

SHOPPES ^{AT}
ORLANDO
FASHION
SQUARE

Limitless Retail Potential

Versatile Leasing Opportunities in a Prime Location



**Just
Leased!**



CAVA Coming Soon



5,697 SF PAD 1



4,508 SF PAD 5



OVER 9,000 SF OF RETAIL SPACE TOTAL | CALL FOR DETAILS

3119 E. COLONIAL DR, ORLANDO, FL 32803



ICONIC ORLANDO RETAIL LOCATION!

Become part of Orlando's destination retail trade area! 3119 E Colonial Drive at Orlando Fashion Square is located at the heart of it all. This prime location on one of Orlando's major thoroughfares, Colonial Drive (57,075 AADT), offers excellent access throughout Central Florida and unparalleled exposure to consumers. This vibrant and densely populated trade area offers the opportunity to expand into a highly desirable retail mecca.

With inline and pad development opportunities, this center can accommodate various requirements including retailers, restaurants, large box, and medical uses. Join the plethora of other major retailers within this trade area, boasting record sales numbers for their respective chains within the Central Florida market.

HIGHLIGHTS

- High Performing Floor & Décor Anchor - Top location in Florida within chain for foot traffic (Placer.ai).
- Prominent location within Orlando's primary retail corridor.
- Excellent visibility and access from Colonial Drive (57,075 AADT), and Maguire Rd (18,614 AADT).
- Signage available on Colonial Drive.
- Extremely Dense trade area with national retailers and award-winning restaurant concepts.

OFFERED BY:



