

Retail | For Lease

CBRE

Colonial Shoppes at Bear Lake

Neighborhood Retail Center

3010 - 3060 E. Semoran Blvd
Apopka, FL 32703
www.cbre.com/orlando

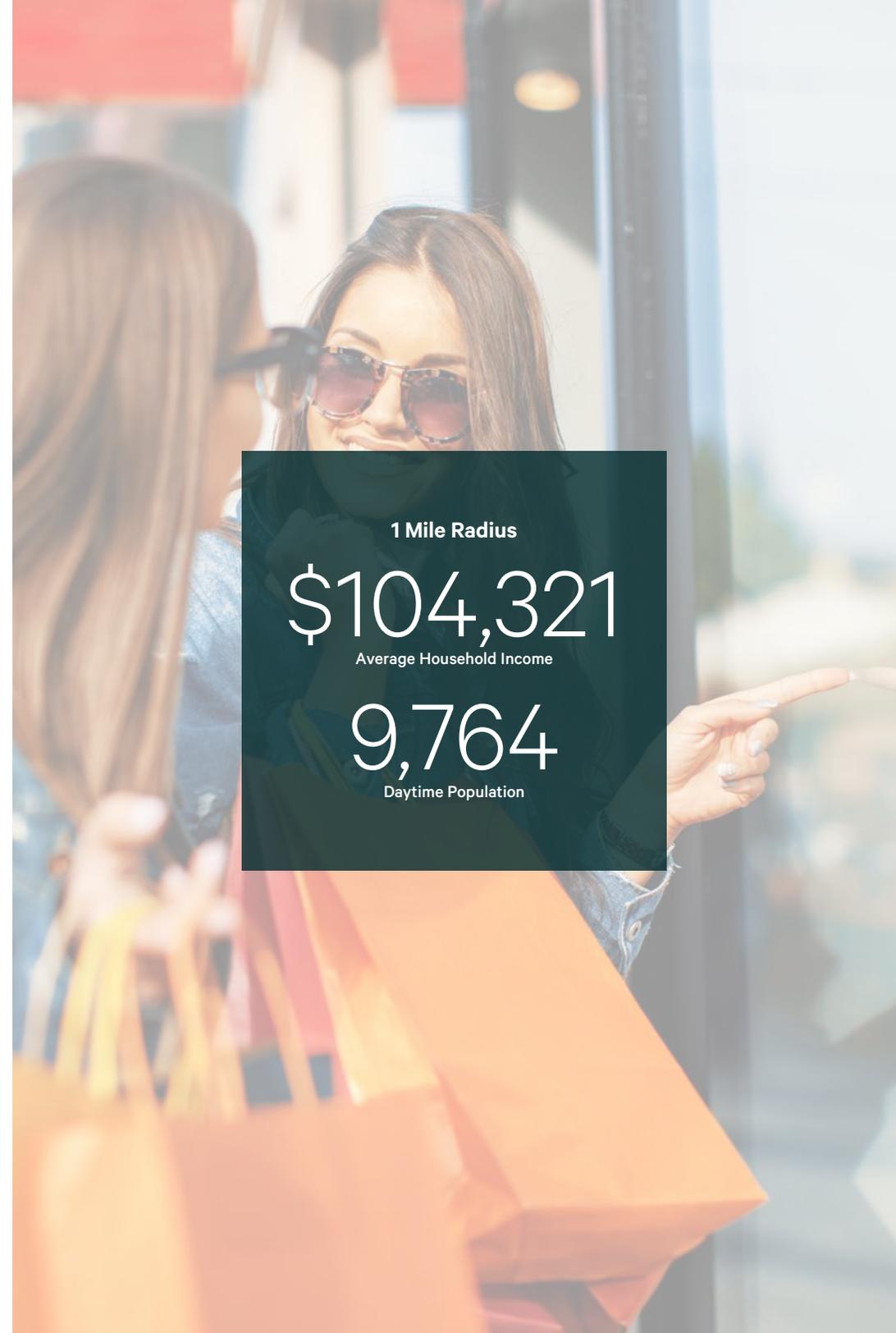


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Property Overview

- + Available for lease:
 - Outparcel Pad B: 2,750± SF
 - Space P108: 2,000± SF
 - Space 120: 1,050± SF
 - Space 248: 1,300± SF
 - Space 252 & 256: 2,600± SF
 - Space Coming Available: 1,470± SF
- + Situated along highly trafficked E. Semoran Blvd (57,944 AADT)
- + Located 4 miles west of Interstate 4
- + Surrounded by densely populated residential neighborhoods
- + Excellent visibility along E. Semoran Blvd
- + Multiple ingress and egress
- + Nearby Retailers: Walmart Neighborhood Market, Publix, Carter's Ace Hardware of Hunt Club, McDonald's, Arby's, Pet Supermarket, Tijuana Flats, Huey Magoo's, Jersey Mike's Subs, Rebounderz Orlando

