

# 7310 E COLONIEL DRIVE

7310 E Colonial Drive | Orlando, FL  
FOR LEASE



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Principal  
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# THE SPACE

Location	7310 E Colonial Drive Orlando , FL 32807
County	Orange
APN	30-22-23-0000-00-025
Traffic Count	50000
Square Feet	650
Lease Type	NNN

**Notes**    \$1,725 Plus tax

# HIGHLIGHTS

- Plenty of Parking
- Easy Access to Property
- High Visibility
- Great Tenant Mix
- Pylon Sign Available

## POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
8,959	116,160	309,161

## AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$74,803	\$100,812	\$110,163

## NUMBER OF HOUSEHOLDS

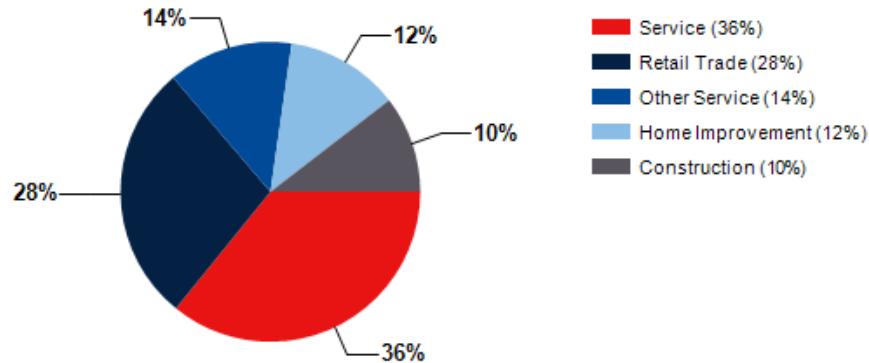
1.00 MILE	3.00 MILE	5.00 MILE
3,030	45,638	123,879

NEIGHBORING PROPERTIES	
NORTH	East Colonial
SOUTH	Old Cheney Hwy
EAST	Goldenrod
WEST	Commerce Blvd

## Location Summary

- Situated near Azalea Park with prime frontage on East Colonial Drive, this site offers excellent visibility and accessibility for a service-oriented tenant. Previously occupied by a tattoo shop, it presents an ideal opportunity for a wide range of service providers.

