

For Lease

108 E Colonial Dr | Orlando, FL

 My Neighborhood
Storage Center
.com

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Storage Center
.com

 My Neighborhood
Storage Center

MAKI
HIBACHI
RESTAURANT
Double O's
COFFEE

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 **SRS**
Real Estate Partners



For Lease

108 E Colonial Dr
Orlando, FL

* Prime downtown
ground-floor retail space with
strong co-tenancy!

Property Specifications

SPACE AVAILABLE

7,075 SF

GLA

12,460 SF



About the Property

- **Prime ground-floor retail at My Neighborhood Storage of Magnolia**, positioned along E Colonial Dr in the heart of Downtown Orlando
- **Strong existing tenant mix** with on-site draws including Double O's Coffee and Maki Hibachi
- **Excellent visibility and frontage** along a highly traveled corridor connecting Downtown Orlando to surrounding urban neighborhoods
- **Built-in daily traffic** from the storage facility customer base plus consistent activity from nearby residential and office density.
- **Ideal for food, beverage, and service-oriented users** seeking a central location

Traffic Counts

E Colonial	38,000 VPD
I-4	176,000 VPD

Year: 2025 | Source: FDOT

Nearby Retailers

Publix



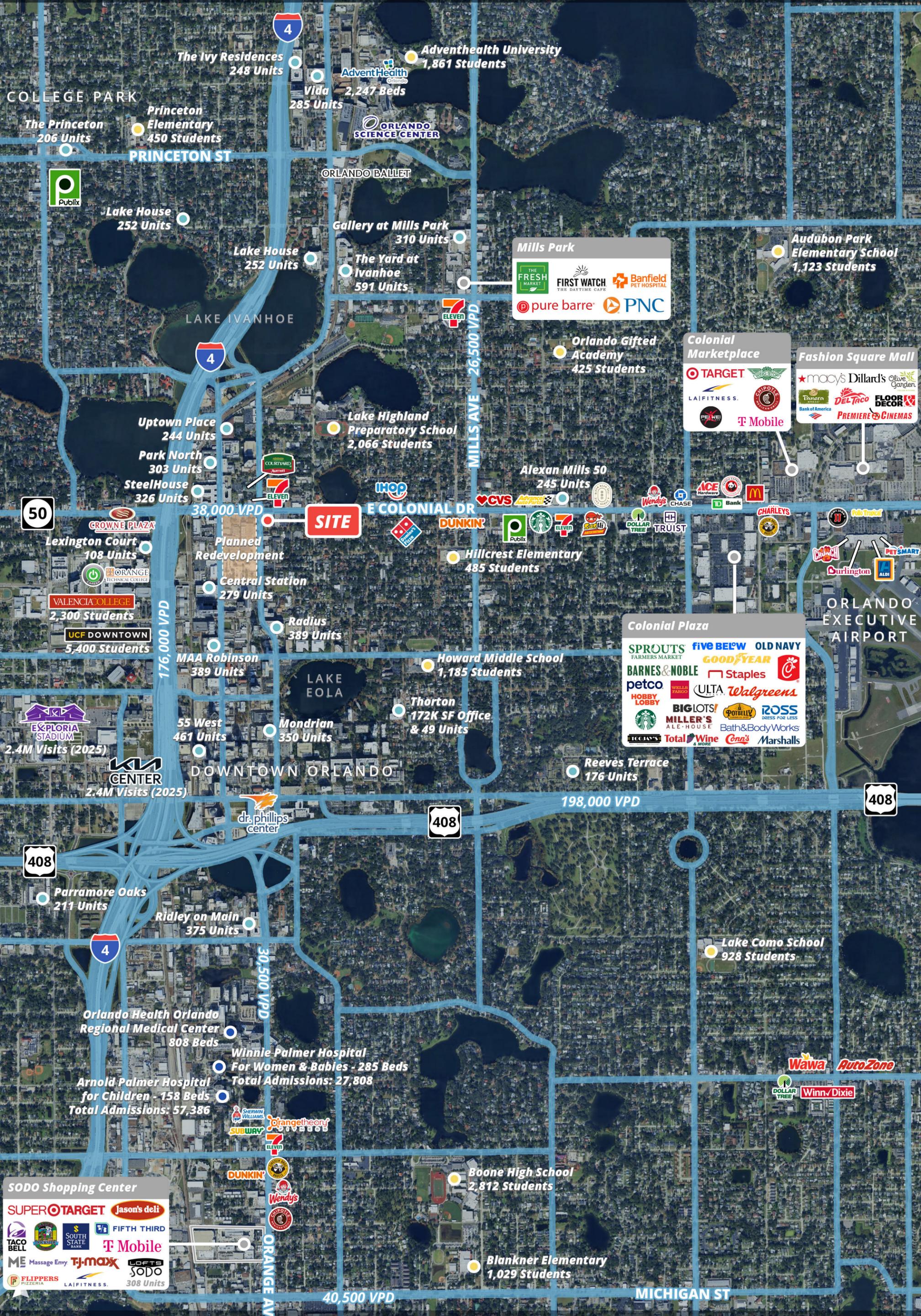
Orlando Sentinel

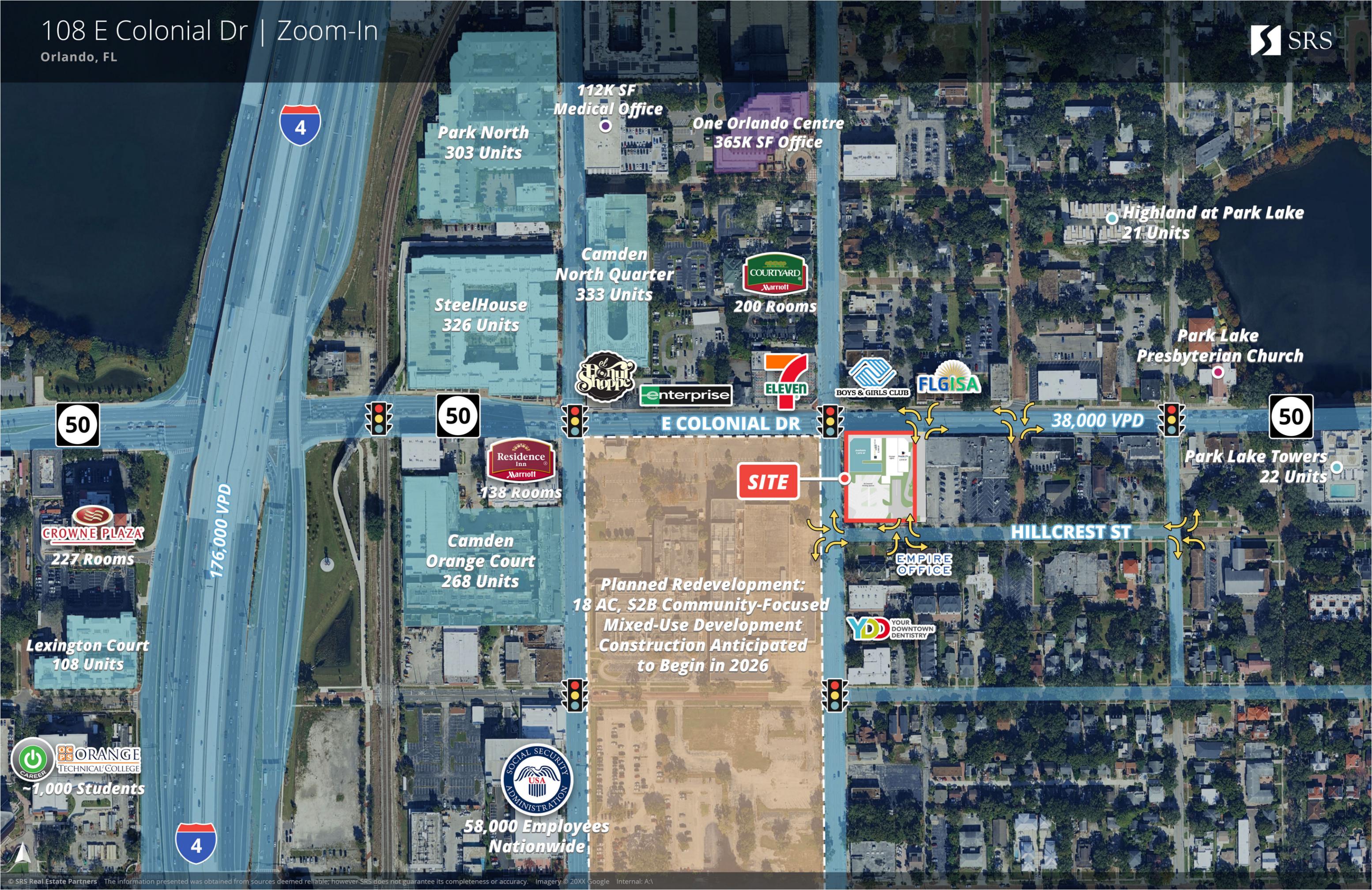
DUNKIN'



