



ALAFAYA
COMMONS



4 ACRE COMMERCIAL PRESENTS

RETAIL SPACE FOR LEASE | CALL FOR DETAILS

11792-11970 E. COLONIAL DR, ORLANDO, FL 32826



ALAFAYA
COMMONS



ALAFAYA COMMONS

Alafaya Commons is a destination retail shopping center located at the northeast corner of Alafaya Trail and Colonial Drive (SR 50), a major east-west thoroughfare through the City of Orlando. With multiple suites in different size ranges available, the suites have the flexibility to be converted to fit the needs of retailers or office users. Anchored by Academy Sports and Youfit Gyms, this center is positioned to serve the University of Central Florida students and the surrounding East Orlando neighborhoods

HIGHLIGHTS

- Recently updated Shopping Center anchored by Academy Sports, Youfit, Taco Bell & Popeyes
- Right next to the University of Central Florida, the largest University in the country with 69,525 students
- Multiple points of ingress/egress along Alafaya & Colonial
- Close Proximity to UCF developments - Surrounded by 35,400 purpose build student beds.
- Strong Household Demographics - 29,548 Households with an average income of \$73,781 within a 3-mile radius
- Close to..
 - 408 Expressway on Colonial or Alafaya (1mi)
 - Waterford Lakes & Waterford Towers (1Mi)
 - Research Parkway (2mi)
 - University of Central Florida (2Mi)



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11792-11970 E. COLONIAL DR,
ORLANDO, FL

OFFERED BY:



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Conceptual Renderings



View of courtyard concept featuring new amenity opportunities



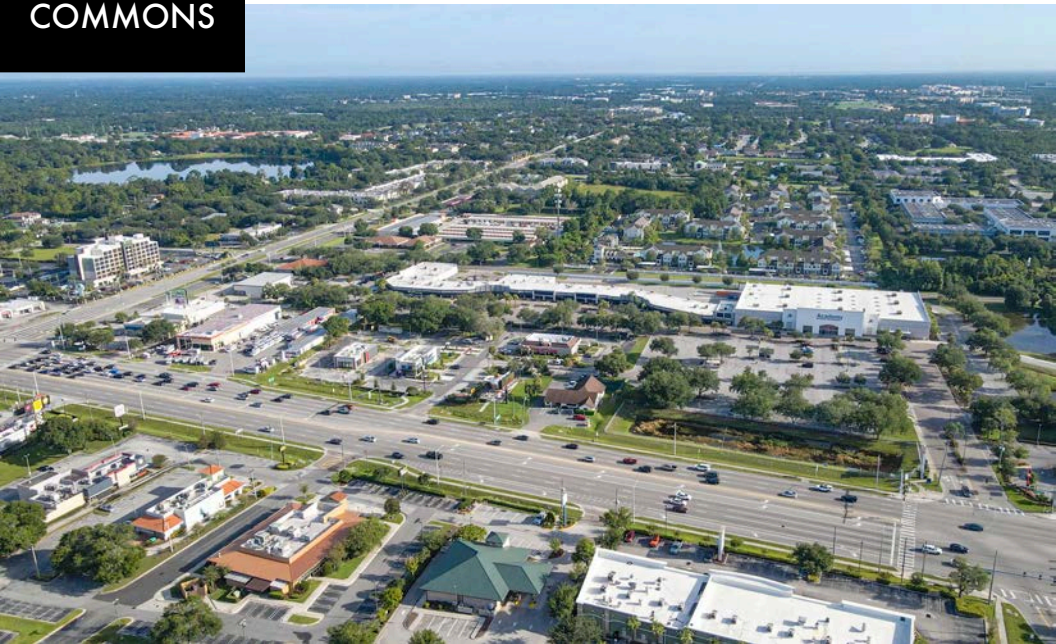
Courtyard concept featuring sail shades

For more information or details
on future development at
Alafaya Commons, contact
Nick Fouraker at 407.601.1466
or **Garrett Gleiter** at 407.539.4514

Overhead site plan
of the expanded
walkway/courtyard concept



Aerial Photographs





ALAFAYA COMMONS



TRUIST

MULTI-TENANT STRIP CENTER

MULTI-TENANT STRIP CENTER

AMSCOT

U-HAUL



Denny's

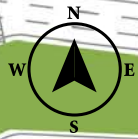


ANIMAL HOSPITAL

Academy SPORTS+OUTDOORS

11955

ALAFAYA TRL | 64,030 ADT



E COLONIAL DR | 46,455 ADT



- 11843 YouFit
- 11873 Goodfellas Pizzeria
- 11875 Junior Columbian Burger
- 11881 Orange County Health & Family
- 11887 2,748 SF Available**

- 11903 Siam Garden Thai
- 11905 JIBEICHUAN
- 11907 Salon Centric
- 11909 Fable Coffee Co.
- 11911 FX Nail Salon

- 11913 Tan Cha Boba
- 11917 Stop Barber Shop
- 11919 Canine Luxury Boutique
- 11921 2,550 SF Available**
- 11925 Saku Sauna & Massage

- 11927 Advance America
- 11929 Salon Lofts
- 11931 H&R Block
- 11955 Academy Sports

