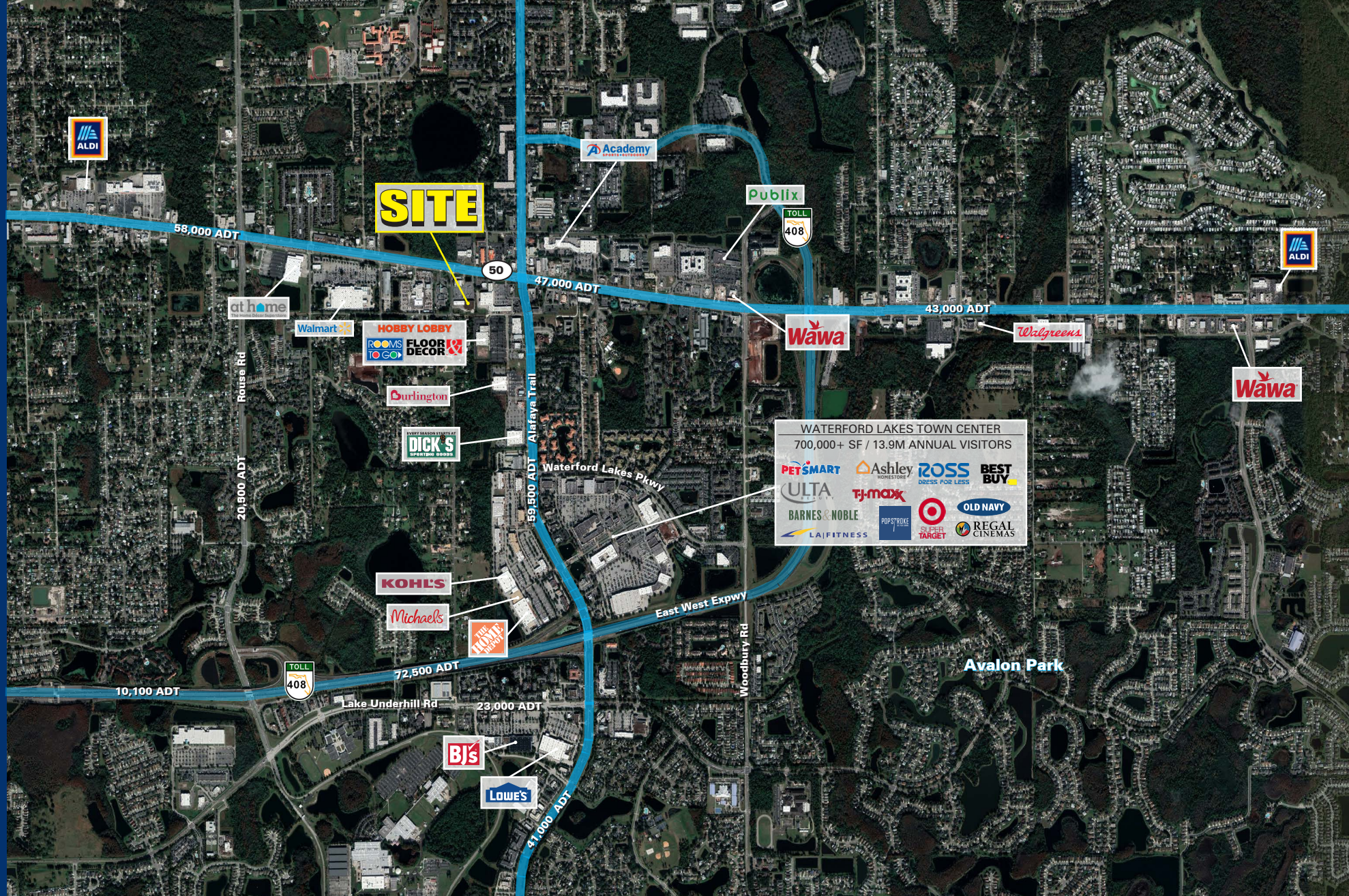




ORLANDO, FL

11672 E COLONIAL DR

UP TO 37,200 SF ON 5.2 ACRES AVAILABLE | FOR LEASE, GROUND LEASE OR BUILD TO SUIT



Atlantic Retail is pleased to offer 11672 E Colonial Dr, Orlando, FL for lease, ground lease, or Build-to- Suit. The property benefits from close proximity to the Waterford Lakes Town Center, Florida's most visited Power Center with nearly 14M annual visits.

