



**ROSS**  
DRESS FOR LESS

# For Lease

## Colonial Plaza

Bumby Ave & E Colonial Dr, Orlando, FL 32803



# Property Highlights

## Colonial Plaza

Situated in a coveted location between multiple districts, Colonial Plaza boasts a trophy location:

- 495,147 GLA power center offering rare availability.
- Ideally located between Downtown Orlando, the Milk District and Baldwin Park, drawing customers from all three distinct areas.
- 51 suites hosting a multitude of nationally-recognized retailers, including Sprouts, Ross, Marshalls, Hobby Lobby, Ulta and more.
- Strategically positioned at the signalized intersection of E Colonial Dr (57,300± AADT) and Bumby Ave (18,800± AADT) for excellent daily exposure (76,100± AADT).
- Massive footprint with 5-million visits annually; this number is anticipated to surge by 22.7 percent in 2027.
- Densely-populated trade area boasting strong incomes, leading to record-breaking sales in Central Florida for the site's retailers.
- Adjacent to the highly-regarded Mills50 District, recognized by Main Street America™ for its commitment to creating high-quality spaces through strategic economic development.

## Key Tenants





# Site Plan

■ AVAILABLE  
□ LEASED



#	Tenant	SF	#	Tenant	SF	#	Tenant	SF	#	Tenant	SF
1	Total Wine & More	21,798	13	H&R Block	1,700	25	Thompson Jewelers	1,510	3605 39	AVAILABLE	4,459
2	Revival IV Lounge	1,900	13A	AVAILABLE	1,796	26	Spectrum	3,294	40	South Beach Tanning Factory	2,001
3	Potbelly Sandwich Works	2,200	14	Pinero Preventive Medical Care	4,500	27	The Paper Store	5,200	41	Vibe Nail Spa	1,905
4	Orange Theory Fitness	3,250	15	Hair Cuttery	1,600	28	AVAILABLE	30,000	42	Joy Foot Spa	1,470
5	Kyoto Sushi and Grill	2,123	16	Sally Beauty Supply	1,844	29	Adjectives Market	12,999	43	The Men's Wearhouse	5,500
6	Kimco Realty Corporation	829	17	Bath & Body Works	4,109	30	Sprouts Farmer's Market	23,000	44	TooJay's Original Gourmet Deli	4,745
7	Downtown Divas Boutique	1,560	18	Staples	26,558	31	Five Below	8,215	45	Tomasino's	1,000
8	Hobby Lobby	53,065	19	The Paper Store	10,269	32	Foot Locker	4,095	46	Removery	1,525
9	Lily's Bridal	5,100	20	Beall's Home Centric	29,655	33	AVAILABLE	1,500	47	AT&T Authorized Retailer	1,367
10	Journeys	1,840	21	Ulta	11,064	34	AVAILABLE	3,000	48	Starbucks	2,250
10A	Claire's Boutiques	1,360	22	Marshalls	30,400	35	Goodyear Auto Service Center	8,251	49	Houlihan's SubT Miller's Ale	8,114
11	Ross Dress for Less	28,000	23	AVAILABLE	42,780	36	Barnes & Noble	35,131	K1	Kimco Realty Corporation	0
12	5th Ave Nails and Spa II	1,500	24	Old Navy Clothing, Co	17,920	37	Petco	13,285			



Fashion Square Mall

Colonial Plaza  
495,147 GLA

Colonial Dr (57,300± AADT)

Bumby Ave (18,800± AADT)

Maguire Blvd (29,400± AADT)

