

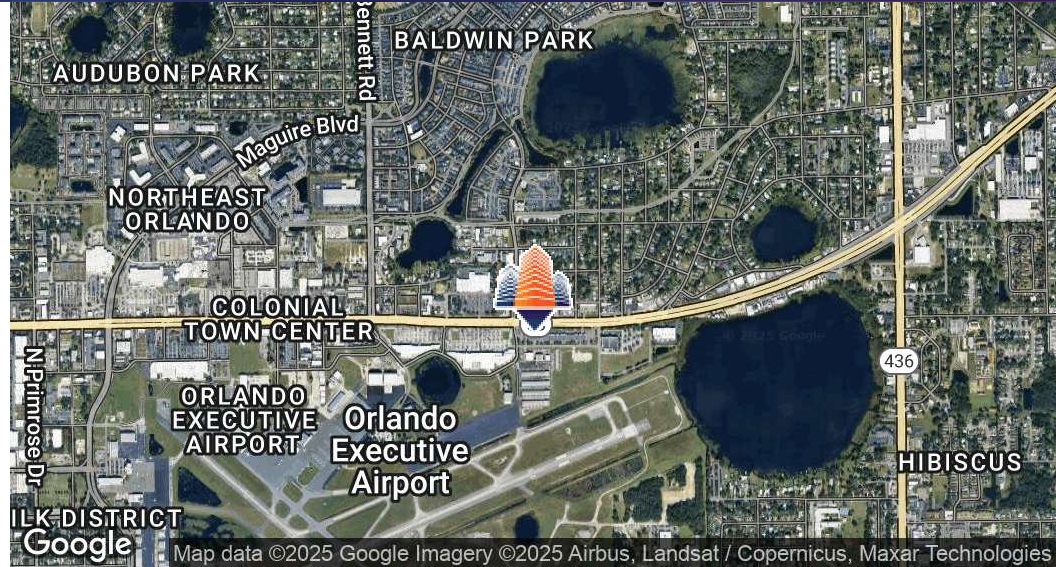
Shoppes at Baldwin Park

4900-5032 E Colonial Drive, Orlando, FL 32803



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Newly Renovated
- Join Banfield Pet Hospital, Chamberlin's, Optical Outlet, and More!
- Direct Frontage on East Colonial Drive
- Situated Directly Next to Baldwin Park
- Located at the Signalized Corner of E Colonial Drive & Lake Baldwin Lane
- Large Pylon Sign & Plentiful Parking
- 67,000+ Vehicles Per Day on East Colonial Drive

[CLICK HERE FOR UNIT 15 FLOOR PLAN](#)

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,400 - 3,380 SF
Building Size:	64,320 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,097	56,357	135,170
Total Population	7,022	127,134	317,107
Average HH Income	\$118,749	\$104,310	\$103,087