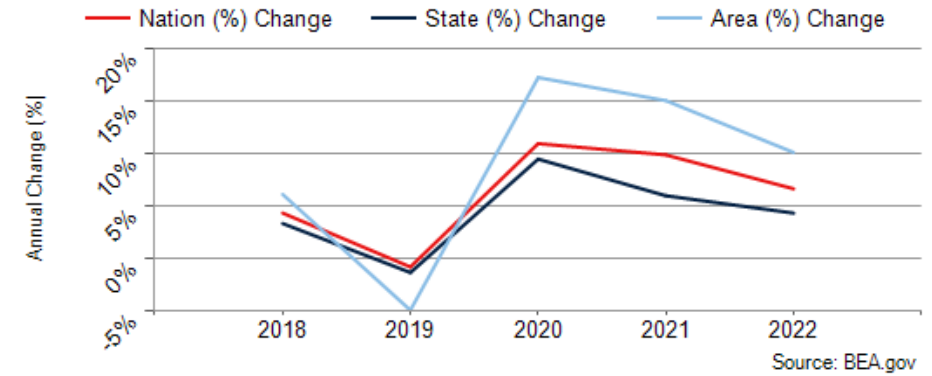
## Major Industries by Employee Count

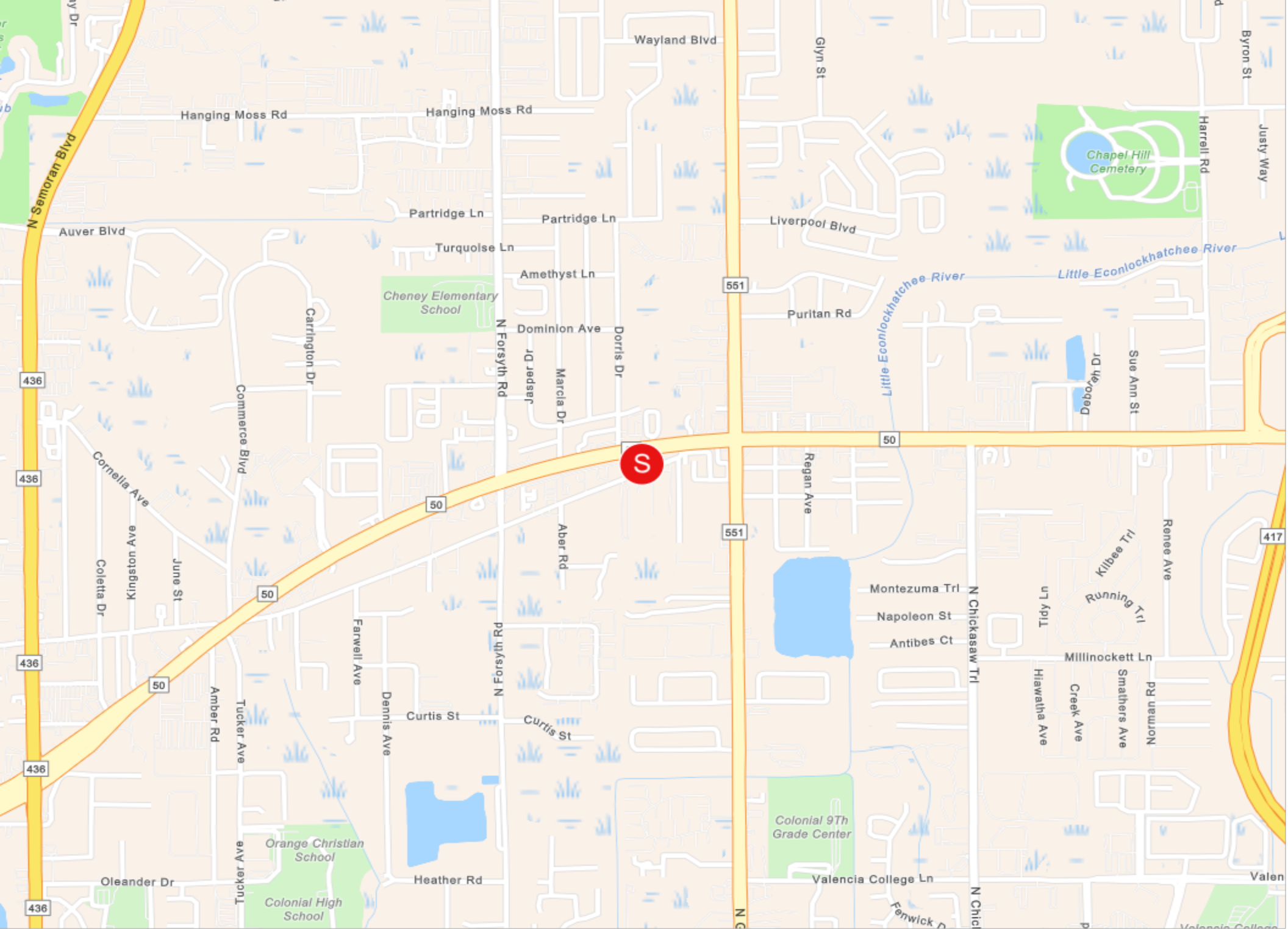


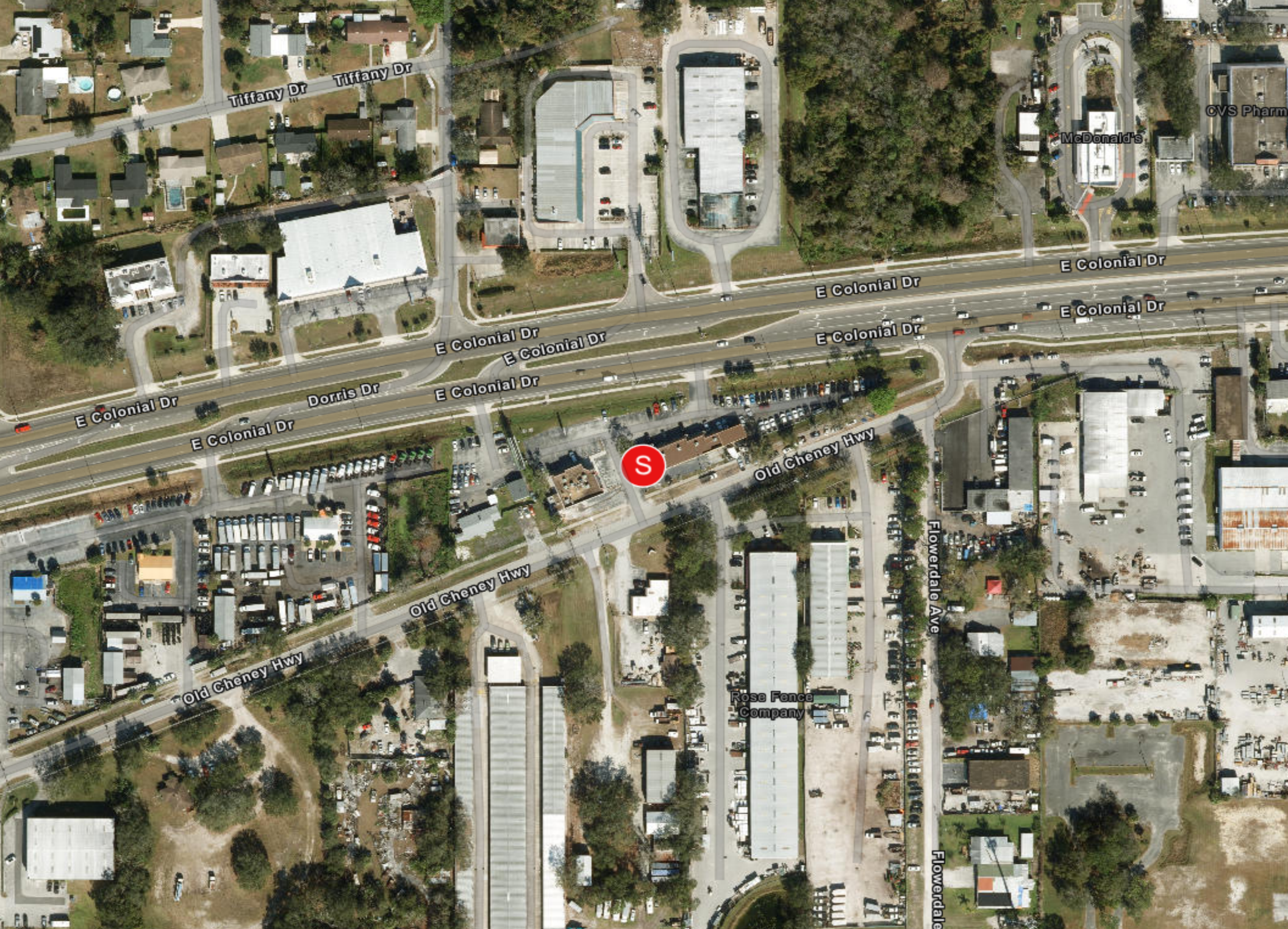
