



# China Glass Corners

62 WEST COLONIAL DRIVE, ORLANDO, FL 32801

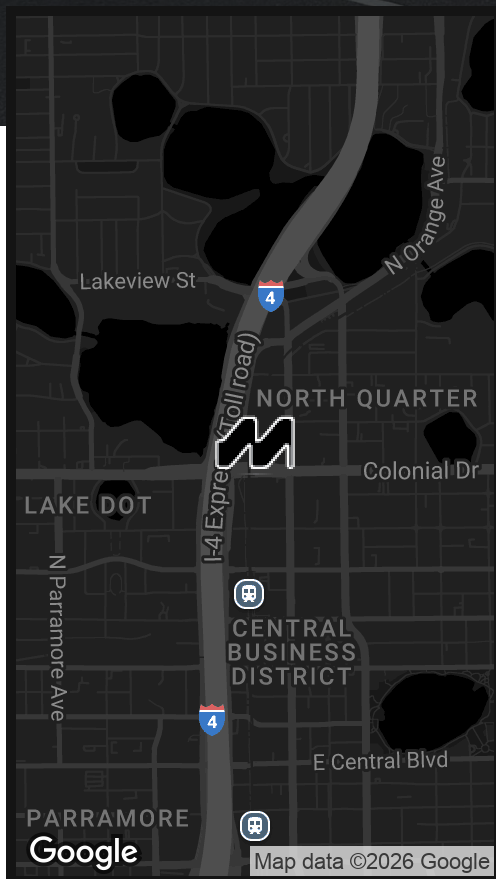
## Property Highlights

- 5,500 SF Former Showroom suite
- For Lease to retail/office
- Redeveloped and Renovated in 2008
- Zoned Condo-Retail
- Prime visibility and Strategic location in the Downtown Orlando market.
- Surface/garage parking

FOR MORE INFORMATION | [MILLENNIA-PARTNERS.COM](https://millenia-partners.com)

PRESENTED BY  
**JOSIAH MOORE**

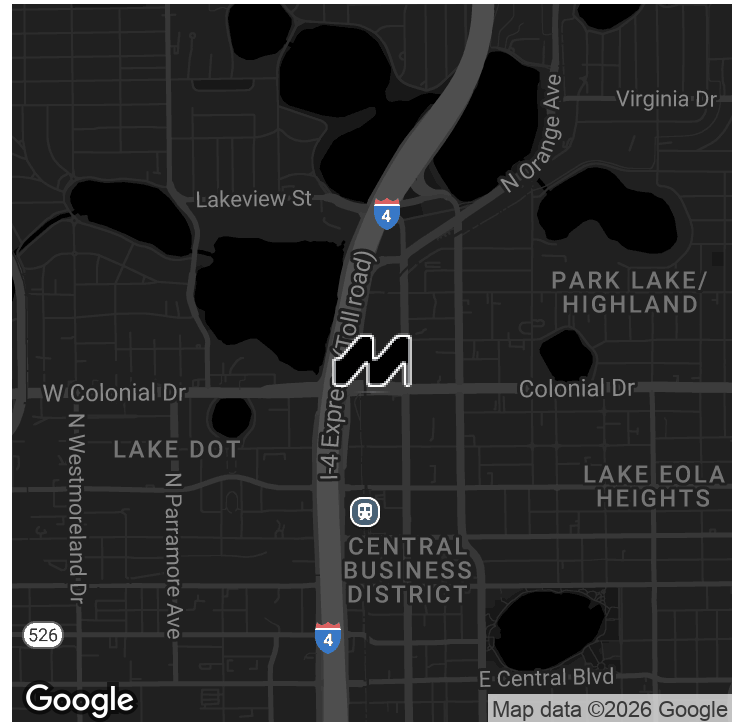
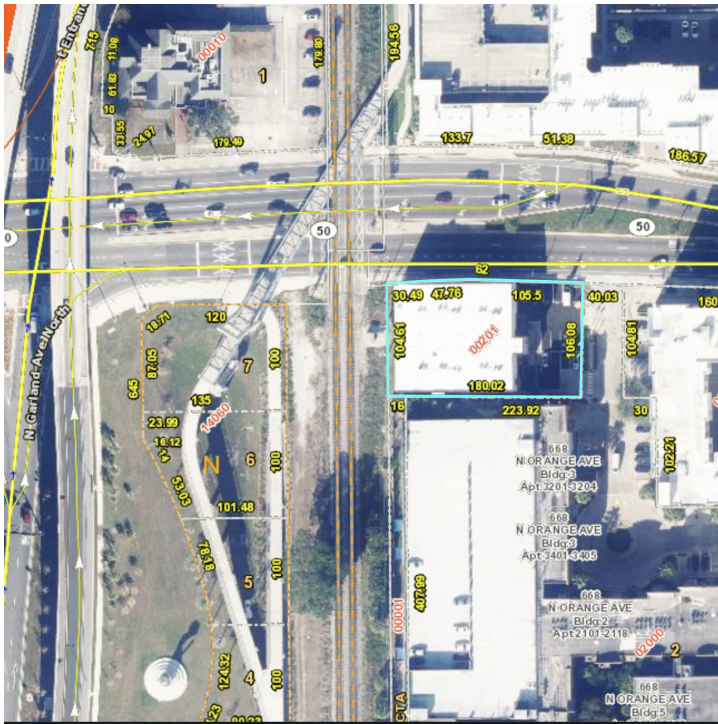
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## EXECUTIVE SUMMARY