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3D Aerial Site Map



Development Site Map



EXISTING SPACE

PAD 1 | ±5,697 SF | Maguire Frontage

Adjacent to Floor & Decor



PROPOSED SPACE
PAD 1 | ±5,697 SF
3 RETAIL OPTIONS



MAGUIRE BLVD

- 3 RETAIL SPACES
- F ±1,431 SF RETAIL
- G ±1,596 SF RETAIL
- H ±2,670 SF RETAIL

PROPOSED SPACE

PAD 1 | ±5,697 SF | ELEVATION RENDERINGS

3 RETAIL OPTIONS



EXISTING SPACE
PAD 5 ±4,508 SF | Maguire Frontage
Outparcel For Development



PROPOSED SPACE
PAD 5 | ±4,508 SF
2 RETAIL OPTIONS



MAGUIRE BLVD

2 RETAIL SPACES
J ±1,431 SF RETAIL
K ±1,596 SF RETAIL



SHOPPES AT
ORLANDO
FASHION
SQUARE

PROPOSED SPACE

PAD 5 | ±4,508 SF

2 RETAIL OPTIONS



4 ACRE COMMERCIAL | CONTACT **NICHOLAS FOURAKER** AT 407.721.0602 OR **GARRETT GLEITER** AT 407.539.4514



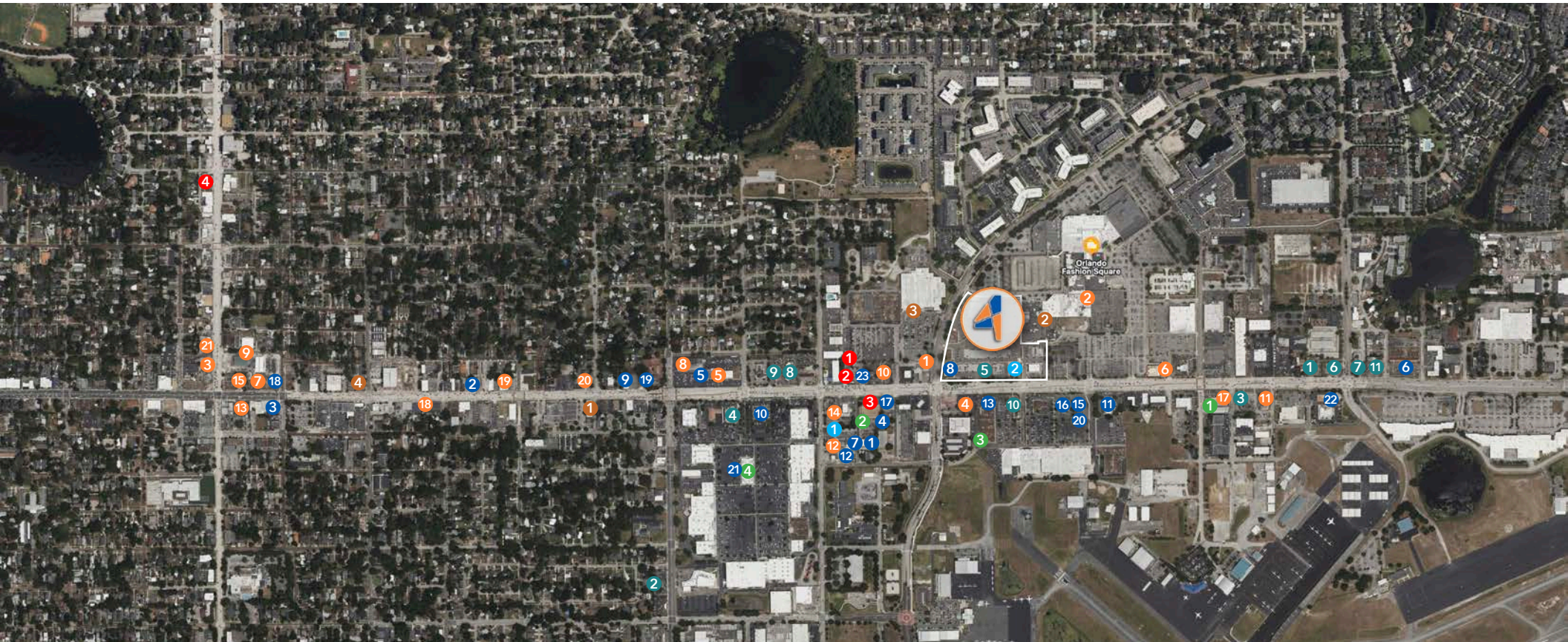
GENERAL POINTS OF INTEREST MAP

High-Traffic Location with Access to Local Amenities



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	6,569	102,419	278,088
TOTAL HOUSEHOLDS	2,899	45,619	117,279
AVG HH INCOME	\$75,753	\$72,211	\$67,612
MEDIAN AGE	37.2	36.6	36.1
AVG HOME VALUE	\$280,579	\$352,003	\$317,459

DIRECTORY OF LOCAL RESTAURANTS



FAST FOOD

- 1 Arby's
- 2 Beefy King
- 3 Burger King
- 4 Chick-fil-A
- 5 Del Taco
- 6 Dunkin'
- 7 Fazoli's
- 8 McDonald's
- 9 Panda Express
- 10 Pollo Tropical
- 11 Taco Bell

ASIAN

- 1 Juju
- 2 Jungle Smoothie
- 3 King Bao Mills
- 4 Kabooki Sushi
- 5 Lam's Garden
- 6 Noodles and Company
- 7 Mamak Asian Street Food
- 8 Meng's Kitchen
- 9 Ming's Bistro
- 10 Pei Wei Asian Kitchen

- 11 Peter's Kitchen China Bistro
- 12 Pho Hoa Noodle Soup
- 13 Pho Huong Lan
- 14 Pho Vinh
- 15 Poke Hana
- 16 A La Cart
- 17 Sea Thai Restaurant
- 18 Shin Jung Korean
- 19 Sticky Rice
- 20 Thai House of Orlando
- 21 Tori Tori

MEXICAN

- 1 Adelita's Mexican Cocina Bar & Seafood
- 2 Chipotle Mexican Grill
- 3 Tijuana Flats
- 4 TaKo Cheena

PIZZA

- 1 Domino's Pizza
- 2 Fly Guy Pizza Pie
- 3 Pizzeria Del-Dio Italian
- 4 Tomasino's Pizza