## Largest Employers

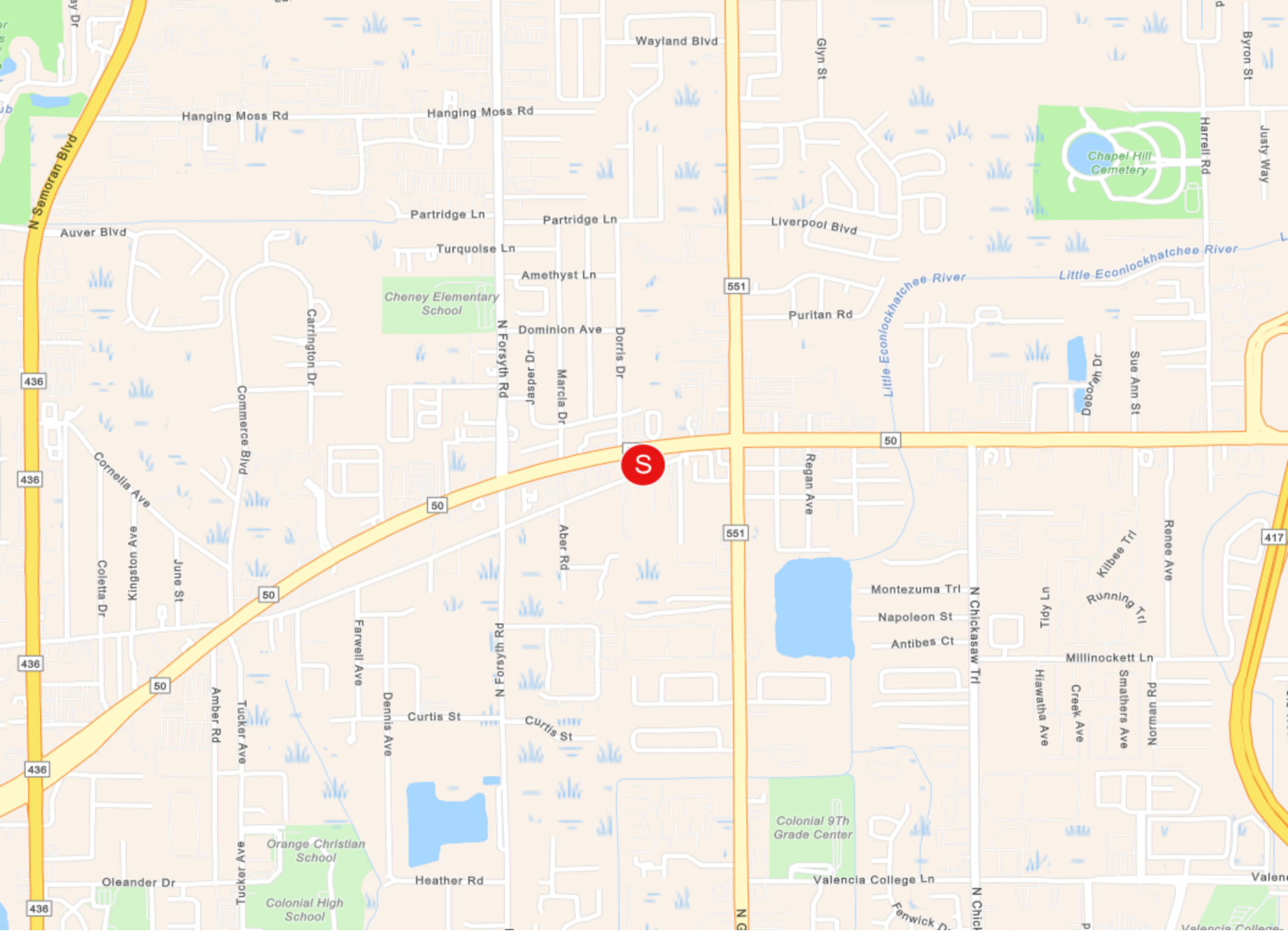
Walt Disney World Resort	75,000
AdventHealth	35,938
Universal Orlando Resort	28,000
Orlando Health	26,397
Seminole State College of Florida	14,813
Lockheed Martin	14,000
University of Central Florida	13,078
Darden Restaurants	5,127