62 WEST COLONIAL DRIVE, ORLANDO, FL 32801

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## OFFERING SUMMARY

Sale Price:	Contact Broker
Lease Rate:	\$24.00 SF/yr (NNN)
Parking:	Surface
Available SF:	5,500 SF
Use:	Retail/Office
Number of Units:	1
Year Built:	1930
Redeveloped	2008
Zoning:	Condo-Retail
Market:	Orlando
Submarket:	Orlando
Traffic Count:	48,500

## PROPERTY OVERVIEW

Discover the ideal location for your business at 62 West Colonial Drive, Orlando, FL. This impressive property offers a prime leasing opportunity in a high-traffic area, boasting modern architecture and versatile floor plans suitable for a range of commercial needs. With its prominent visibility, ample parking, and proximity to major transportation routes, this address ensures maximum exposure and convenience for both customers and employees. Elevate your business's presence in the heart of Orlando with this strategically located property, perfectly equipped to accommodate your unique operational requirements.

## LOCATION OVERVIEW

Welcome to the vibrant retail and professional landscape at 62 West Colonial Drive, Orlando, FL, 32801. This highly desirable area offers a bustling retail and office environment with a diverse mix of national and local businesses, attracting a steady flow of traffic and eager shoppers. Nearby, renowned landmarks such as Lake Ivanhoe, The Mall at Millenia, Mills 50, The Kia Center, and Church Street Station contribute to the area's commercial allure. The sub-market is abuzz with trendy dining establishments, boutique shops, and entertainment venues, making it a prime location for retail and office investors or owner-users looking to boost returns. Take advantage of this thriving market and secure your position in one of Orlando's most coveted retail districts.

