

For Lease | Redevelopment | Build-to-Suit

Up to 7,909 SF Outparcel

7373 West Colonial Drive | Orlando, FL

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Property Highlights

- Up to 7,909 SF on 1.44 AC available for lease, multi-tenant redevelopment or build-to-suit
- Outparcel to Highland Lakes, a regional Power Center anchored by Burlington, Marshalls, Ross, Conn's, Dollar Tree and American Signature
- Located just west of the intersection of West Colonial Dr. (SR-50) and Hiawassee Road
- Excellent visibility on W Colonial Drive with traffic counts of over 49,500 vehicles per day



Area Demographics



Population

1-Mile: 16,139
3-Mile: 124,667
5-Mile: 271,933



Daytime Population

1-Mile: 12,418
3-Mile: 98,026
5-Mile: 243,908



Average HH Income

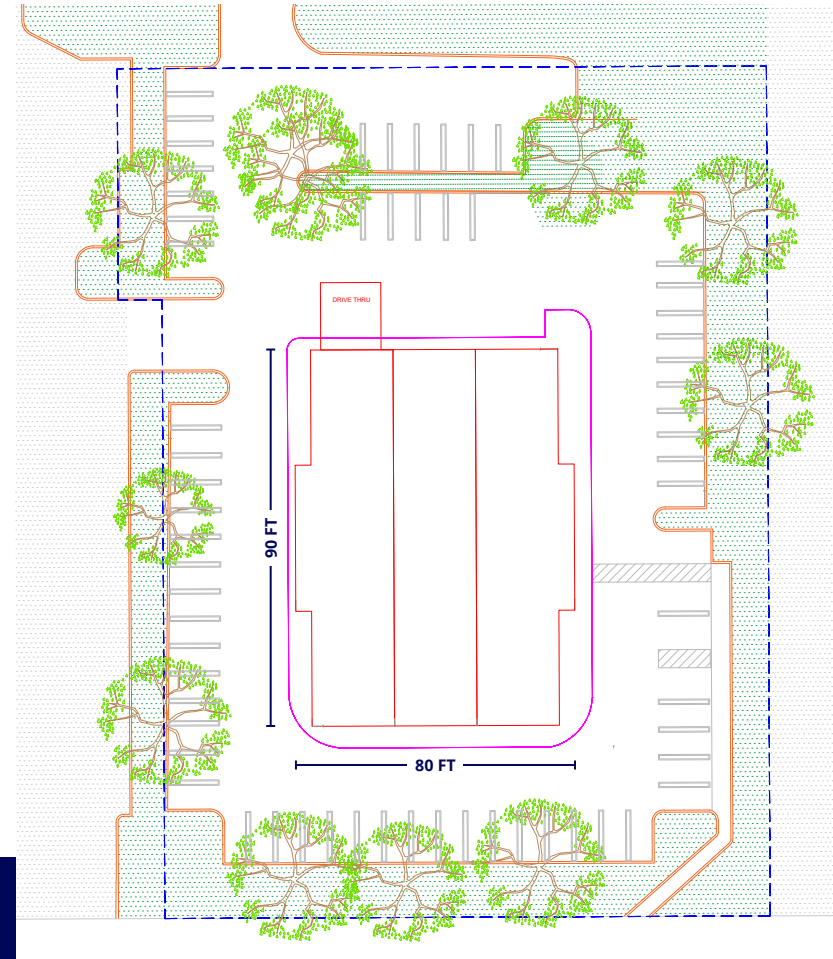
1-Mile: \$73,289
3-Mile: \$79,753
5-Mile: \$93,813



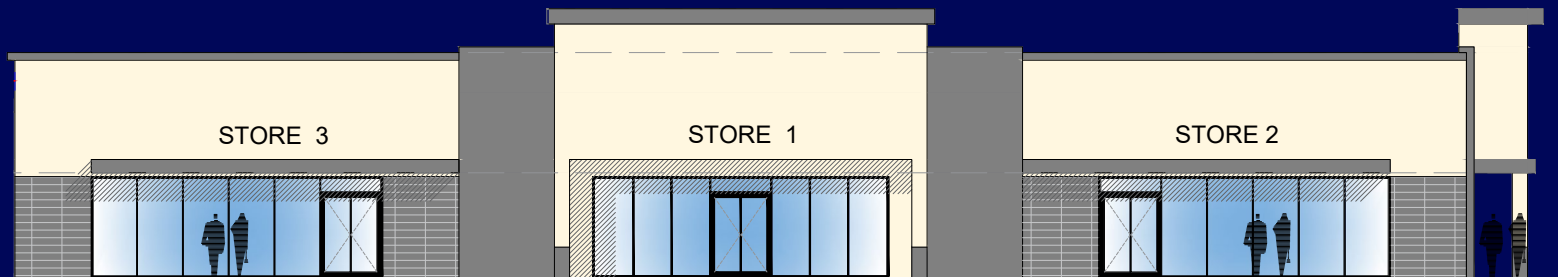
Households

1-Mile: 5,551
3-Mile: 43,369
5-Mile: 96,383

Concept Plan Multi-Tenant Building



Rendering





NEW RESIDENTIAL PROJECTS - KEY

- 1 Lake Lotta / SF**
138 Single Family Homes
Coming Soon / Under Construction
- 2 Lake Lotta / TH**
186 Townhomes
Coming Soon / Under Construction

3 Miles

MAYNARD EVANS HIGH SCHOOL
2,417 STUDENTS

Seaboard Industrial

S. John Young Pkwy (52,000 VPD)

Bravo
HIBBETT SPORTS*
FAMILY DOLLAR

SILVER HILLS SHOPPING CENTER
PRESIDENTE SUPERMARKET
FAMILY DOLLAR

MAX PLAZA
DOLLAR GENERAL
ROSES

WEST OAKS MALL
JCPenney
Dillard's
AMC THEATRES

amazon

Walmart Supercenter

ALDI

DOLLAR TREE

HIGHLAND LAKES CENTER
Burlington
Marshall's
AMERICAN SIGNATURE FURNITURE
K&G
DOLLAR TREE
BeautyMaster*
ROSS DRESS FOR LESS
RAINBOW

GOOD HOMES PLAZA
Publix
bealls

WEST COLONIAL CENTER
BioLife
Auto Zone

MART

Subject Site

PINE HILLS MARKETPLACE
RAINBOW

DOWNTOWN ORLANDO
6 MILES EAST

Walmart Supercenter

1
2

Gabe's

ORLANDO HEALTH
Central Hospital
273 Beds

WEST OAKS TOWNE CENTER
Michaels
PETSMART
BEST BUY Outlet

ALDI

LOWE'S

sam's club
Walmart Neighborhood Market
SKY ZONE
INDOOR TRAMPOLINE PARK

ALDI

ORLANDO CHINATOWN
东方超市
ENSON MARKET

OAKHILL VILLAGE
DOLLAR GENERAL
market

WEST COLONIAL OAKS
THE HOME DEPOT
FAMILY DOLLAR
TE 特價
OLLIE'S
GOOD THING 2024

VALENCIA COLLEGE
West Campus - 180 acres
70,906 Annual Students
(2023 - 2024)

Walmart Supercenter
DOLLAR TREE
RAINBOW
CAFO

(132,000 VPD)

(43,000 VPD)
(97,000 VPD)

N. Hawessee Rd (28,500 VPD)

408

50

Trade Aerial

Contact Us

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