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Park North
303 Units

112K SF
Medical Office

One Orlando Centre
365K SF Office

Highland at Park Lake
21 Units

Camden
North Quarter
333 Units



200 Rooms

SteelHouse
326 Units



Park Lake
Presbyterian Church

50

50

50

E COLONIAL DR

38,000 VPD

SITE

HILLCREST ST

Park Lake Towers
22 Units



227 Rooms



138 Rooms

Camden
Orange Court
268 Units

Planned Redevelopment:
18 AC, \$2B Community-Focused
Mixed-Use Development
Construction Anticipated
to Begin in 2026

EMPIRE
OFFICE



Lexington Court
108 Units



~1,000 Students



58,000 Employees
Nationwide





SITE

E COLONIAL DRIVE

N MAGNOLIA AVENUE



HILLCREST STREET



SITE

E COLONIAL DRIVE

N MAGNOLIA AVENUE



HILLCREST STREET



Aerial View Downtown Orlando



Street View Nearby Access to I-4



Street View Walkability

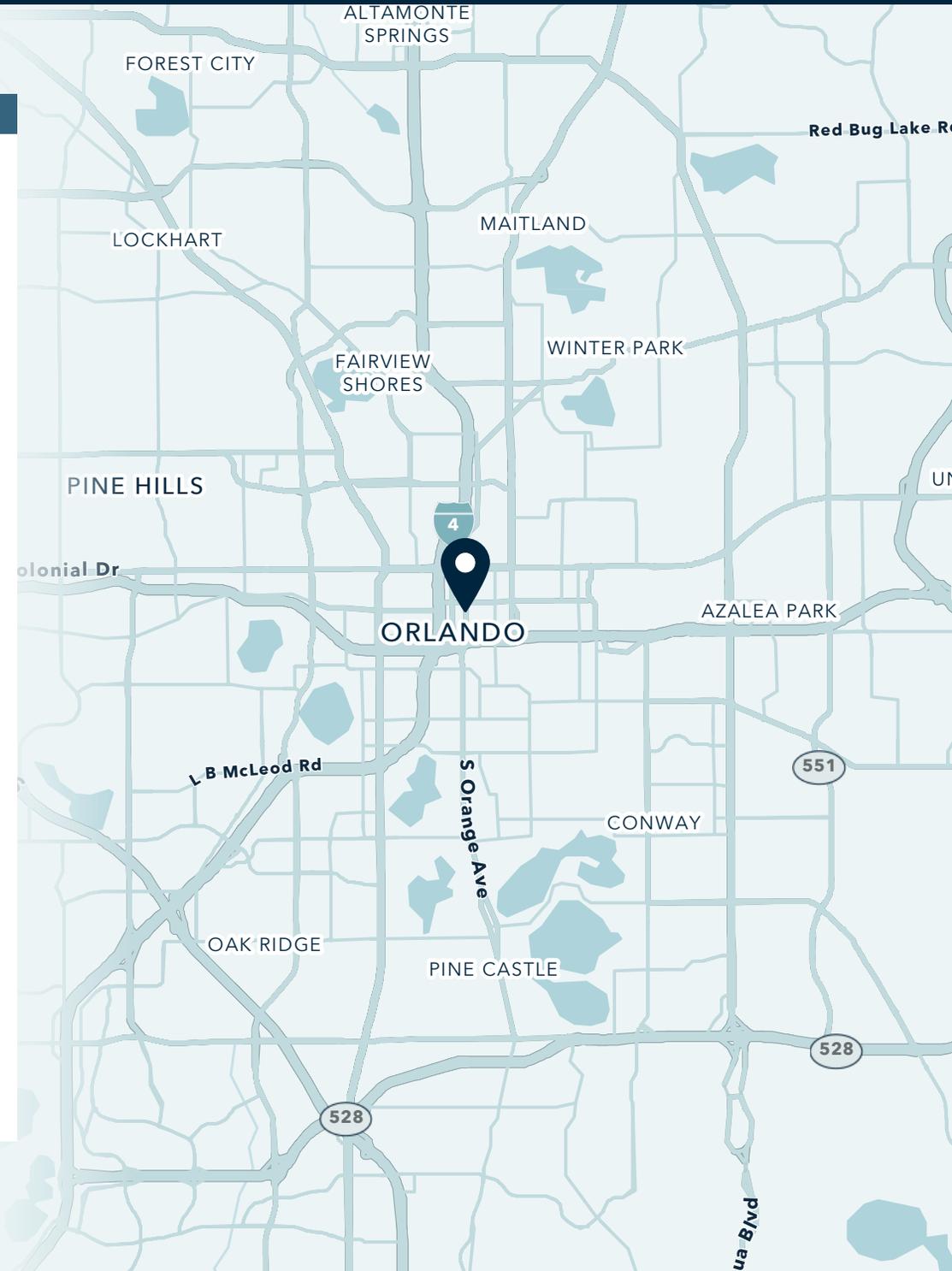


Parking Garage Bay Doors



Area Snapshot

Population	1 MILE	3 MILES	5 MILES
2025 Estimated Population	22,189	103,065	295,658
2030 Projected Population	24,007	107,659	303,866
Proj. Annual Growth 2025 to 2030	1.59%	0.88%	0.55%
Daytime Population			
2025 Daytime Population	71,994	261,899	475,806
Workers	62,984	218,603	342,136
Residents	9,010	43,296	133,670
Income			
2025 Est. Average Household Income	\$129,574	\$132,599	\$113,972
2025 Est. Median Household Income	\$88,384	\$92,450	\$75,557
Households & Growth			
2025 Estimated Households	12,256	49,966	125,727
2030 Estimated Households	13,400	52,513	129,869
Proj. Annual Growth 2025 to 2030	1.80%	1.00%	0.65%
Race & Ethnicity			
2025 Est. White	59%	60%	46%
2025 Est. Black or African American	15%	19%	28%
2025 Est. Asian or Pacific Islander	6%	4%	3%
2025 Est. American Indian or Native Alaskan	0%	0%	0%
2025 Est. Other Races	19%	17%	22%
2025 Est. Hispanic (Any Race)	21%	17%	25%