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RETAIL PROPERTY

# For Lease



INTERIOR AND EXTERIOR PHOTOS

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RETAIL PROPERTY

## For Lease

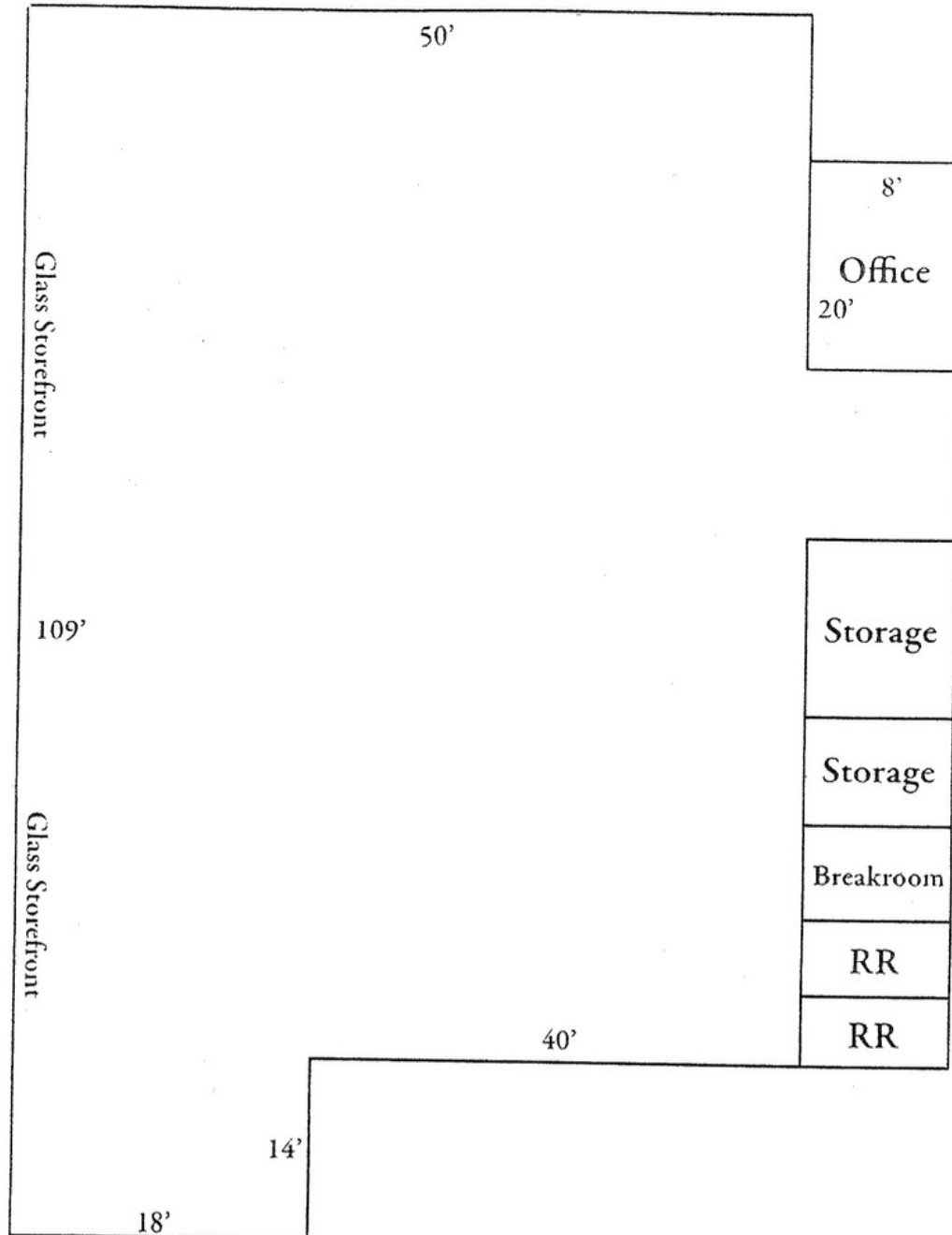
FLOORPLAN (SHOWROOM)