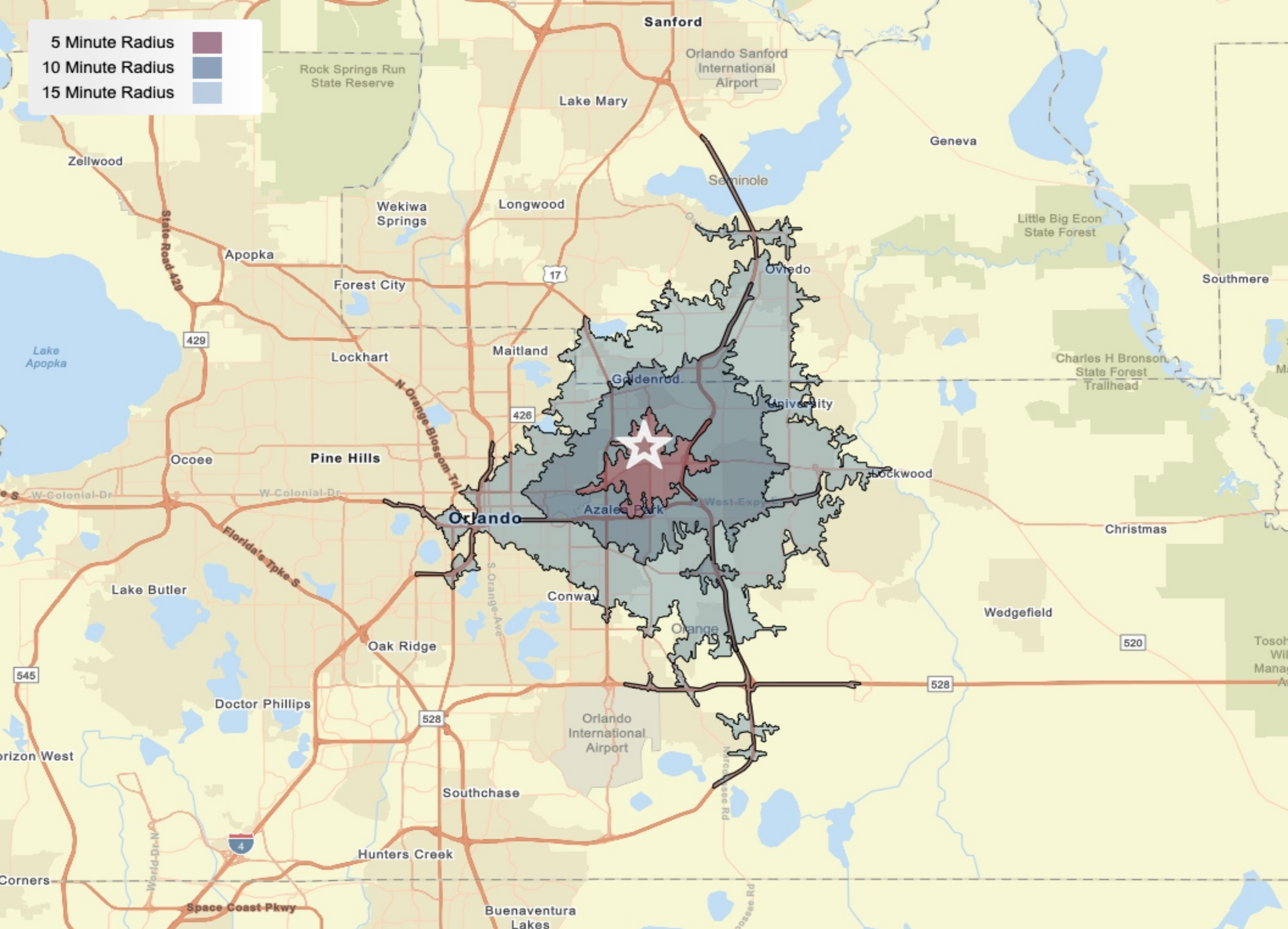
## Orange County GDP Trend

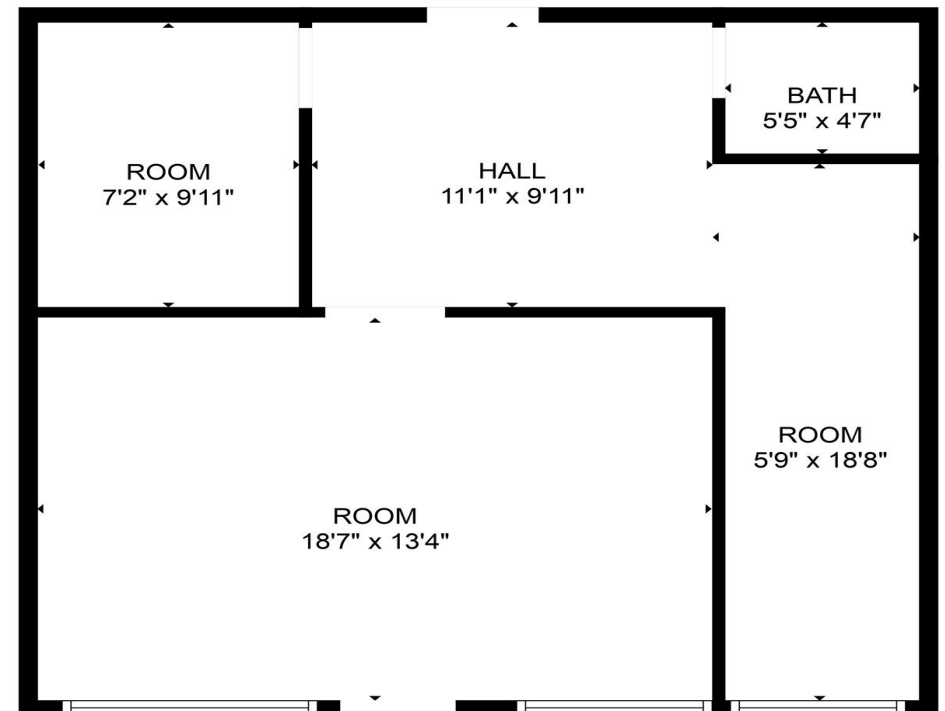






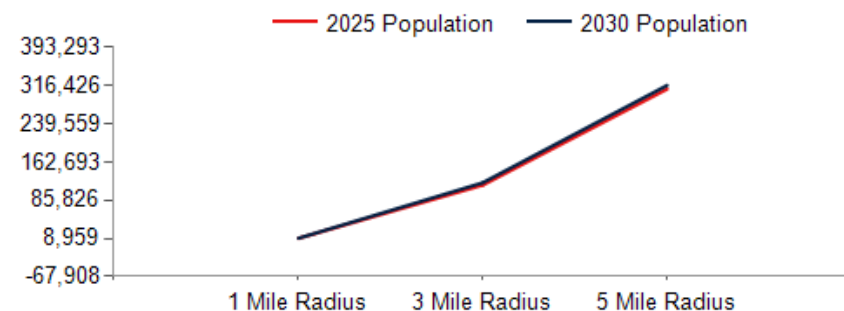




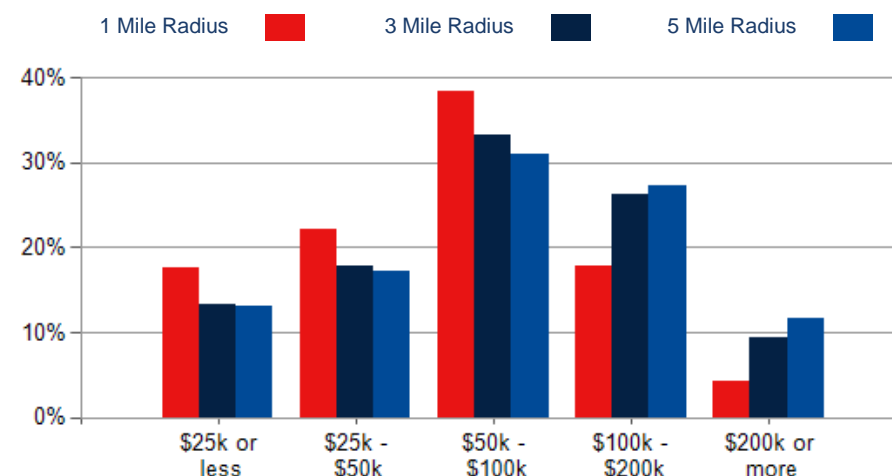


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,122	92,815	251,324
2010 Population	7,294	97,736	265,510
2025 Population	8,959	116,160	309,161
2030 Population	9,200	120,823	316,426
2025 African American	948	11,487	29,088
2025 American Indian	72	899	1,841
2025 Asian	559	6,734	16,976
2025 Hispanic	5,294	54,248	128,056
2025 Other Race	1,949	18,821	43,726
2025 White	3,158	52,059	153,027