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PHOTOS



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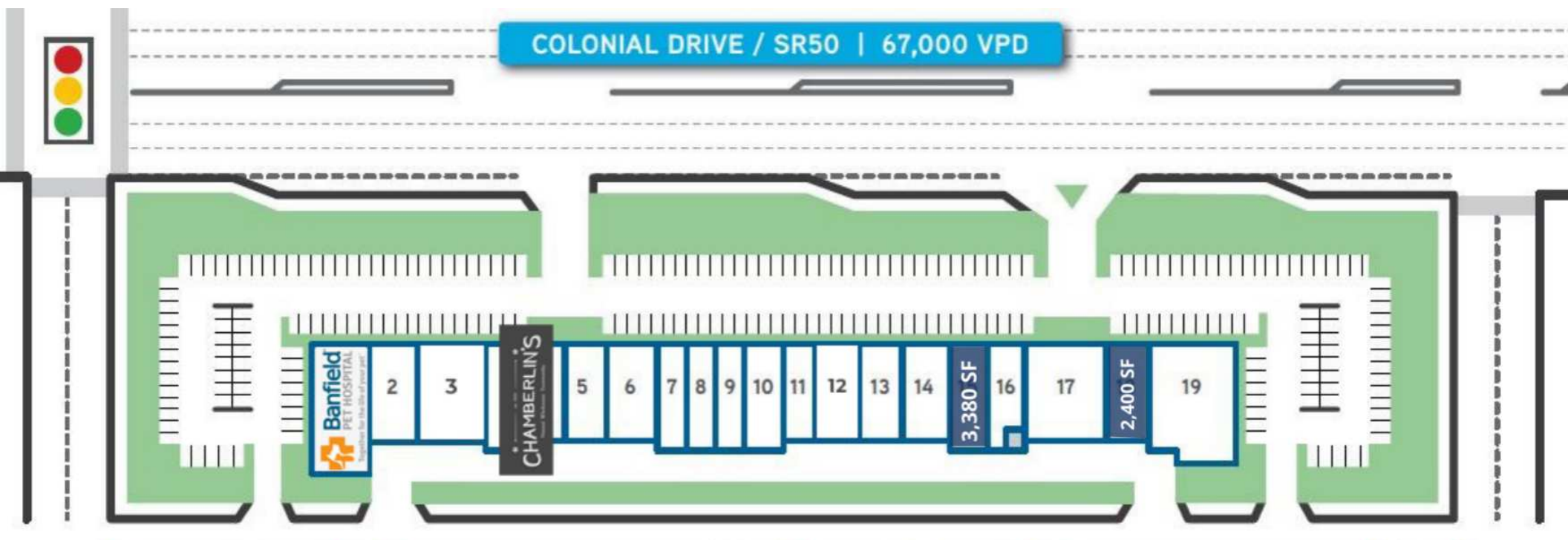
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SITE PLAN



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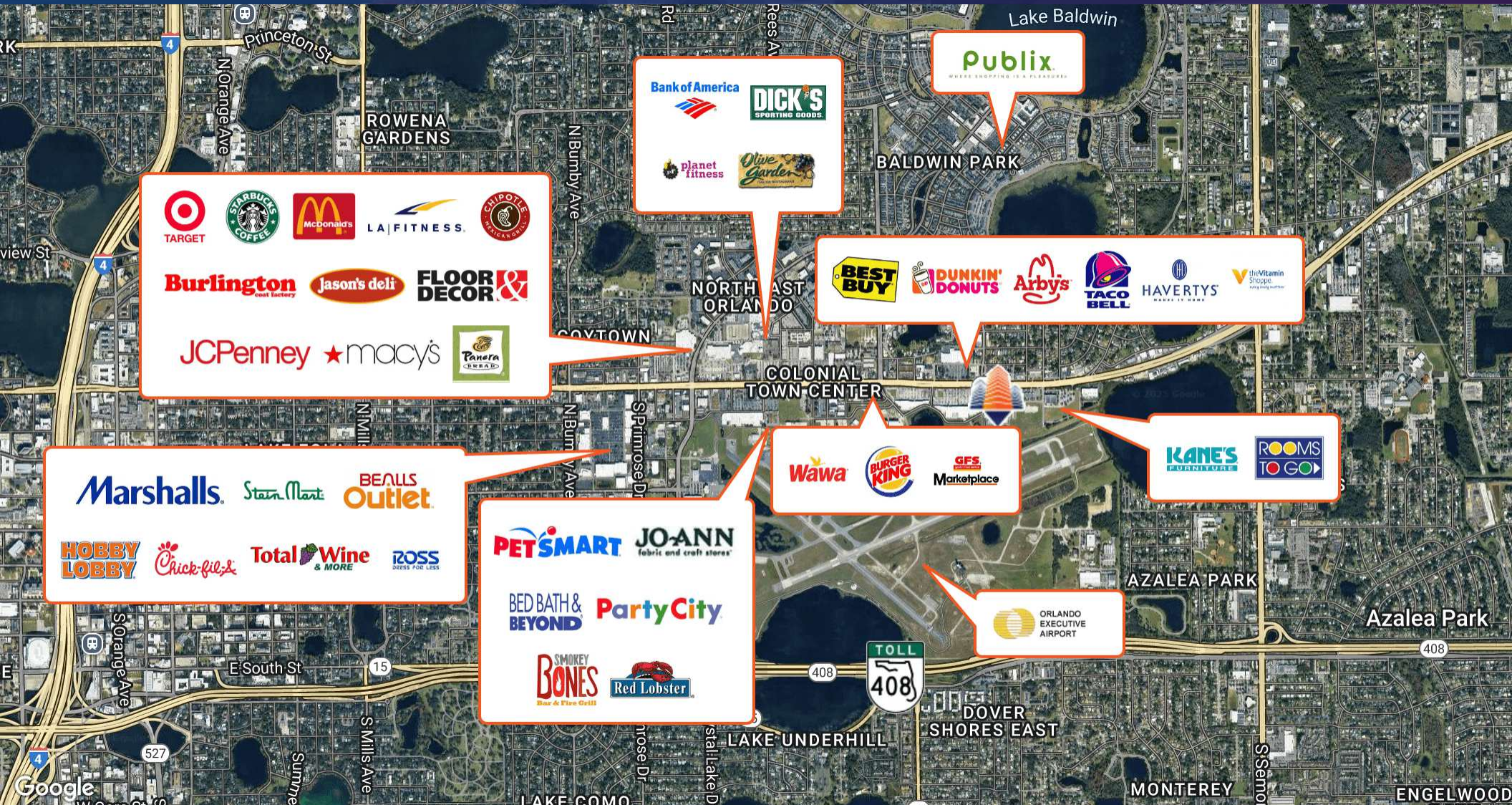
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RETAILER MAP