Join Retailers



1 Mile Radius

\$104,321

Average Household Income

9,764

Daytime Population

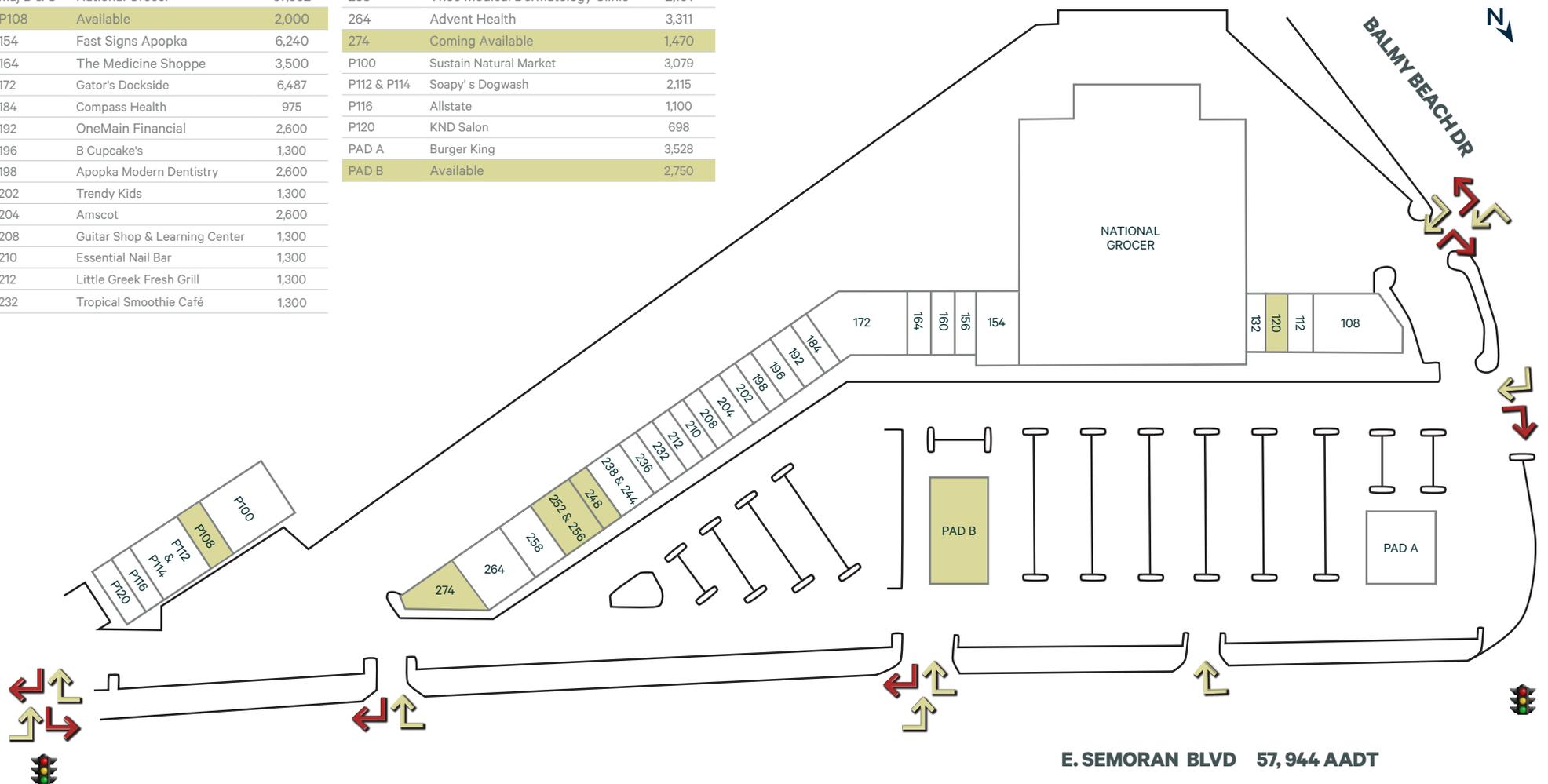
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Site Plan