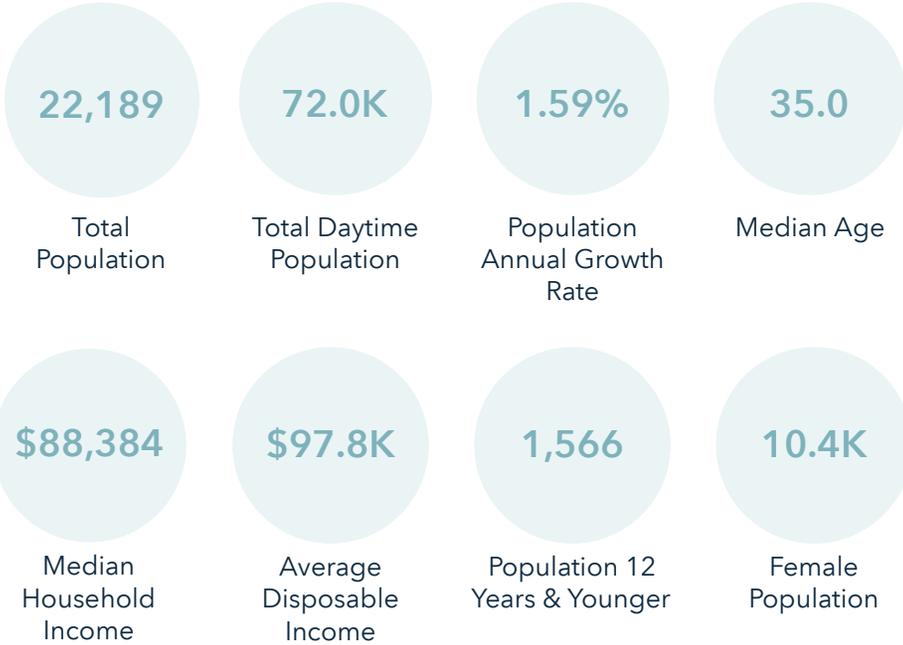


Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Ring of 1 Mile

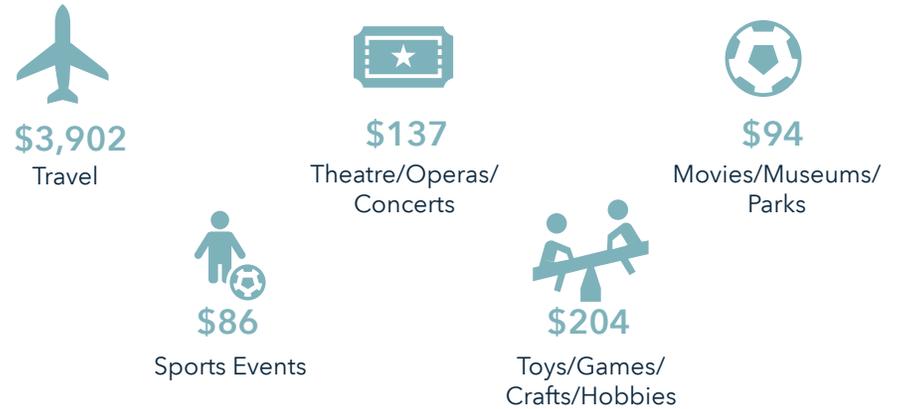
Key Facts



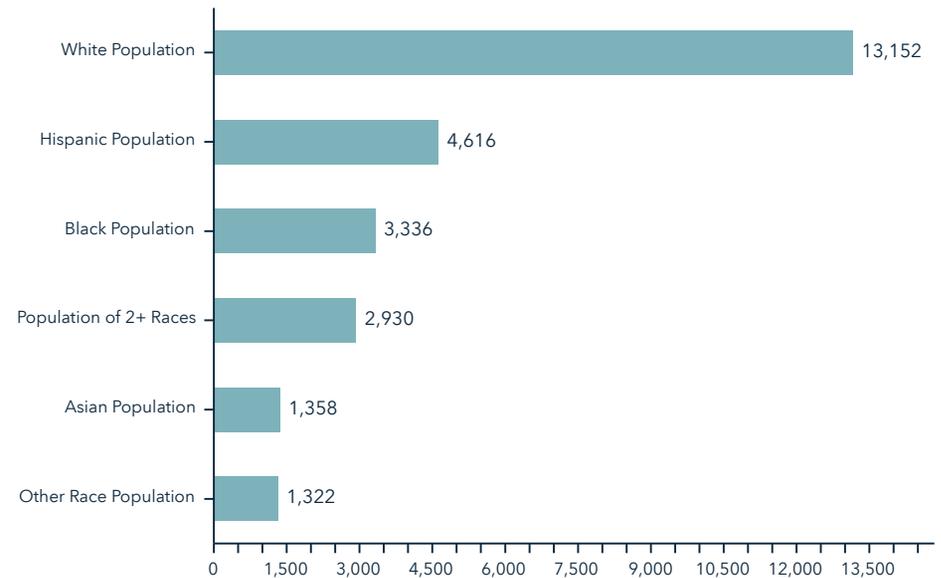
Annual Household Spending



Annual Lifestyle Spending



Race

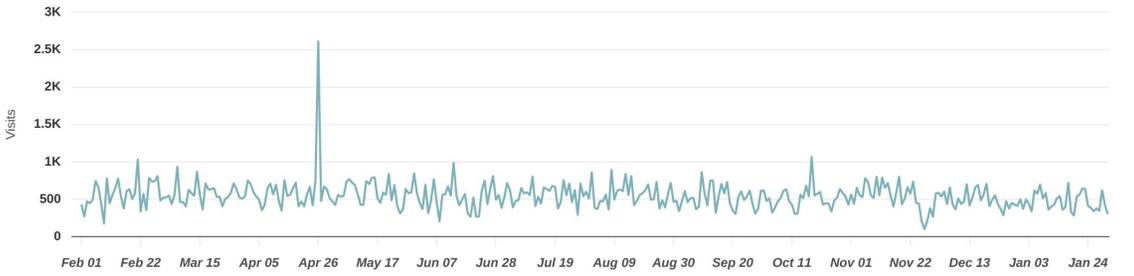