2025 Multiracial	2,262	26,021	64,179
2025-2030: Population: Growth Rate	2.65%	3.95%	2.35%

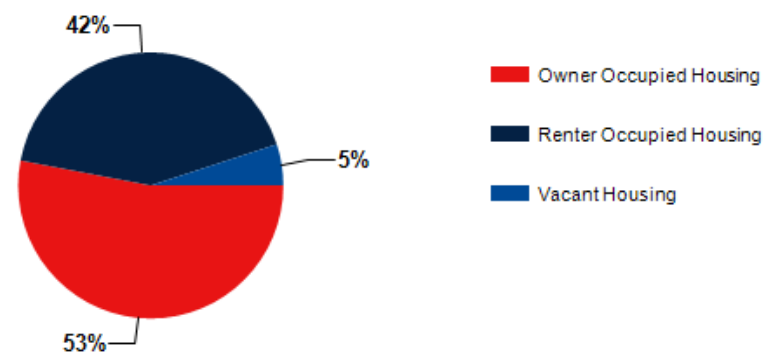
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	326	3,604	9,124
\$15,000-\$24,999	205	2,488	7,127
\$25,000-\$34,999	279	3,075	8,341
\$35,000-\$49,999	389	5,051	12,919
\$50,000-\$74,999	678	8,710	21,997
\$75,000-\$99,999	482	6,466	16,281
\$100,000-\$149,999	410	8,649	23,537
\$150,000-\$199,999	131	3,329	10,137
\$200,000 or greater	130	4,266	14,417
Median HH Income	\$60,377	\$74,580	\$77,905
Average HH Income	\$74,803	\$100,812	\$110,163



