



AVAILABLE FOR SUB-LEASE

3225 E Colonial Drive
Orlando, FL 32803

PROPERTY HIGHLIGHTS

- 9,706 SF (Can be combined to create 17,537 SF)
- 61,137ADT on E. Colonial Drive & 22,834ADT on Maguire Blvd
- Overall GLA: 260,231SF
- Delivery Immediately

Colonial
Landing

2024 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	8,787	122,362	311,782
Median HH Income	\$93,496	\$81,456	\$71,931
Median Age	36.2	37.7	37.9

CO-TENANTS



MARKET AERIAL



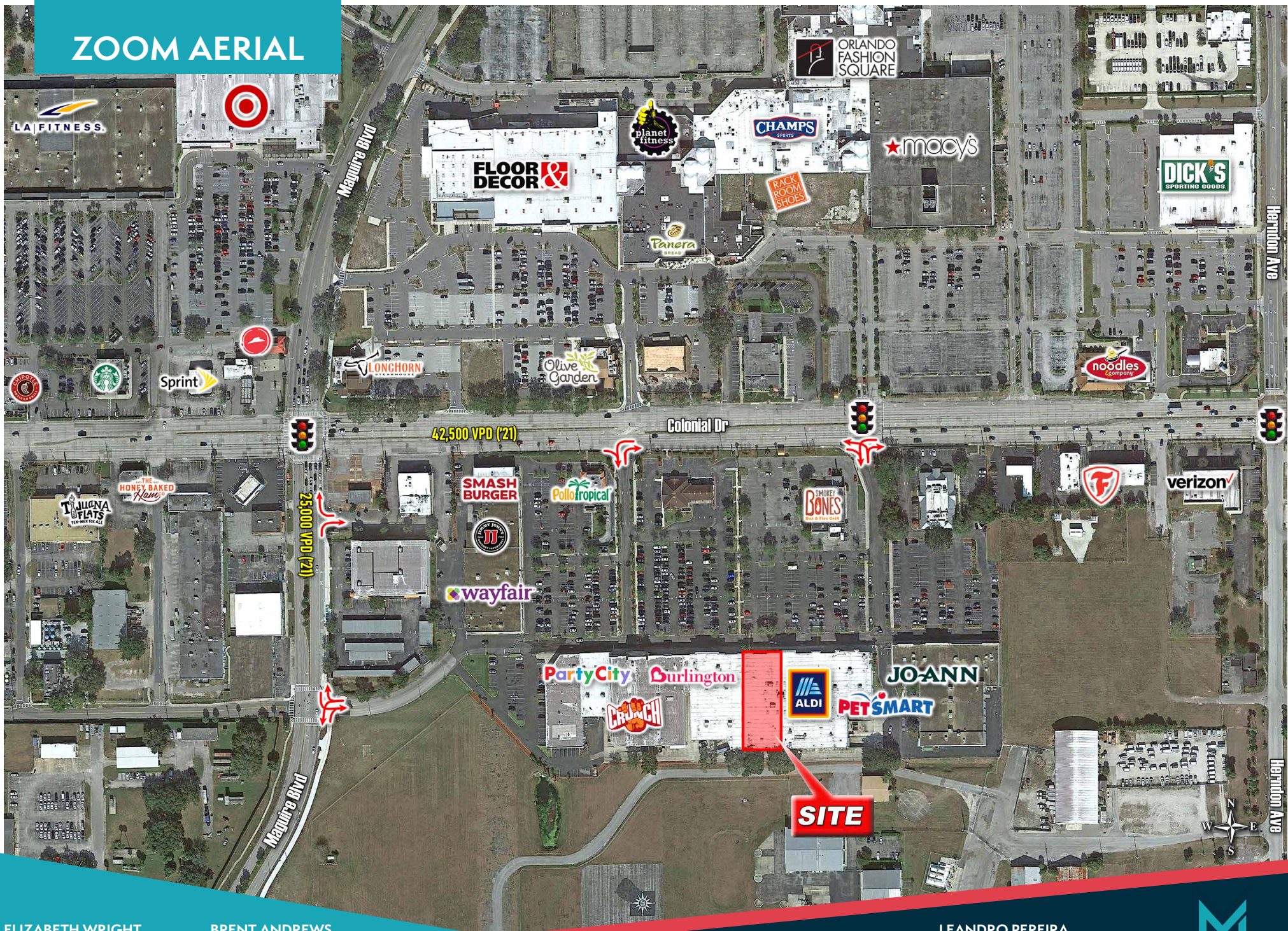
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ZOOM AERIAL



