



7501 East Colonial
Drive
Orlando, FL 32807

FOR LEASE

Space Available: ±1,600 SF
Lease Rate & Type: \$35.00 PSF, NNN

For More Information

Jeremy S. Larkin

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Property Features

- ±1,600 SF available at Amscot Strip Center
- Prime frontage along East Colonial Drive (SR-50)
- High daily traffic count along a major east-west corridor
- Prominent storefront signage opportunity
- Ample on-site parking for customers and employees
- Signalized access and convenient ingress/egress

Traffic Count



SR-50	49,500
SR-551	26,500

Location Features

- Situated in a dense retail corridor in East Orlando
- Strong surrounding residential base that supports steady consumer traffic
- High daytime population supported by nearby businesses and services
- Excellent connectivity to major roadways

Demographic Summary



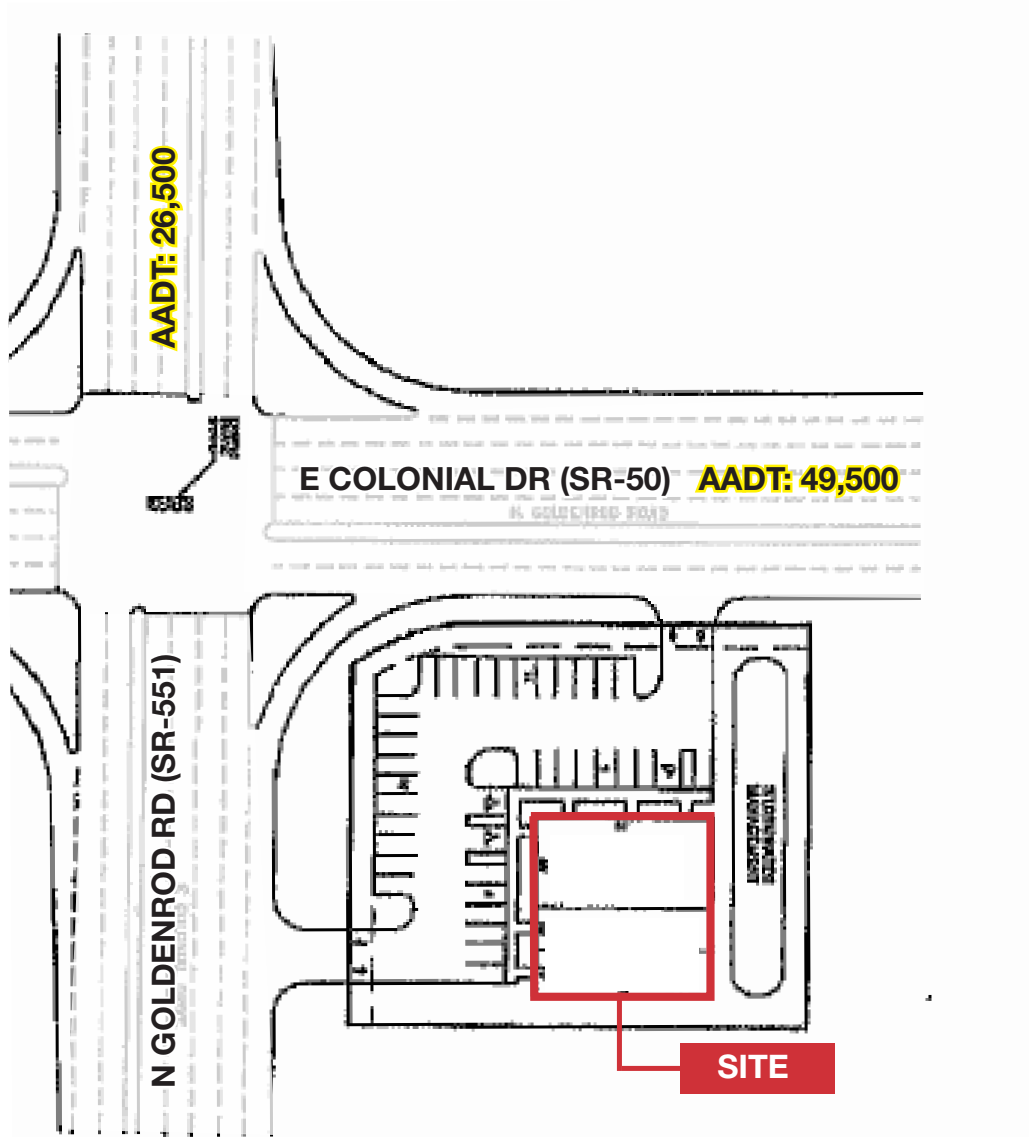
RADIUS

	1 Mile	3 Miles	5 Miles
Population	8,851	116,732	308,414
Households	2,970	45,725	121,371
Average HH Income	\$74,923	\$99,961	\$108,553

Site Plan

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