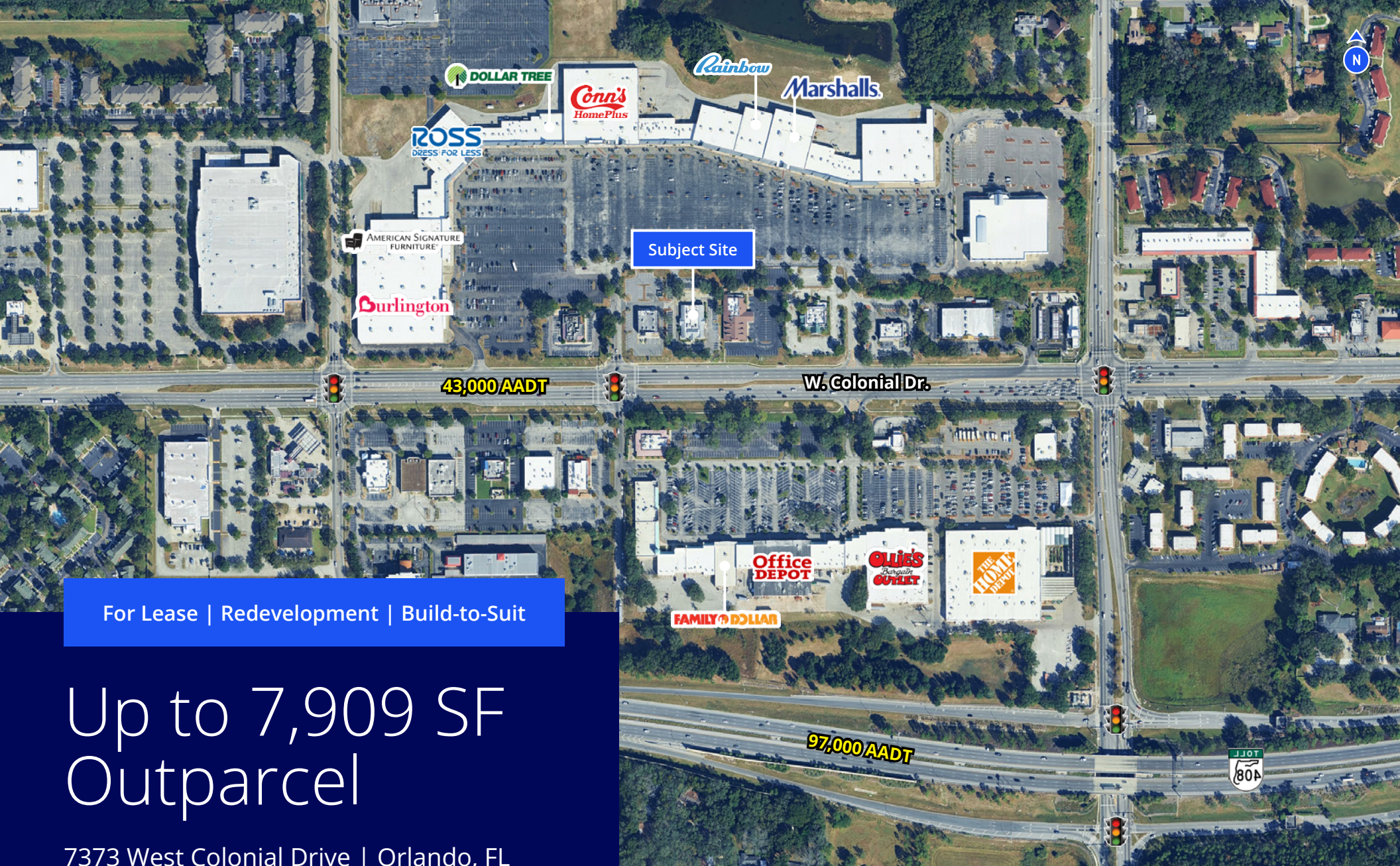




For Lease | Redevelopment | Build-to-Suit

Up to 7,909 SF Outparcel

7373 West Colonial Drive | Orlando, FL

Nathan Cutchin

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Colliers

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, 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 49,500 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