Unit	User	Size (SF)	Unit	User	Size (SF)
108	Caffe Positano	5,425	236	Kona Poke Apopka	1,300
112	Trinity Dry Cleaners	2,000	238 & 244	Brooks Rehabilitation	2,600
120	Available	1,050	248	Available	1,300
132	1-6-8 Chinese Restaurant	2,450	252 & 256	Available	2,600
Maj B & C	National Grocer	57,662	258	Theo Medical Dermatology Clinic	2,101
P108	Available	2,000	264	Advent Health	3,311
154	Fast Signs Apopka	6,240	274	Coming Available	1,470
164	The Medicine Shoppe	3,500	P100	Sustain Natural Market	3,079
172	Gator's Dockside	6,487	P112 & P114	Soapy's Dogwash	2,115
184	Compass Health	975	P116	Allstate	1,100
192	OneMain Financial	2,600	P120	KND Salon	698
196	B Cupcake's	1,300	PAD A	Burger King	3,528
198	Apopka Modern Dentistry	2,600	PAD B	Available	2,750
202	Trendy Kids	1,300			
204	Amscot	2,600			
208	Guitar Shop & Learning Center	1,300			
210	Essential Nail Bar	1,300			
212	Little Greek Fresh Grill	1,300			
232	Tropical Smoothie Café	1,300			



