlet

ALDI

LOWE'S

sam's club
Walmart Neighborhood Market
SA
SKY ZONE
INDOOR TRAMPOLINE PARK

ALDI

ORLANDO CHINATOWN
东方超市
ENSON MARKET

WEST COLONIAL OAKS
THE HOME DEPOT
Shadow
TE 特價
(Coming Soon)
FAMILY DOLLAR
OLLIE'S
GOOD THING 2024

OAKHILL VILLAGE
DOLLAR GENERAL
market

Bravo

VALENCIA COLLEGE
West Campus - 180 acres
70,906 Annual Students
(2023 - 2024)

Walmart Supercenter
DOLLAR TREE
Rainbow
CAFO

Trade Aerial

Contact Us

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