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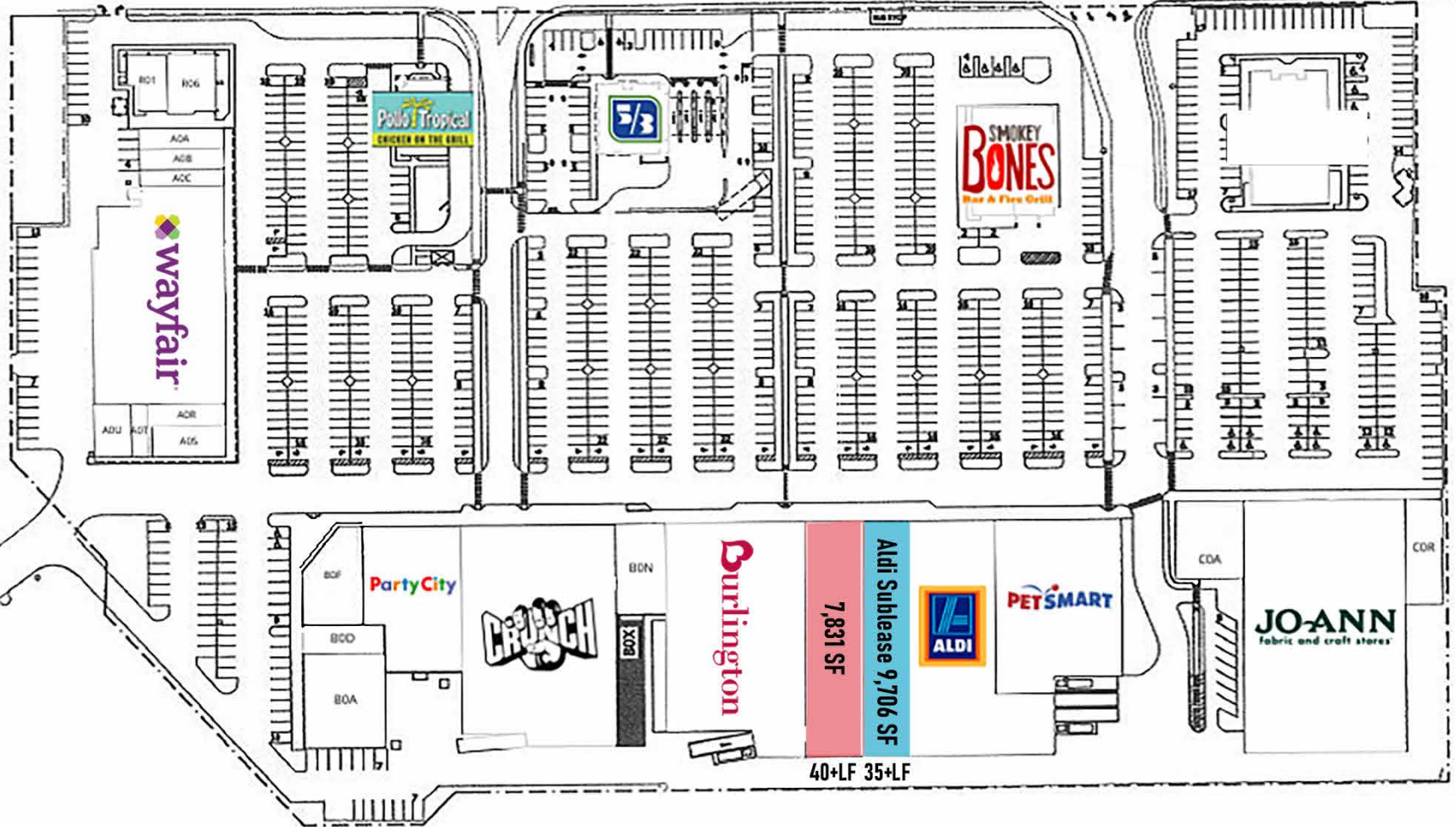
SITE PLAN



FASHION SQUARE MALL

East Colonial Drive

MAGUIRE BOULEVARD



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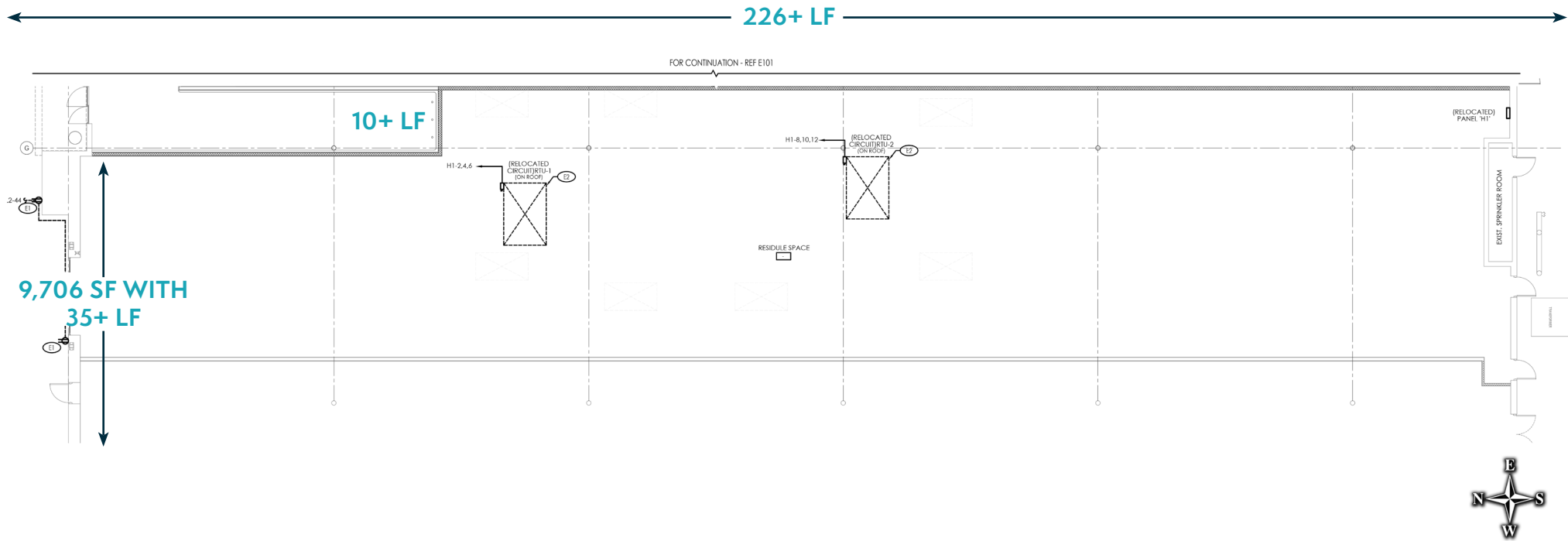
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MARKETLINK
—COMMERCIAL—

FLOOR PLAN



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