

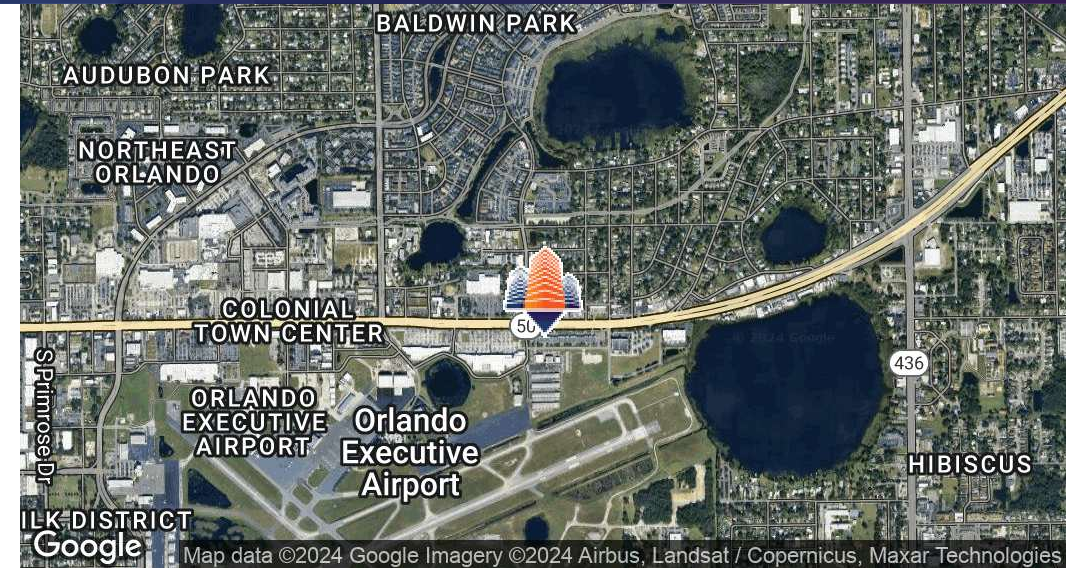
Shoppes at Baldwin Park

4900-5032 E Colonial Drive, Orlando, FL 32803



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- New Renovations Completed
- 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

FLOOR PLAN

OFFERING SUMMARY

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

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,969	52,804	135,632
Total Population	6,944	120,632	316,463
Average HH Income	\$96,491	\$81,520	\$81,997

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PHOTOS



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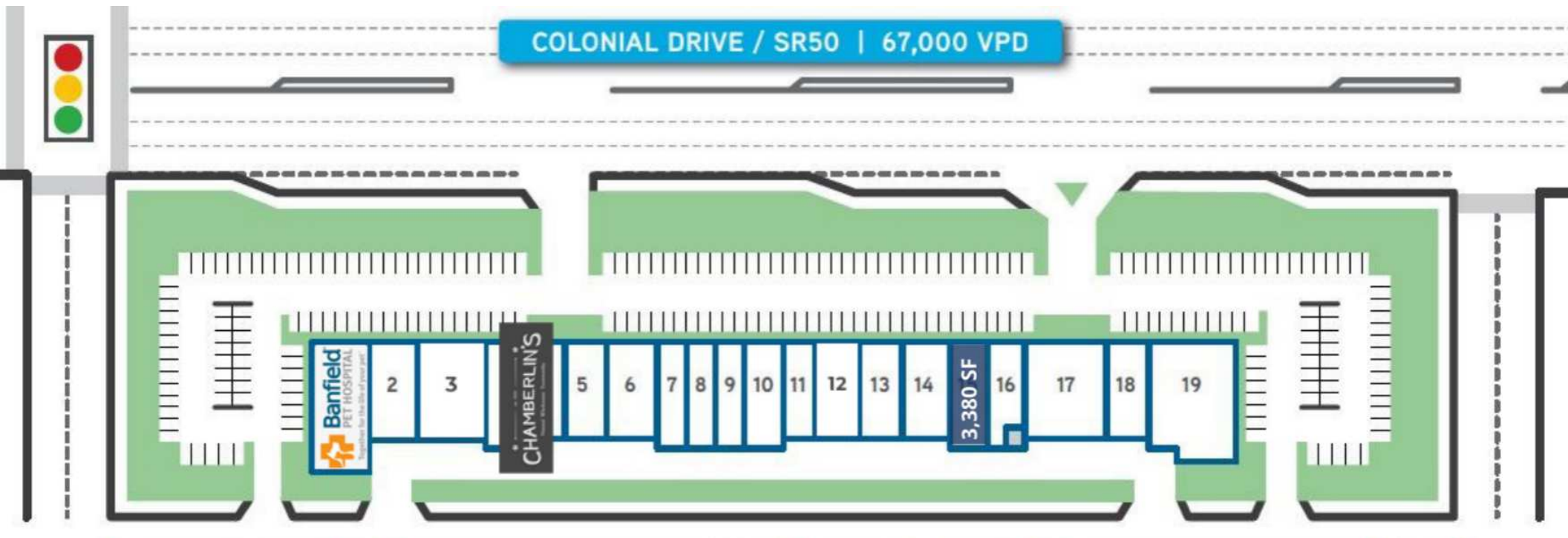
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SITE PLAN



