

# BRIDGEWATER COMMONS

13200 E Colonial Drive, Orlando, FL 32826

## RETAIL SPACE FOR LEASE



### PROPERTY HIGHLIGHTS

- » **Second generation restaurant available: 2,000 SF**
- » Neighborhood shopping center anchored by Winn-Dixie
- » Located in busy retail corridor in East Orlando at the signalized corner of E. Colonial Dr. and Bridgeway Blvd.
- » Site has 279' of frontage on E. Colonial Drive with a traffic count of 43,000 vehicles per day
- » Strong demographics with more than 212,000 residents and an average household income of \$81,857 within a five-mile radius
- » Quick access to SR-408 (.5 mile), Waterford Lakes Town Center (2 miles), and the University of Central Florida (3 miles)

### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	15,729	98,115	212,238
Households	5,752	31,303	69,513
Daytime Population	7,921	64,972	124,099
Ave. HH Income	\$67,161	\$80,460	\$81,857



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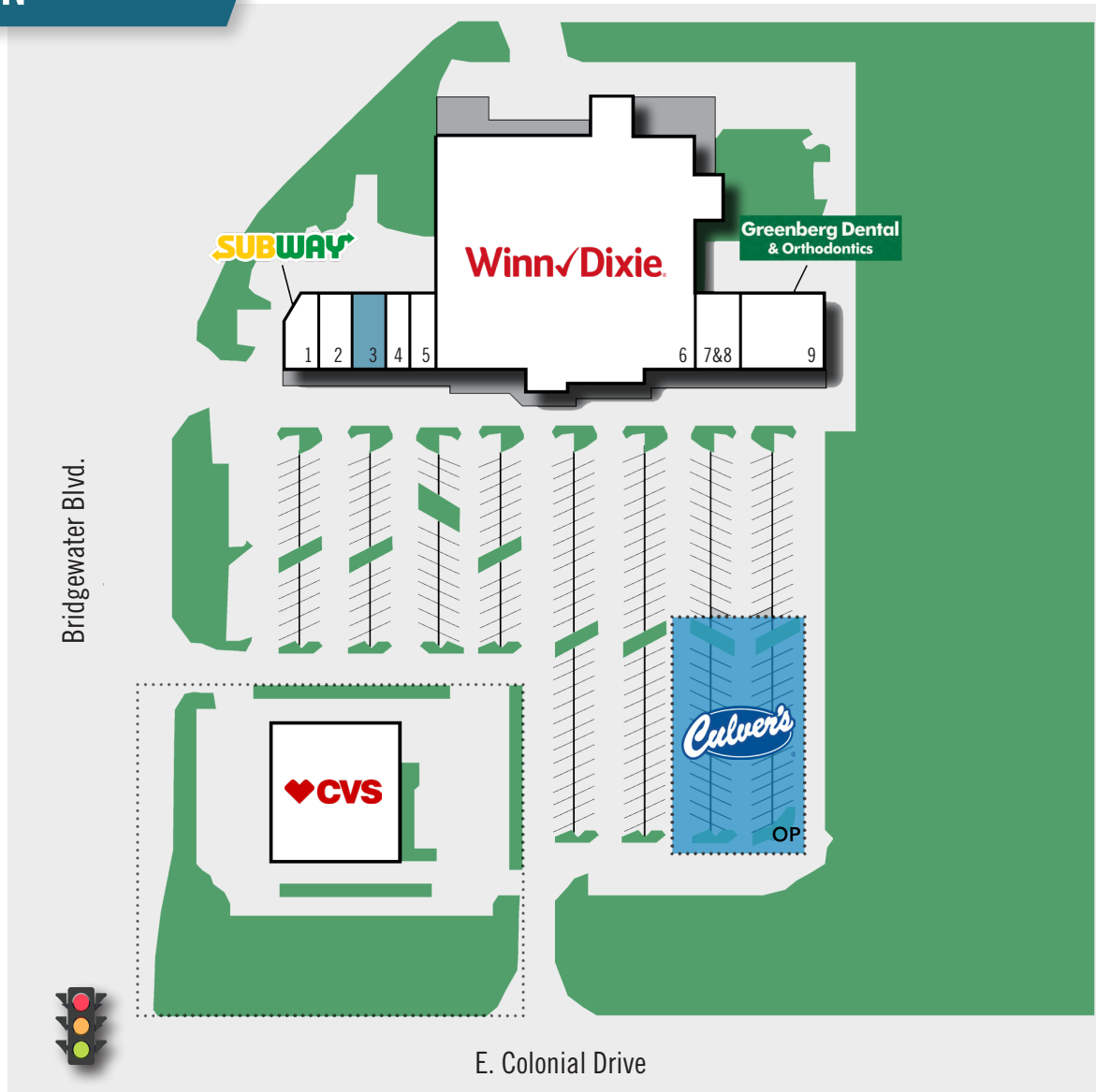
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# SITE PLAN



Unit	Tenant	Sq Ft
1	Subway	1,500
2	Avalon Dance	1,450
3	2nd Gen. Restaurant Available	2,000
4	Amigos Barbershop	900
5	Shanghai Restaurant	1,600
6	Winn-Dixie	44,000
7 & 8	Euphoria The Nail Bar	2,100
9	Greenberg Dental	4,410
OP	Culver's	4,500