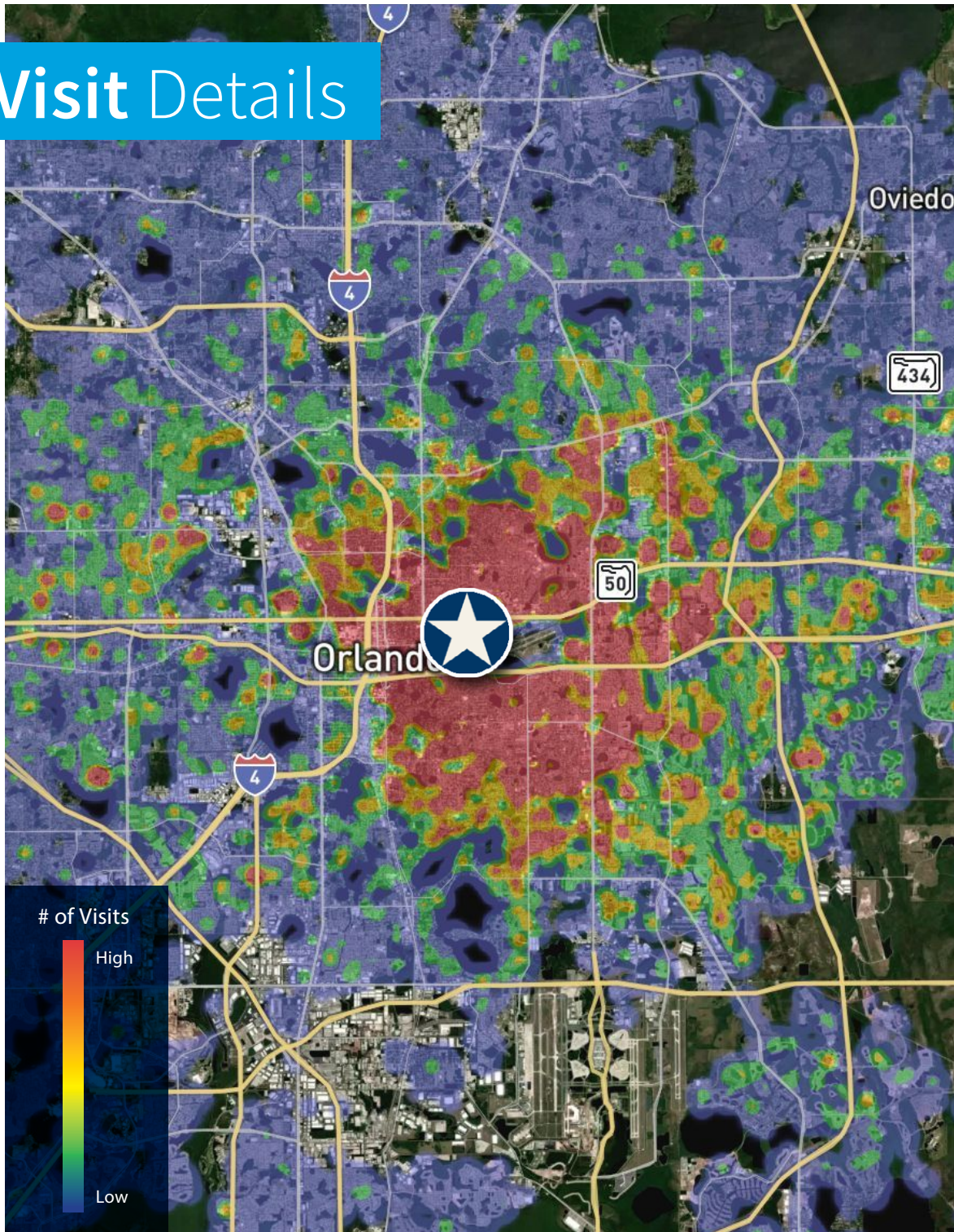
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### Market Overview

2024 Demographics	1 Mile	3 Miles	5 Miles
👤 Population	10,816	121,824	300,967
🏠 Households	5,613	57,252	130,181
📊 Average HH income	\$130,147	\$126,555	\$111,862
🛒 Businesses	1,872	14,243	25,573
👤 Employees	15,076	196,990	303,187



# Visit Details



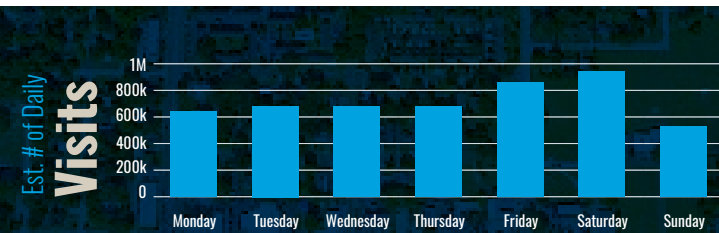
# Customer Data

 **5.0M** Est. # of Annual Visits

**1.1M** Est. # of Annual Customers 

 /  **4.57** Avg. Visits/ Customer

**45** Minutes/ Avg. Stay  Minutes/ Med. Stay **28**





# Contact Us



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