PROPERTY HIGHLIGHTS

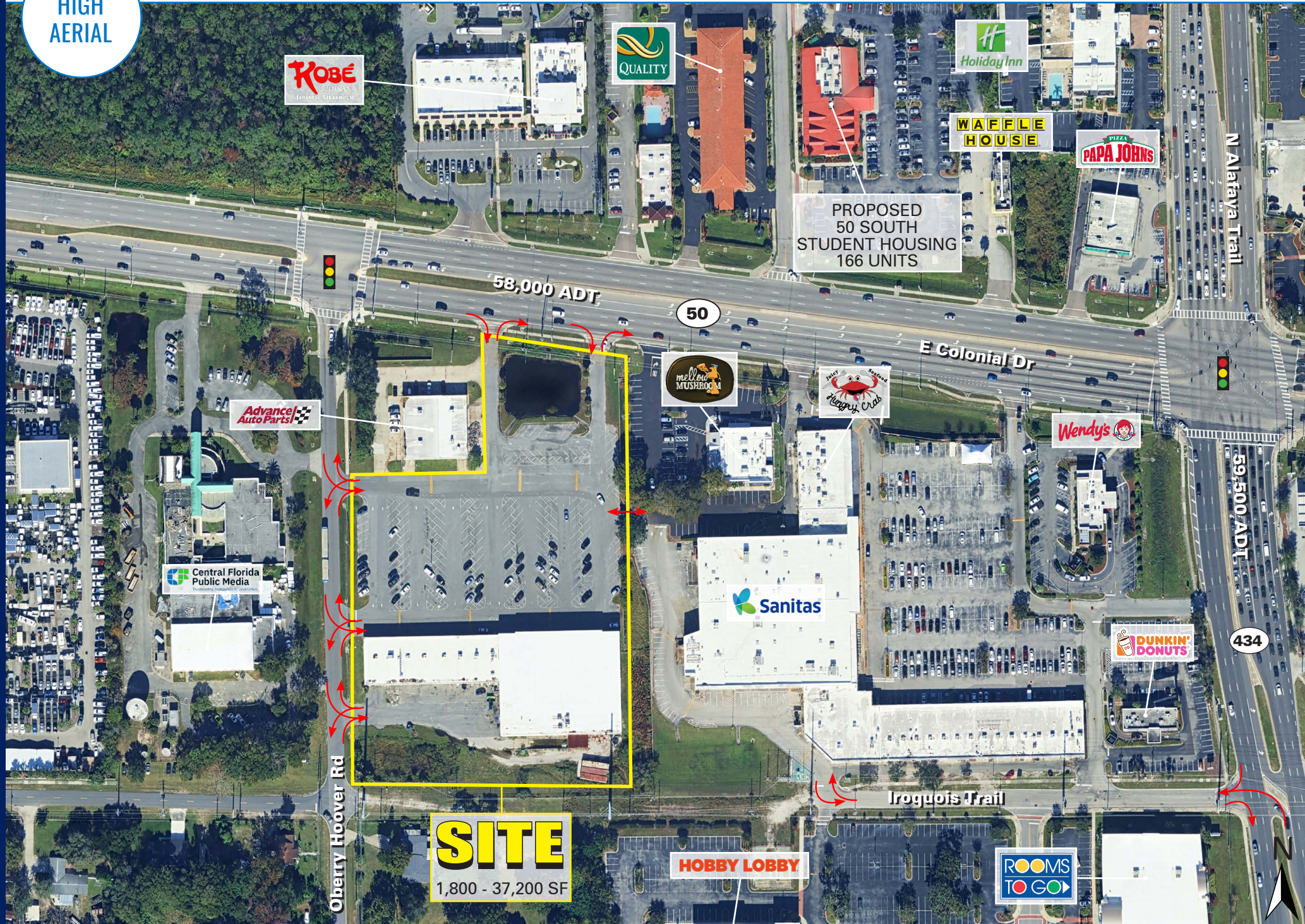
- Total existing GLA: 37,200 SF (can be expanded)
- Total Parcel Size: 5.2 Acres
- Onsite Parking: 174
- Potential for entire site redevelopment with no existing long term leasehold in place.
- Zoning: C-1 Retail Commercial allows for a broad range of uses by right
[Click here for use table](#)

	DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
	POPULATION	15,342	116,455	250,640
	DAYTIME POPULATION	15,791	75,346	109,254
	MEDIAN HH INCOME	\$62,183	\$66,470	\$75,713