AMERICAN

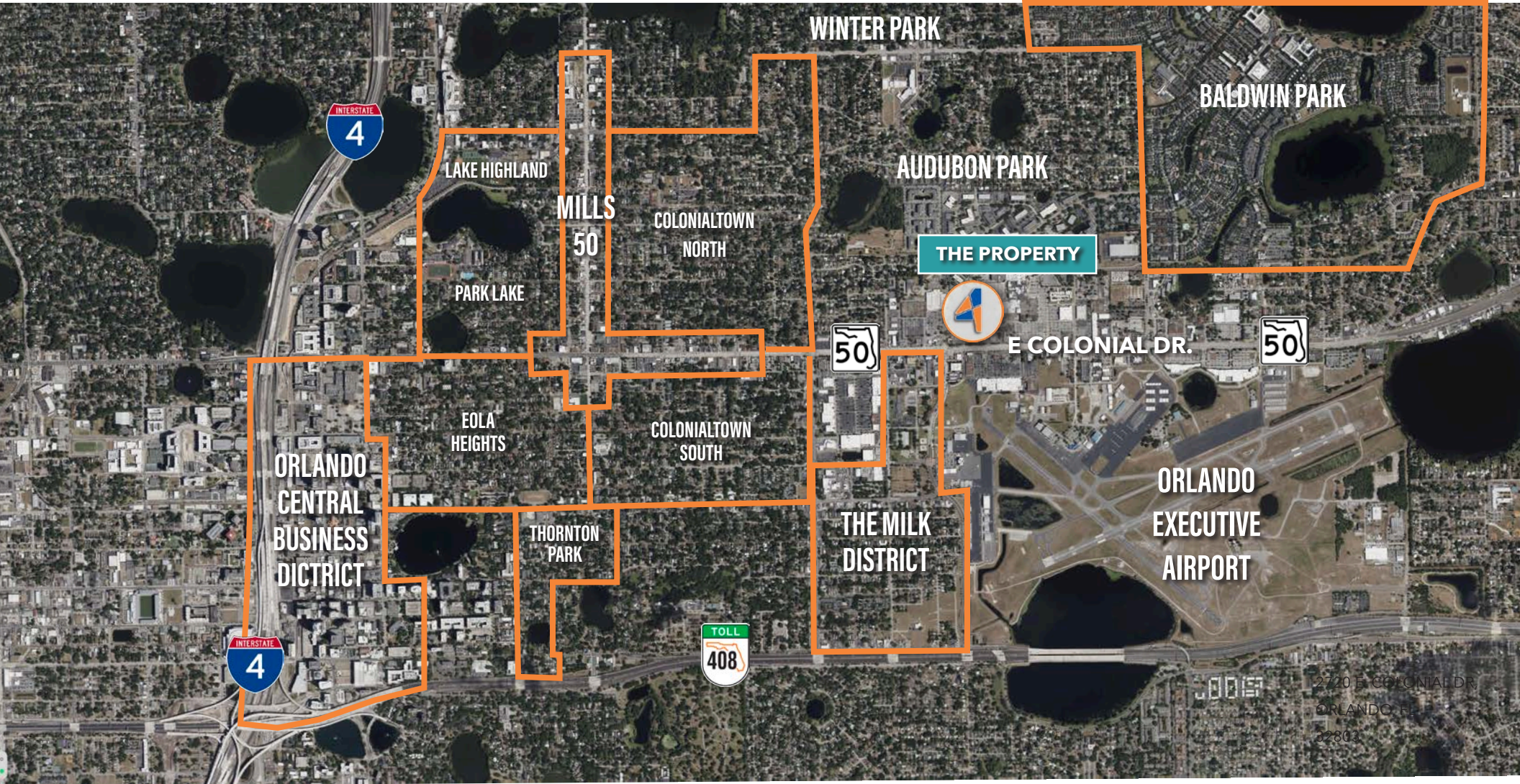
- 1 À La Cart
- 2 Black Bean Deli
- 3 bb.q Chicken
- 4 Charley's Philly steaks
- 5 Chicken Fire
- 6 Crocante Restaurant
- 7 Korgette
- 8 LongHorn Steakhouse
- 9 Loving Hut
- 10 Miller's Ale House
- 11 Red Lobster

- 12 Se7enBites
- 13 Smashburger
- 14 Smoke & Donuts BBQ
- 15 Smokey Bones Orlando
- 16 The Burger Experience
- 17 The Honey Baked Ham Company
- 18 The Moderne
- 19 The Mongolorian BBQ
- 20 The Wing Experience
- 21 TooJay's Deli

- 22 Wawa
 - 23 Wingstop
- ITALIAN**
- 1 IL Pescatore
 - 2 Olive Garden

- COFFEE/BAKERY**
- 1 Fluffy Fluffy Dessert Cafe
 - 2 Panera Bread
 - 3 Starbucks
 - 4 Y Nhu Bakery and Cafe

MAP OF DISTRICTS





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