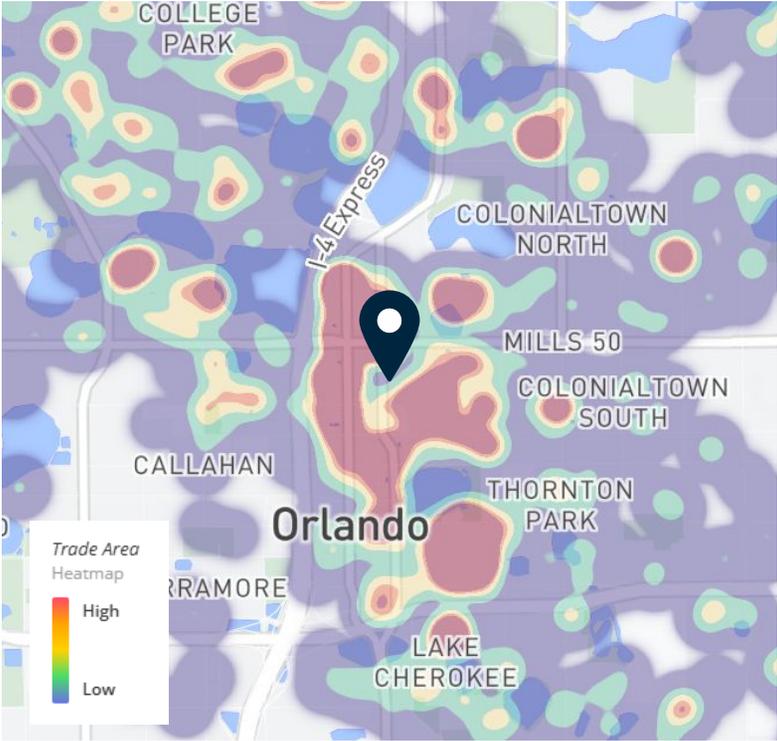
Data for 02/01/2025 - 01/31/2026



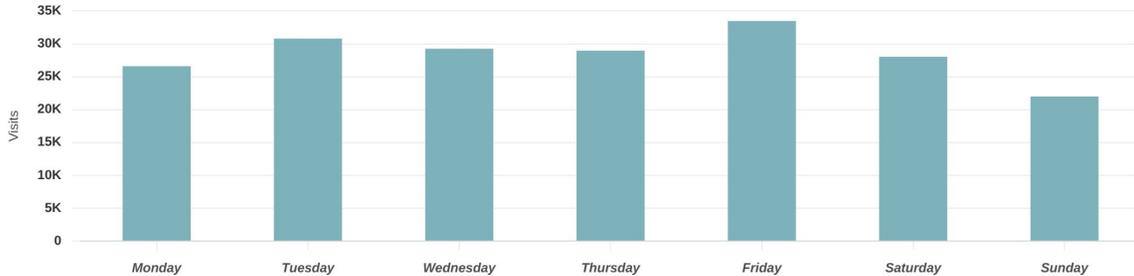
VISITS TREND



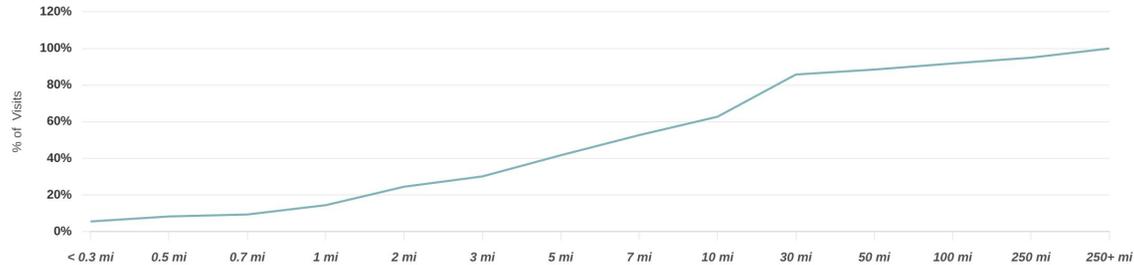
TRADE AREA



DAILY VISITS



TRADE AREA COVERAGE BY DISTANCE





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