

SPACE FOR LEASE | MAJOR ORLANDO HWY

10376 E Colonial Dr (Hwy 50), Suite 118, Orlando, FL 32817



PROPERTY FEATURES

- Between major signalized intersections of SR 50/Dean Rd and SR 50/Rouse Rd. Nearest signalized crossing is 0.2 mi away
- Close to UCF (3 mi), Valencia College (1 mi) and Full Sail University (6 mi)
- Heavy traffic (54,000 CPD)
- Densely populated (116,000 to 283,000 residents in 3 to 5 mi radius)
- Redeveloped retail center leased by +20 tenants including Dunkin, Rent-A-Center & Napa Auto
- Directly across from Aldi, Dollar Tree, Dollar General, McDonalds, KFC and a few blocks from Walmart



For Inquiries, Please Contact:

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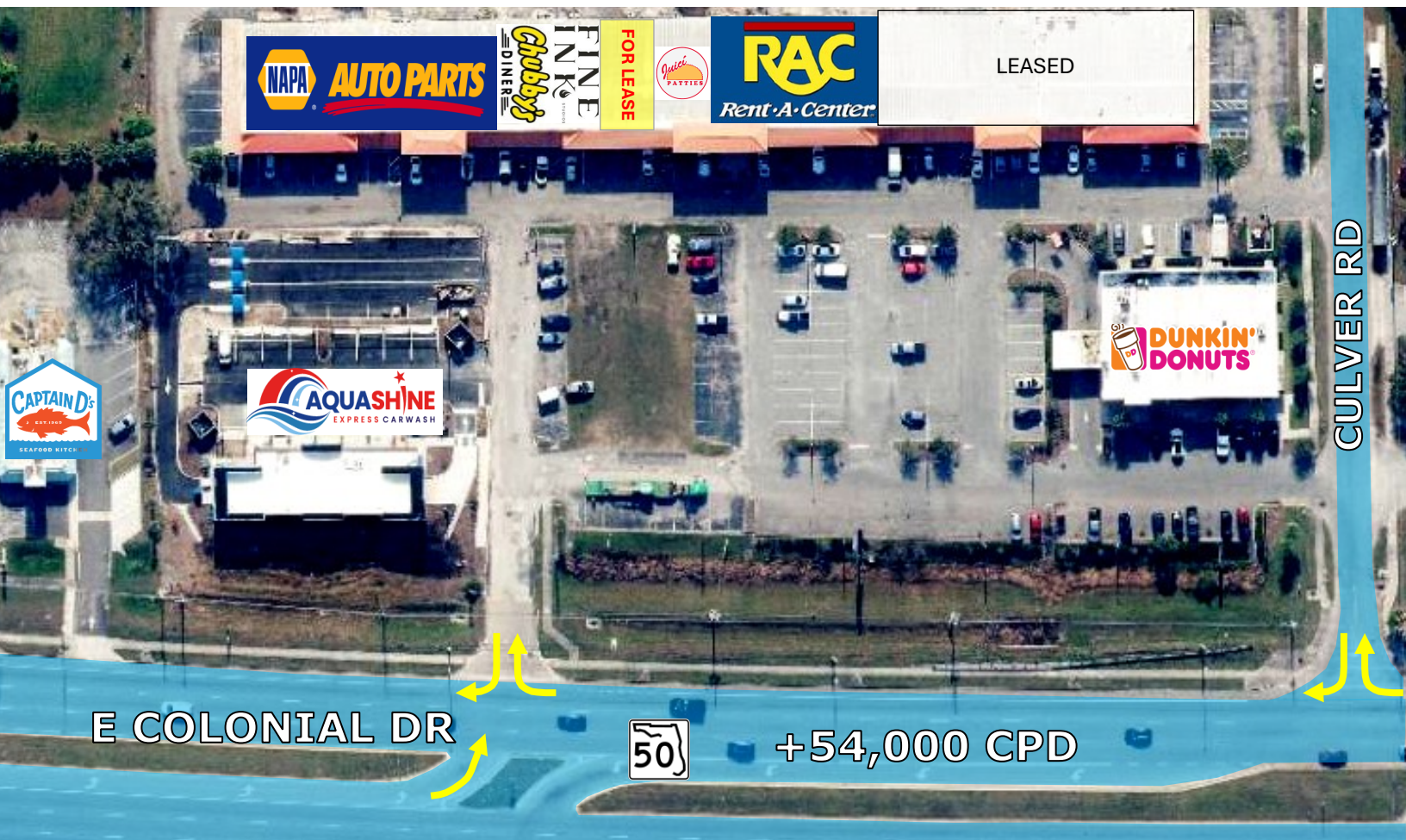
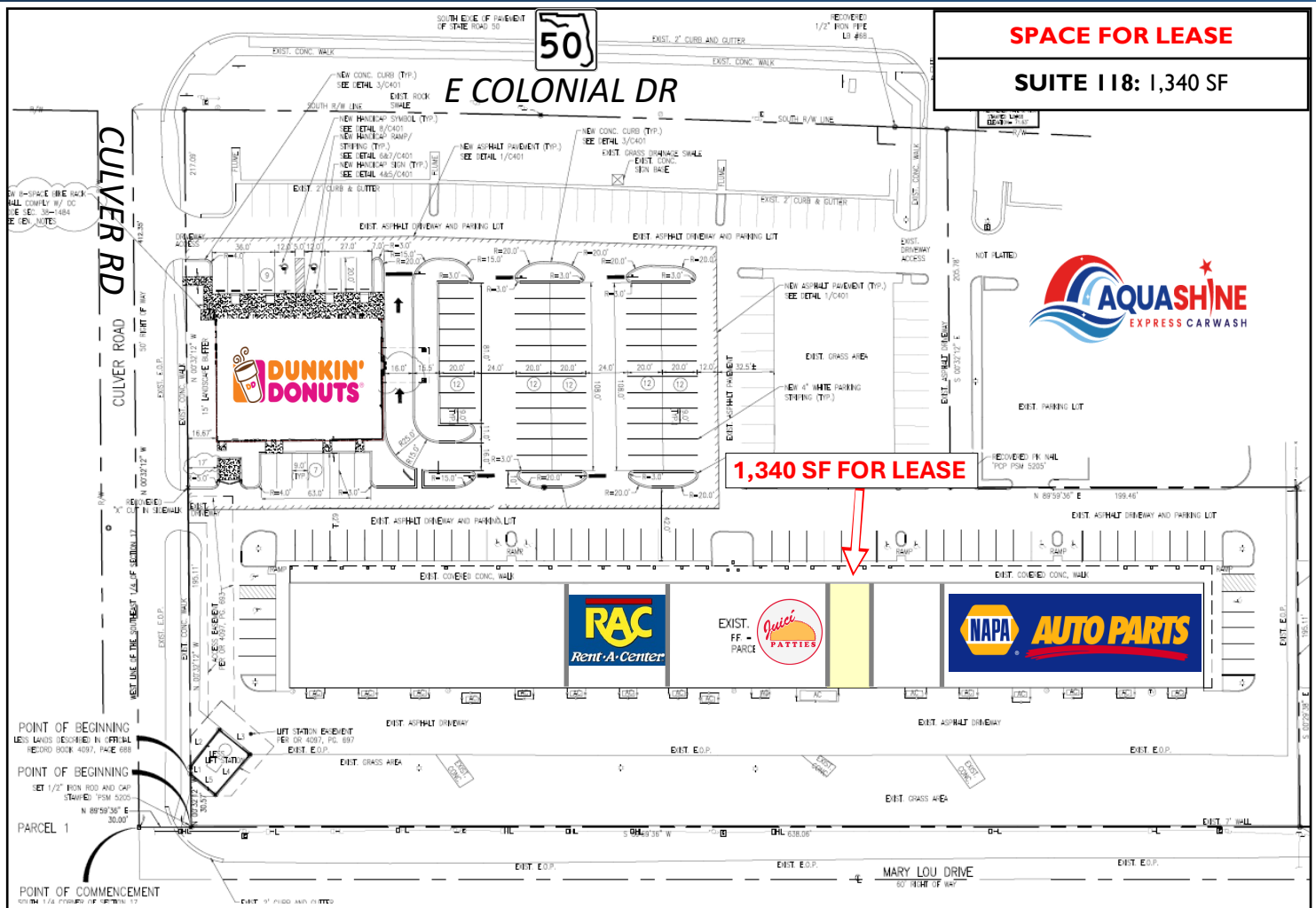
M: (407) 409-1998

diabameer@sundev.com

BK3253677



SITE PLAN & SPACE INFORMATION



AREA INFORMATION



DEMOGRAPHICS (2025)

	1 MI	3 MI	5 MI
POPULATION	10,500	116,000	283,200
AVG HH INCOME	\$87,000	\$90,500	\$99,000
EMPLOYEES	11,750	119,430	295,400

TRAFFIC COUNTS (2022)

ROADS	VEHICLES PER DAY
E Colonial Dr (SR 50), between Dean Rd & Rouse Rd	54,000
Dean Rd	28,000
Rouse Rd	23,000