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RETAILER MAP



Map data ©2024 Google Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies

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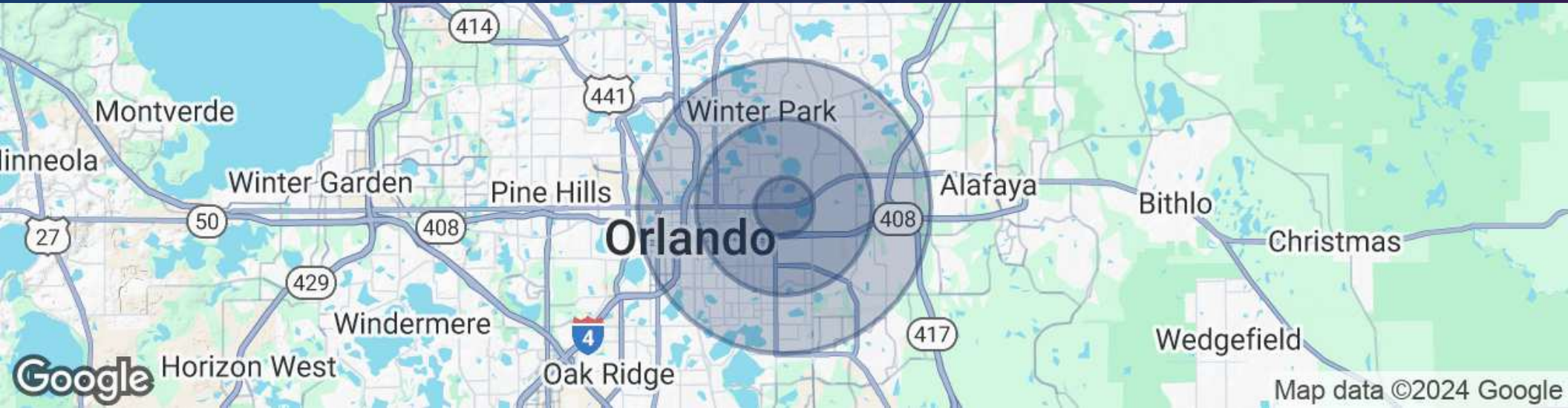
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	6,944	120,632	316,463
Median age	37.9	35.3	35.6
Median age (Male)	39.0	34.7	34.4
Median age (Female)	37.2	36.4	36.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,969	52,804	135,632
# of persons per HH	2.33	2.26	2.29
Average HH income	\$96,491	\$81,520	\$81,997
Average house value	\$392,074	\$323,215	\$324,624

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