2025 Household Income



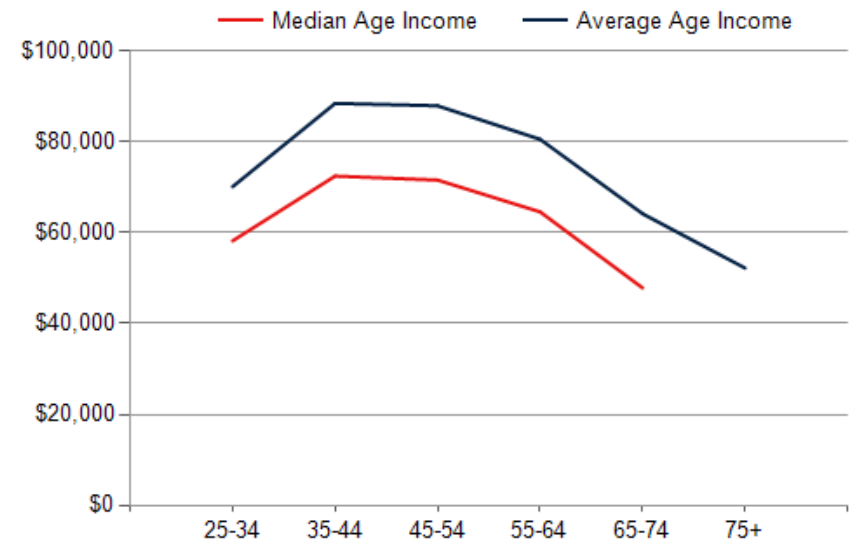
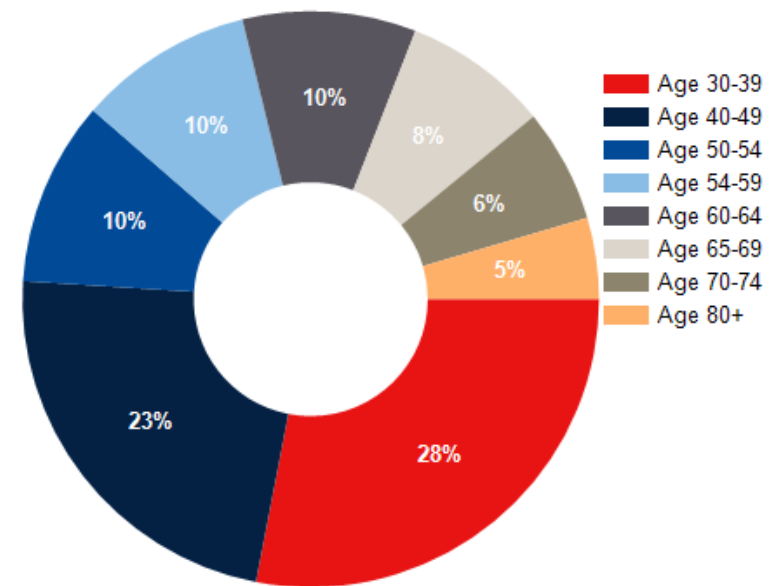
2025 Own vs. Rent - 1 Mile Radius



Source: esri

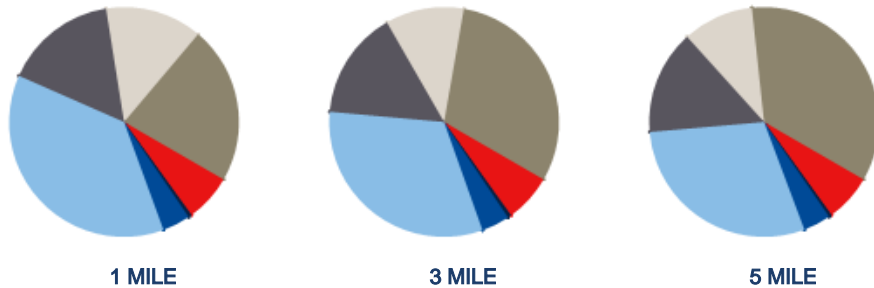
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	728	10,597	26,932
2025 Population Age 35-39	705	8,775	23,131
2025 Population Age 40-44	602	7,804	20,674
2025 Population Age 45-49	571	6,992	18,379
2025 Population Age 50-54	530	6,630	17,650
2025 Population Age 55-59	501	6,056	16,644
2025 Population Age 60-64	497	6,040	17,033
2025 Population Age 65-69	416	5,389	15,202
2025 Population Age 70-74	326	4,455	12,498
2025 Population Age 75-79	233	3,287	9,524
2025 Population Age 80-84	140	2,109	5,951
2025 Population Age 85+	102	2,038	5,603
2025 Population Age 18+	7,163	94,374	254,444
2025 Median Age	36	36	37
2030 Median Age	37	38	38

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$58,211	\$73,587	\$76,792
Average Household Income 25-34	\$70,147	\$92,930	\$99,945
Median Household Income 35-44	\$72,476	\$88,284	\$96,974
Average Household Income 35-44	\$88,495	\$118,520	\$128,932
Median Household Income 45-54	\$71,609	\$93,198	\$100,822
Average Household Income 45-54	\$87,963	\$125,703	\$134,992
Median Household Income 55-64	\$64,602	\$83,058	\$90,688
Average Household Income 55-64	\$80,591	\$114,370	\$127,616
Median Household Income 65-74	\$47,859	\$62,014	\$65,637
Average Household Income 65-74	\$64,192	\$86,725	\$99,549
Average Household Income 75+	\$52,212	\$70,492	\$78,119