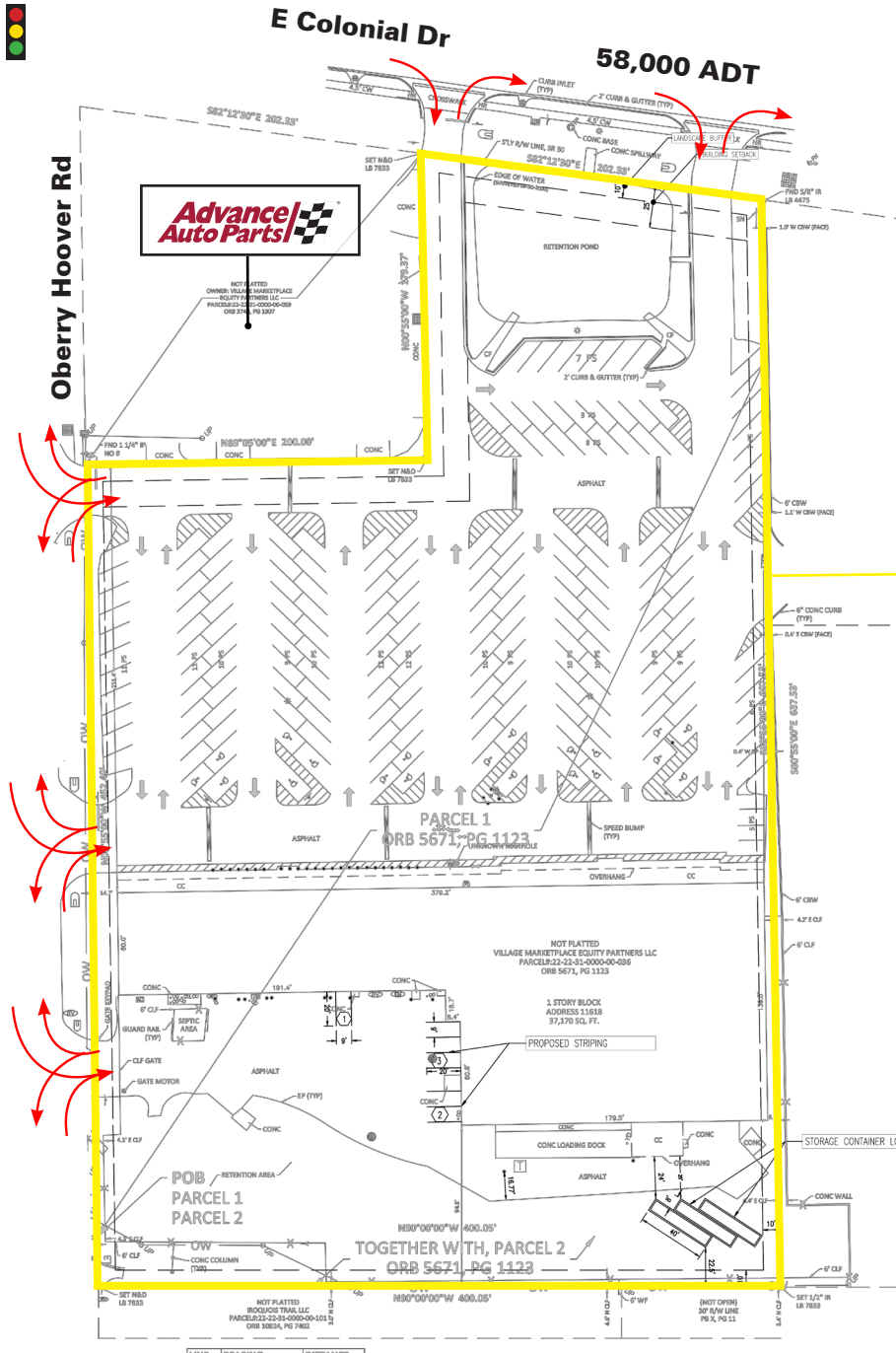
HIGH
AERIAL

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SITE PLAN

11672 E COLONIAL DR • AVAILABLE | FOR LEASE, GROUND LEASE OR BUILD TO SUIT



SITE
1,800 - 37,200 SF



SITE

Academy
SPORTS + OUTDOORS

Publix



50

47,000 ADT

Walmart

HOBBY LOBBY
ROOMS
TO GO FLOOR
DECOR

Burlington

EVERY SEASON SAVES AT
DICK'S
SPORTING GOODS

Wawa

WATERFORD LA
700,000+ SF / 13.

PET SMART
ULTA
BARNES & NOBLE
LA FITNESS

KOHL'S

Michaels

THE HOME
DEPOT

East West Expwy

Woodbury Rd

72,500 ADT

23,000 ADT

BJS

Lowe's



Lake Underhill Rd

41,000 ADT

ORLANDO, FL

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SUZANNE WASHBURN

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REALTY
RESOURCES