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Colonial Drive



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RETAIL PROPERTY

## For Lease



## RETAIL AND OFFICE MAP

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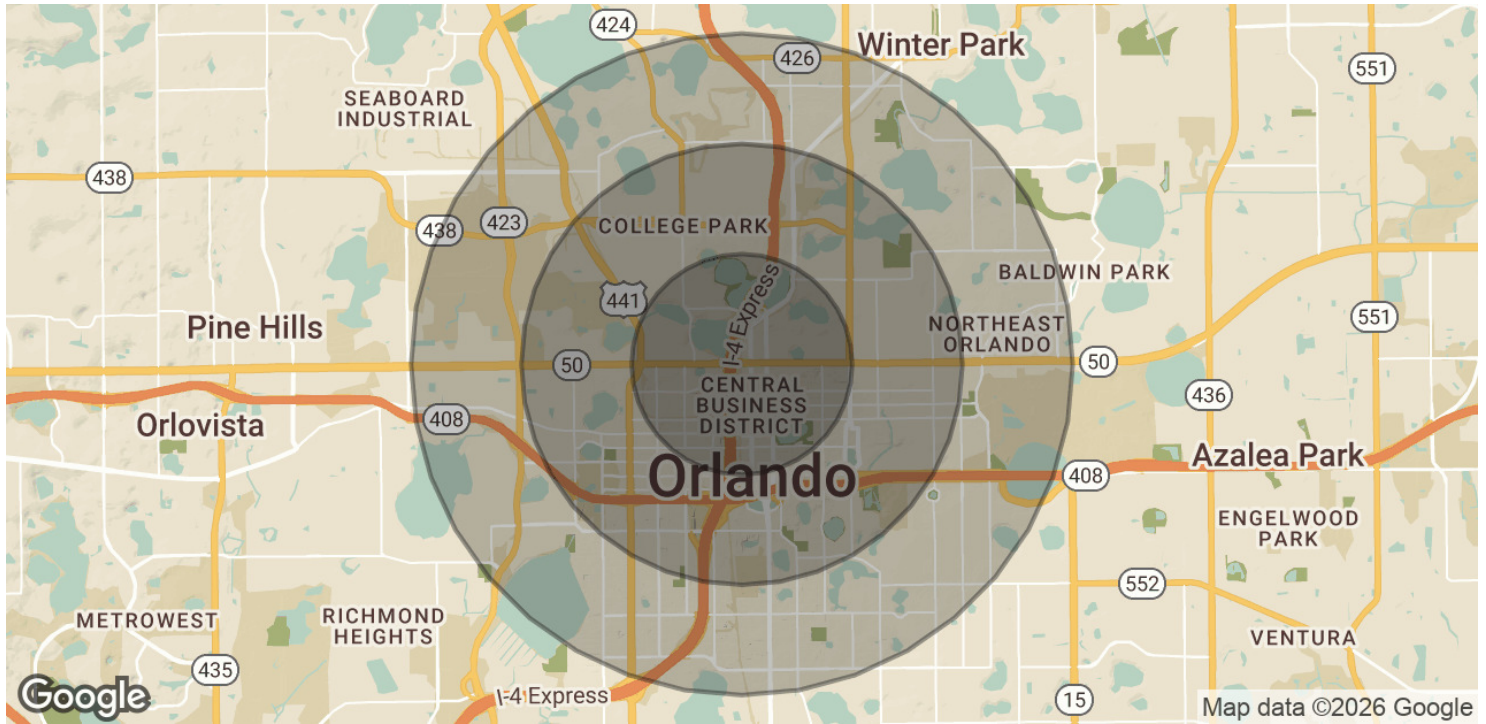
# For Lease



## DEMOGRAPHICS MAP & REPORT

62 WEST COLONIAL DRIVE, ORLANDO, FL 32801

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### POPULATION

#### 1 MILE

#### 2 MILES

#### 3 MILES

Total Population	18,337	51,840	96,739
Average Age	39	42	42
Average Age (Male)	38	41	41
Average Age (Female)	39	42	42

### HOUSEHOLDS & INCOME

#### 1 MILE

#### 2 MILES

#### 3 MILES

Total Households	9,770	26,711	46,614
# of Persons per HH	1.9	1.9	2.1
Average HH Income	\$115,007	\$122,892	\$121,266
Average House Value	\$605,765	\$583,811	\$560,197

### TRAFFIC COUNTS

West Colonial Drive	48,500/day
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Demographics data derived from AlphaMap

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RETAIL PROPERTY

## For Lease