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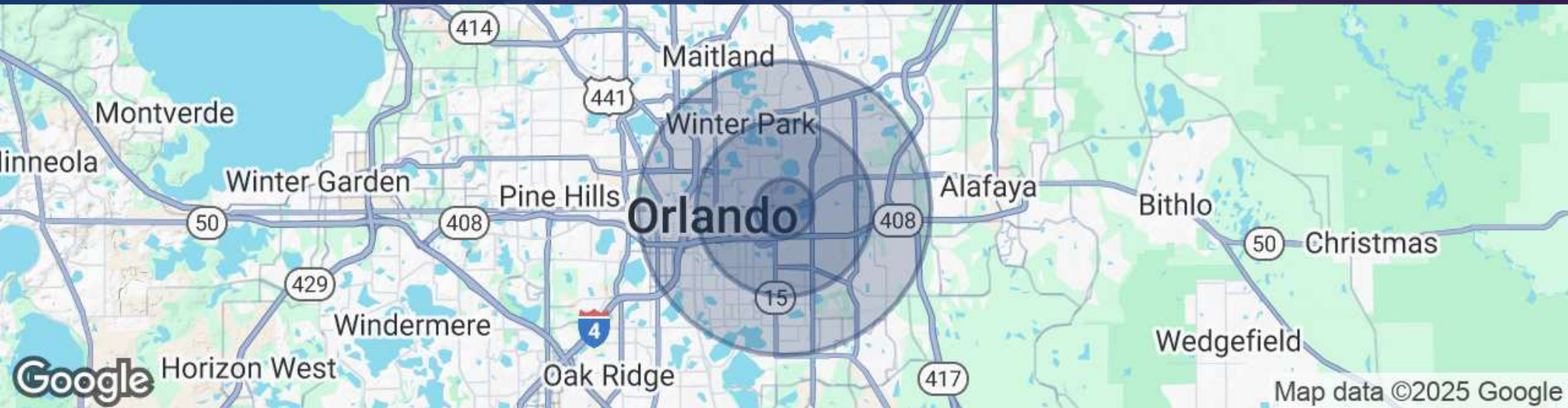
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,022	127,134	317,107
Median age	39	40	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,097	56,357	135,170
# of persons per HH	2.3	2.3	2.3
Average HH income	\$118,749	\$104,310	\$103,087
Average house value	\$569,176	\$450,595	\$446,744

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