

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

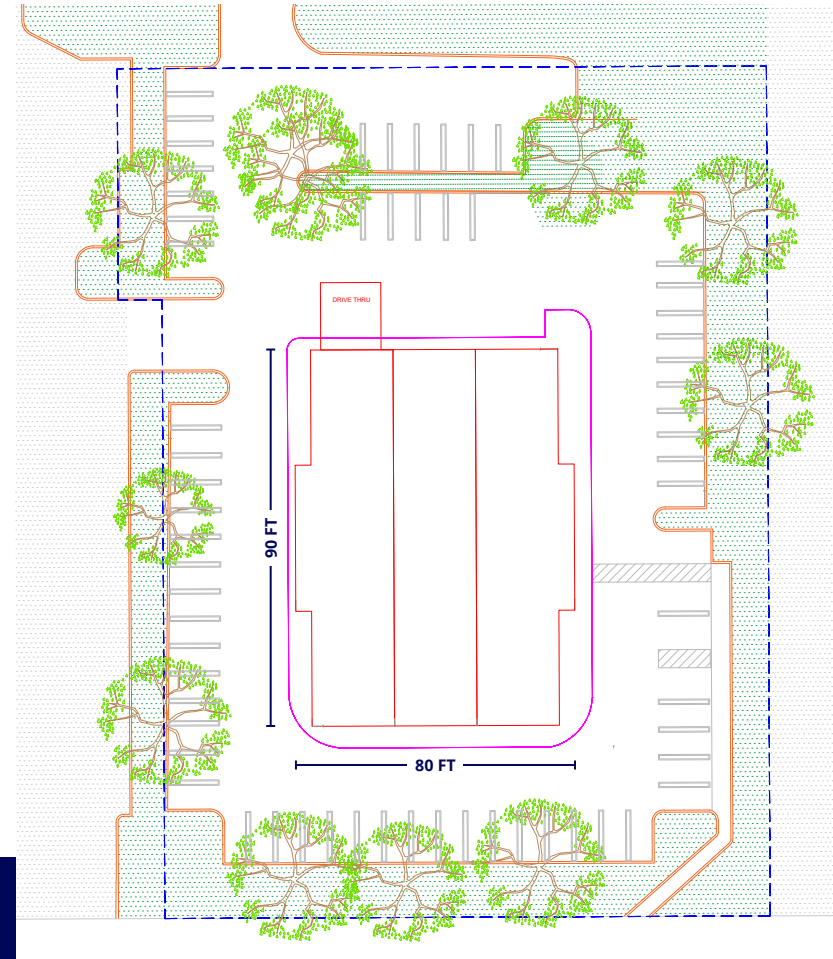


### Households

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

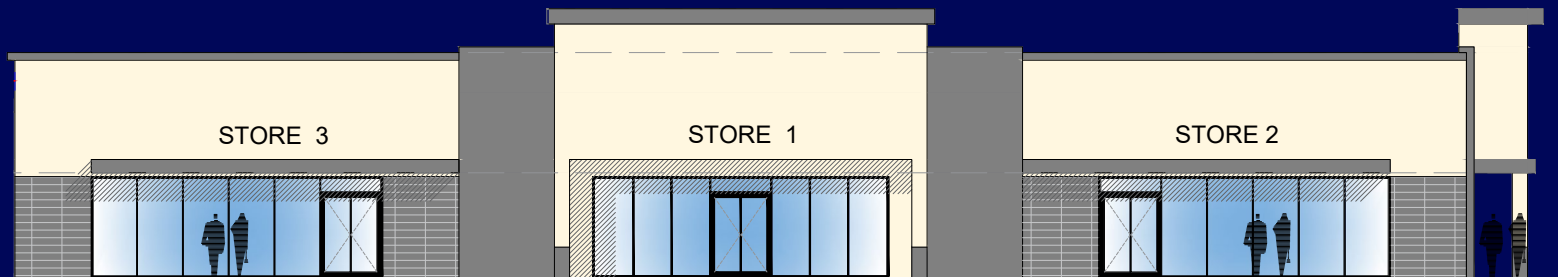
# Concept Plan Multi-Tenant Building

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## Rendering

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**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**

Trade Aerial

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

N. Hawessee Rd (28,500 VPD)

(132,000 VPD)

408

50



## Contact Us

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### **Colliers**

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