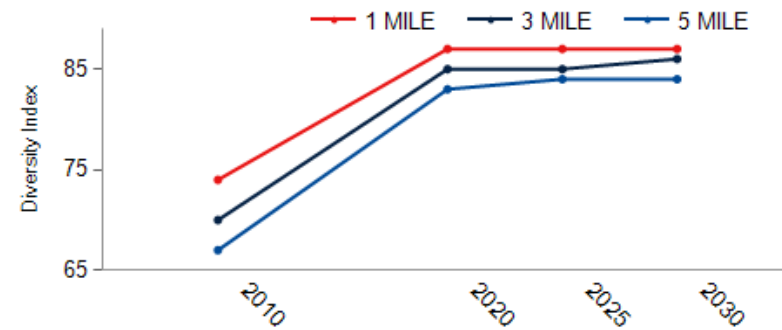
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	87	86	85
Diversity Index (current year)	87	85	84
Diversity Index (2020)	87	85	83
Diversity Index (2010)	74	71	67

#### POPULATION BY RACE



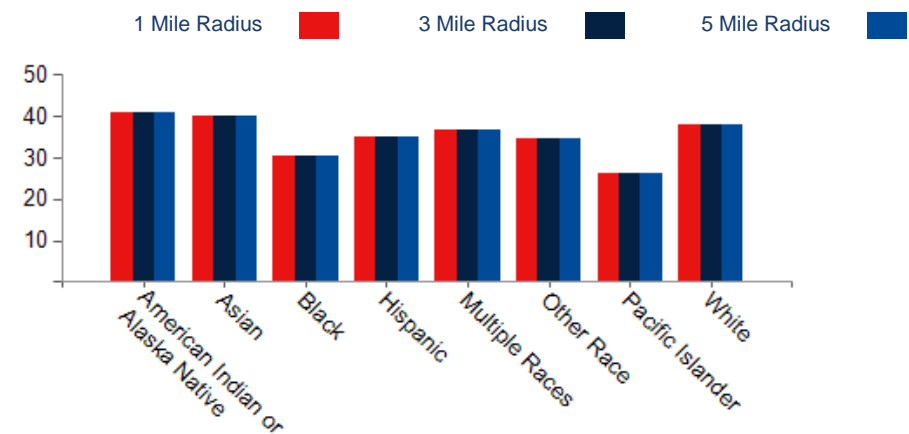
2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	7%	7%	7%
American Indian	1%	1%	0%
Asian	4%	4%	4%
Hispanic	37%	32%	29%
Multiracial	16%	15%	15%
Other Race	14%	11%	10%
White	22%	31%	35%

#### POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	41	35	35
Median Asian Age	40	38	38
Median Black Age	31	31	32
Median Hispanic Age	35	34	34
Median Multiple Races Age	37	35	35
Median Other Race Age	34	34	35
Median Pacific Islander Age	26	30	33
Median White Age	38	38	39

#### 2025 MEDIAN AGE BY RACE





Oren Stephen  
Principal

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Principal

#### AGENTS

Emmanuel Pena of ISL Commercial offers his knowledge and experience. His strengths include experience in acquiring investment properties, flipping distressed properties and has consistently averaged 20 deals closed yearly since becoming a real estate agent. Emmanuel has a strong understanding of the mindset of investor's being an investor himself therefore creating successful client experiences. Emmanuel is dedicated to helping clients pursue their investment goals.

Michael Voss holds a degree in Economics from the University of Central Florida (UCF) and is licensed in both Texas and Florida. He works with the ISL Team, specializing in investment leasing, asset management, sales, and acquisitions. Michael's main focus is leasing and investing for clients, stabilizing assets and strategizing in their profitability and growth. He enjoys networking with emerging property developers and new business owners to find functional sites. In his spare time, Michael travels to national parks and has a passion for outdoor activities.

Frank Davi, Jr.'s expertise and eclectic career journey set him apart in the investment arena. Boasting an impressive 17-year tenure, he's artfully navigated the worlds of luxury residential and commercial ventures, spanning from Central Florida to Northern California. His keen sense for balancing high-end aesthetics with practical buildouts has garnered attention and respect in the industry. With a Master's degree emphasizing spatial creativity, environmental site design, and tailored branding, Frank demonstrates a profound understanding of constructing spaces that resonate with clients and their specific business visions.

Majeed Hazin of ISL Commercial Real Estate brings extensive expertise, dedication, and a deep knowledge of both residential and commercial real estate. Since beginning his career in 2011, Majeed has successfully closed over 100 transactions, establishing himself as a reliable partner for clients navigating property leasing and purchasing across Florida. Originally from Orlando, he graduated from Oak Ridge High School and Valencia College, and he's called Central Florida home for over 20 years. Beyond real estate, Majeed is a passionate rugby enthusiast, following the sport after playing for the Orlando Iron Horse Rugby Club. He is also an avid powerlifter and hiker, pursuing these interests with the same dedication he brings to his work.

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*Exclusively Marketed by:*

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