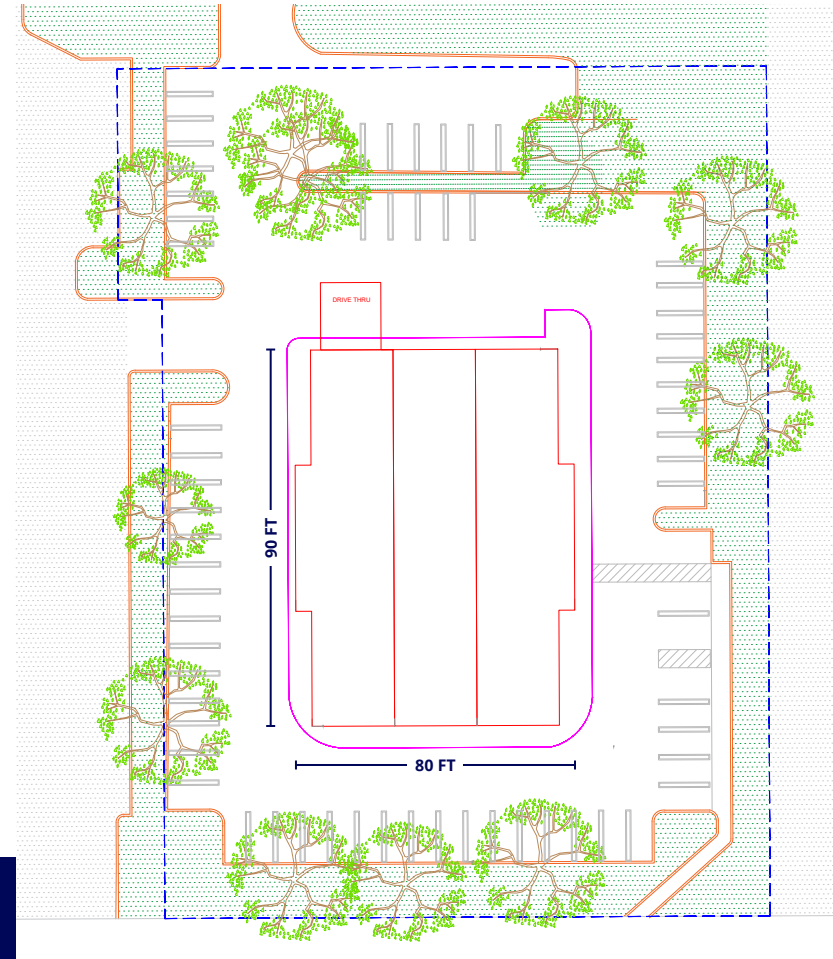
1-Mile: \$73,289
3-Mile: \$79,753
5-Mile: \$93,813



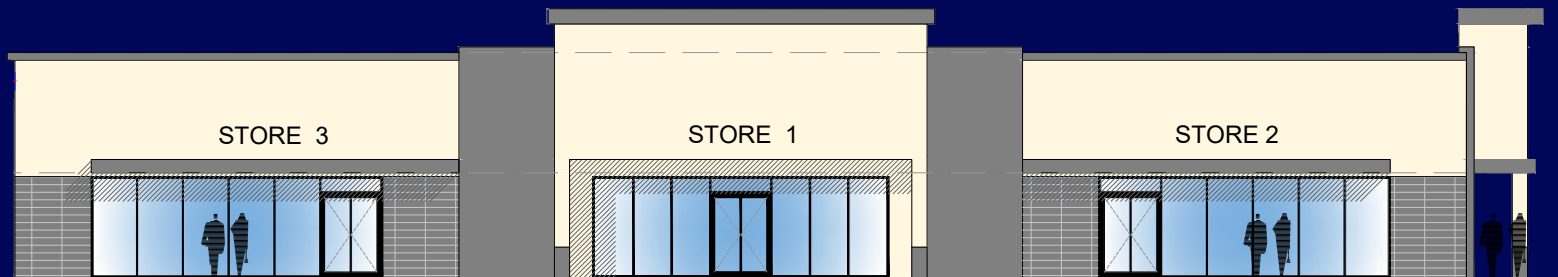
Households

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

**MAYNARD EVANS
HIGH SCHOOL**
2,417 STUDENTS

Seaboard Industrial

Bravo
HIBBETT SPORTS
FAMILY DOLLAR

**SILVER HILLS
SHOPPING CENTER**
**PRESIDENTE
SUPERMARKET**
FAMILY DOLLAR

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

Subject Site

**DOWNTOWN ORLANDO
6 MILES EAST**

**Walmart
Supercenter**

1
2

**GOOD HOMES
PLAZA**
**Publix
bealls**

WEST COLONIAL CENTER
BioLife
Auto Zone

**MART
(Coming Soon)**

(43,000 VPD)
(97,000 VPD)

50

408

N. Hawasssee Rd (28,500 VPD)

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
FAMILY DOLLAR
TE 特選
OLLIE'S
GOOD BUTTER CROISSANT

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

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