4 ACRE COMMERCIAL | NICK FOURAKER, CCIM AT 407.601.1466 or GARRETT GLEITER AT 407.539.4514

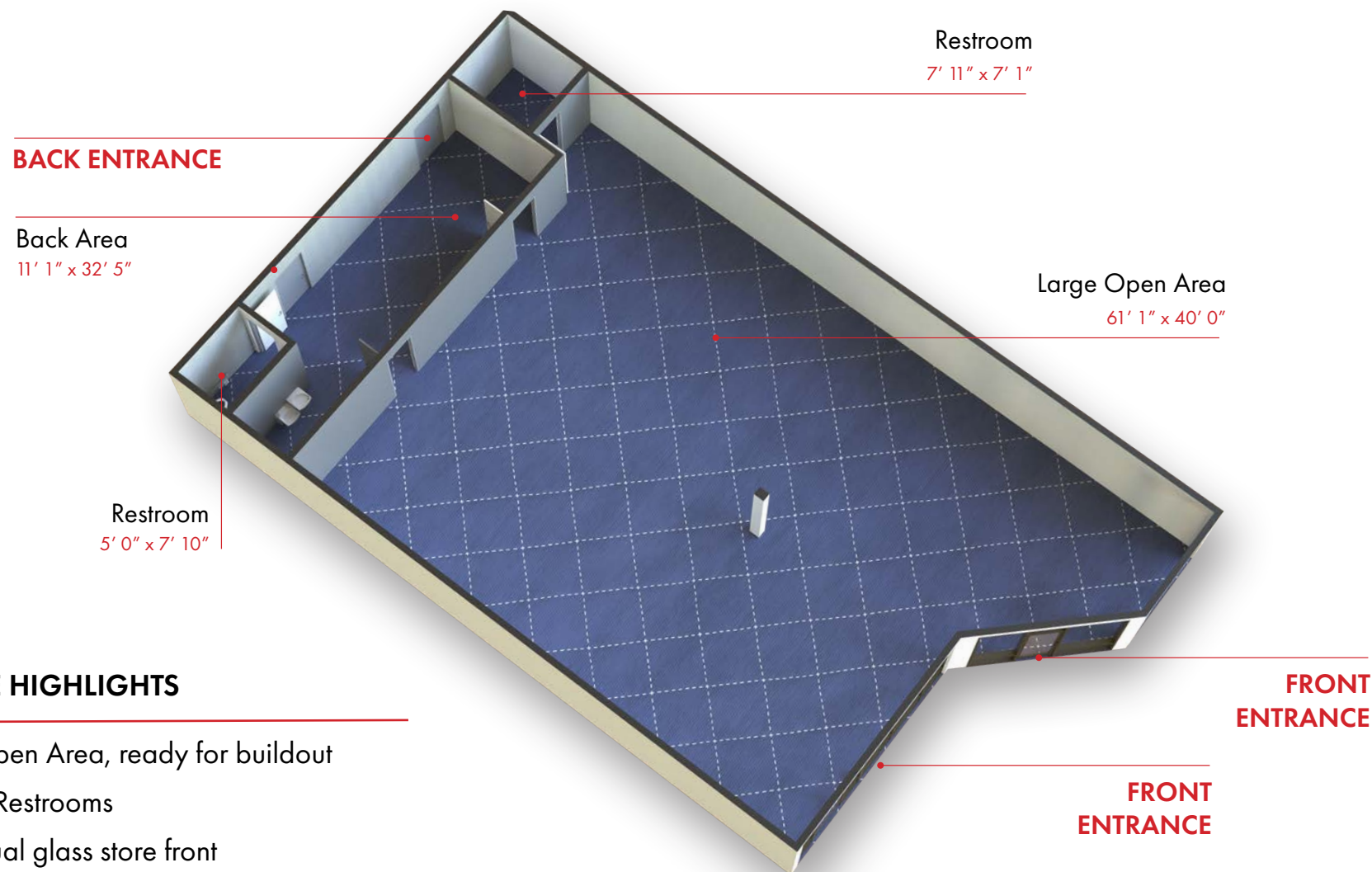


Available Suites | ±2,550 TO ±2,748 SF



Suite 11921 | $\pm 2,550$ SF

Ideal for Retail/Office | TI Available | Available now



SPACE HIGHLIGHTS

- Open Area, ready for buildout
- 2 Restrooms
- Dual glass store front



Suite 11887 | $\pm 2,748$ SF

Ideal for Retail/Office | TI Available | Available Now



BACK ENTRANCE

BACK ENTRANCE

BACK ENTRANCE

Large Open Space
57' 10" x 19' 7"

FRONT
ENTRANCE

FRONT
ENTRANCE





Points of Interest Map 3-Mile Radius

3 MILES



UNIVERSITY BLVD

N. ALAFAYA TRL | 64,030 ADT

Academy Sports & Outdoors | Youfit Health Clubs
Taco Bell | Popeyes | Denny's | Twister Treat
Truist | U-Haul | Jollibee

THE RETREAT East
602 Beds

Waffle House | Kobe Japanese Steakhouse | Golden Corral
Days Inn | Papa John's | UBreakifix

3 MILES



E COLONIAL DR | 46,455 ADT



3 MILES

Dick's Sporting Goods | Hobby Lobby | Party City | Rooms To Go | The Home Depot
Bealls | Michaels | Kohls | Platos Closet

Target | Best Buy | Office Depot | PetSmart
Regal | LA Fitness | Bed Bath & Beyond | TJ-Maxx



Olive Garden

Starbucks Coffee | CVS Pharmacy | Winn-Dixie

Steak 'n Shake | Chijis | Publix
Cheddar's Scratch Kitchen | 24 Hours Fitness
McDonald's | Wawa | Congo River Golf

LOCKHEED MARTIN
8,000 Employees

3 MILES





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