E. SEMORAN BLVD 57,944 AADT

Aerial | Intersection

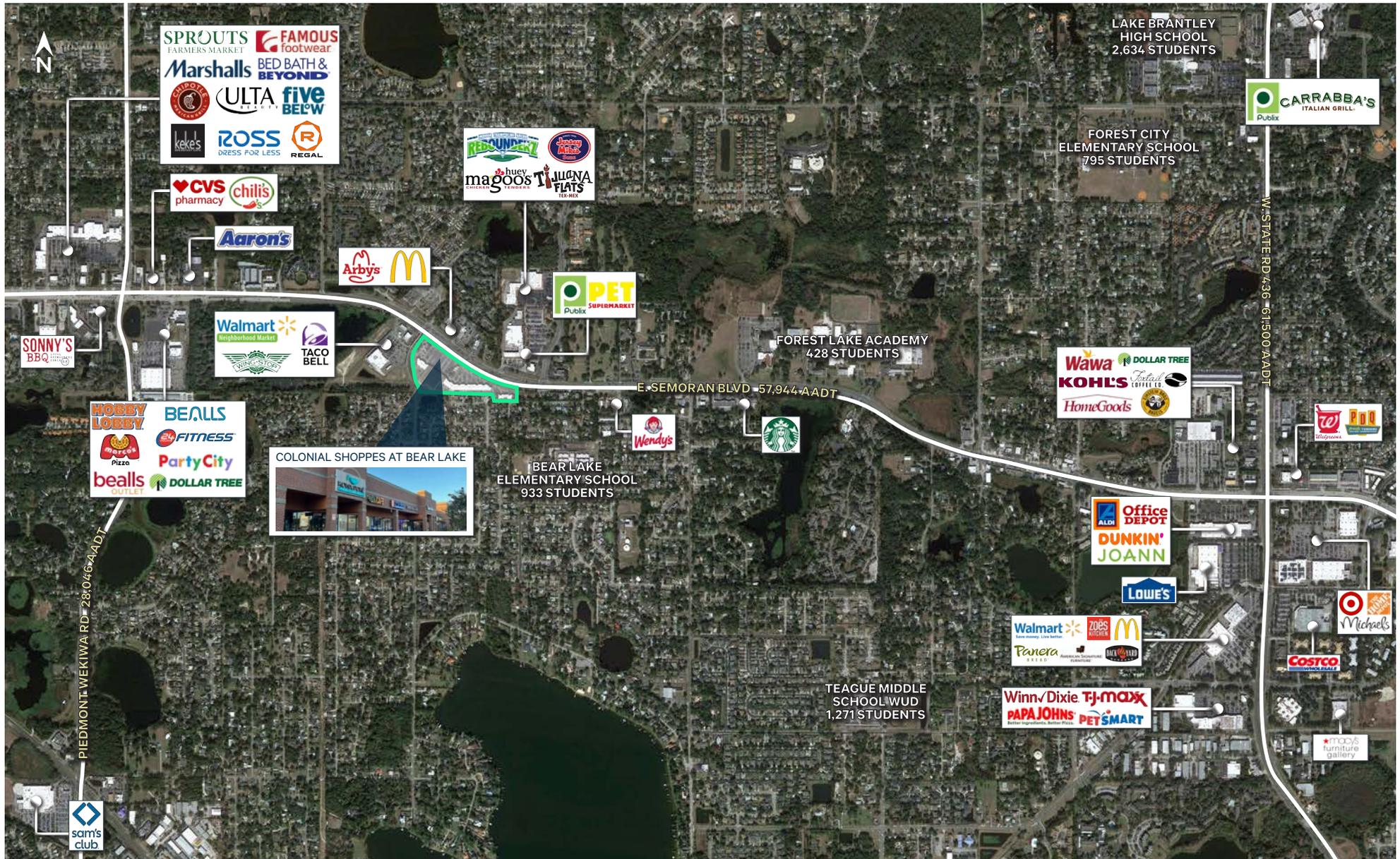


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Aerial | Trade Area



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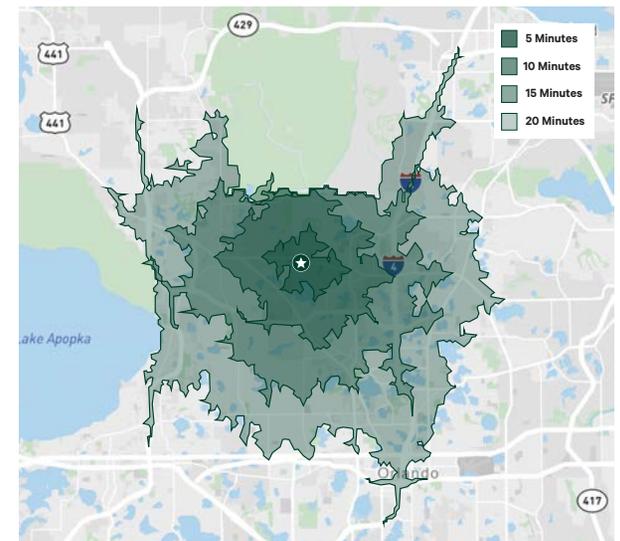
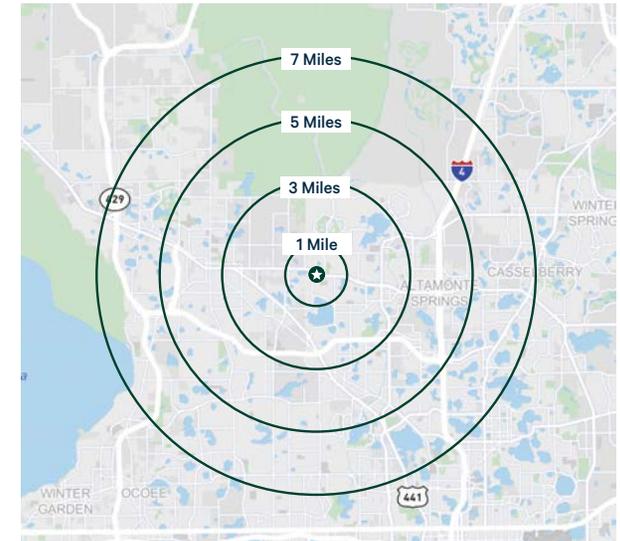
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2022 Estimated Demographics

Radius Ring	1 Mile	3 Miles	5 Miles	7 Miles
Population	11,136	86,587	208,863	362,507
Median Age	41.3	40.0	38.2	38.7
Daytime Population	9,764	72,030	203,403	361,906
Businesses	482	3,287	9,557	17,947
Households	4,187	32,687	80,289	136,694
College Degree	51.1%	51.2%	47.3%	46.2%
Average Household Income	\$104,321	\$103,403	\$92,663	\$94,982
Median Household Income	\$76,575	\$73,823	\$67,009	\$67,243

Drive Time	5 Minutes	10 Minutes	15 Minutes	20 Minutes
Population	32,450	145,539	322,446	593,909
Median Age	39.40	38.90	38.80	38.80
Daytime Population	29,487	147,160	336,388	650,273
Businesses	1,585	7,715	17,499	34,073
Households	12,224	56,656	124,033	229,626
College Degree	51.1%	49.7%	46.5%	47.4%
Average Household Income	\$104,624	\$96,769	\$93,149	\$95,542
Median Household Income	\$72,040	\$68,778	\$66,464	\$66,552





For more
information
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