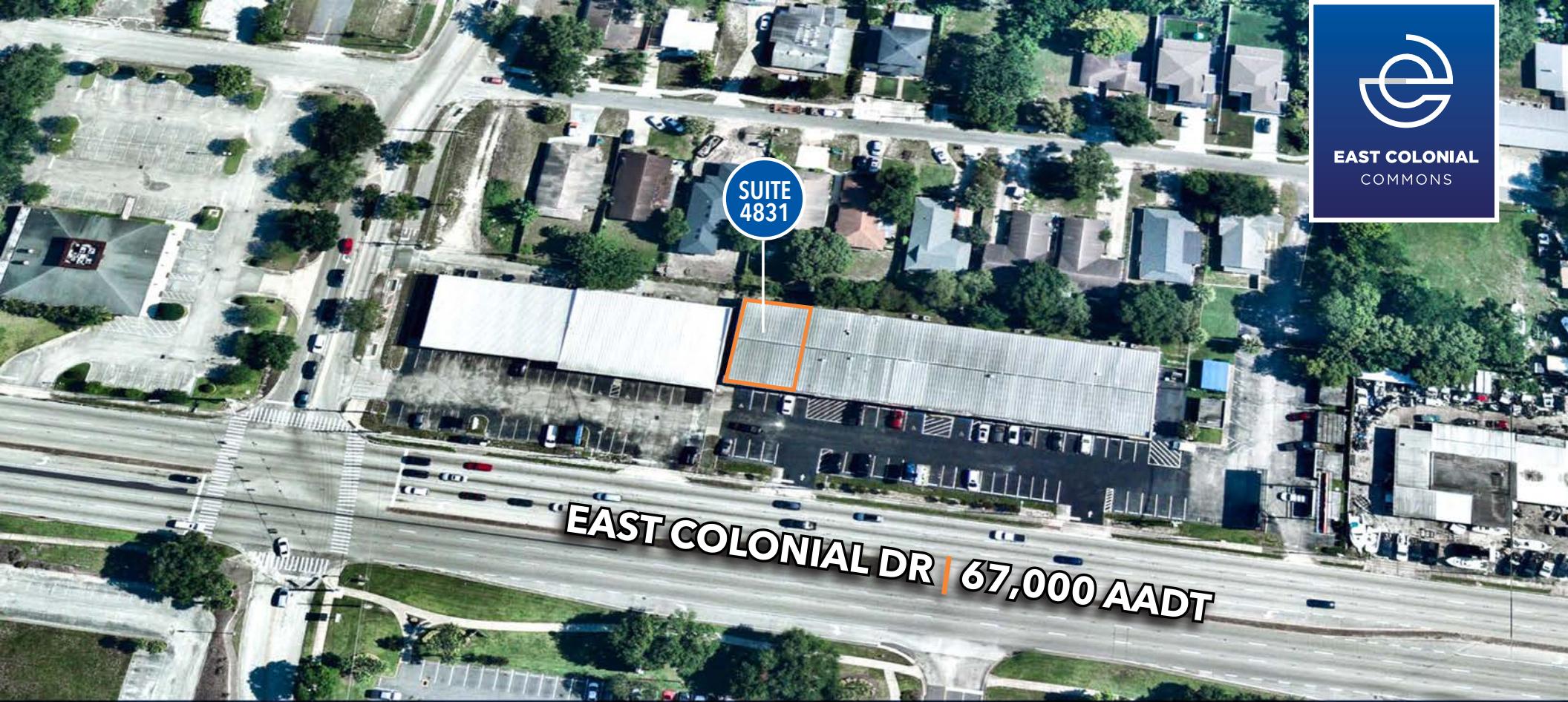




EAST COLONIAL  
COMMONS



**FOR LEASE | CALL FOR DETAILS**  
One Unit Available | 3,500 SF



#### DETAILS

|                   |                  |
|-------------------|------------------|
| Building Size:    | ±18,900 SF       |
| Available Suites: | Unit 4831        |
| Rate:             | CALL FOR DETAILS |
| Primary Type:     | Retail           |
| Additional Type:  | Office           |
| Zoning            | C-1              |
| Stories:          | 1                |
| Year Built:       | 1982             |
| Signage:          | Pylon & Building |
| Traffic Count:    | 67,000 AADT      |

#### HIGHLIGHTS

- Newly renovated plaza
- High traffic counts
- Abundant parking
- High visibility
- Easy access to 408, 417, & I04
- 120,632 population in a 3-Mile Radius

#### RETAIL SPACE ON E. COLONIAL

This property is one of the most visible buildings on East Colonial. New ownership has and continues to put in significant investments to make the building more aesthetically pleasing for tenants & customers, as well as, making it more efficient for Tenant operations (new roof, new HVAC units, upgraded/energy efficient electrical). We are currently offering below market rents and have low CAM charges. This is a great opportunity to get in a property that will soon be one of the best in the area at a low rental rate.



Garrett Gleiter  
Garrett@4acre.com  
407.539.4514



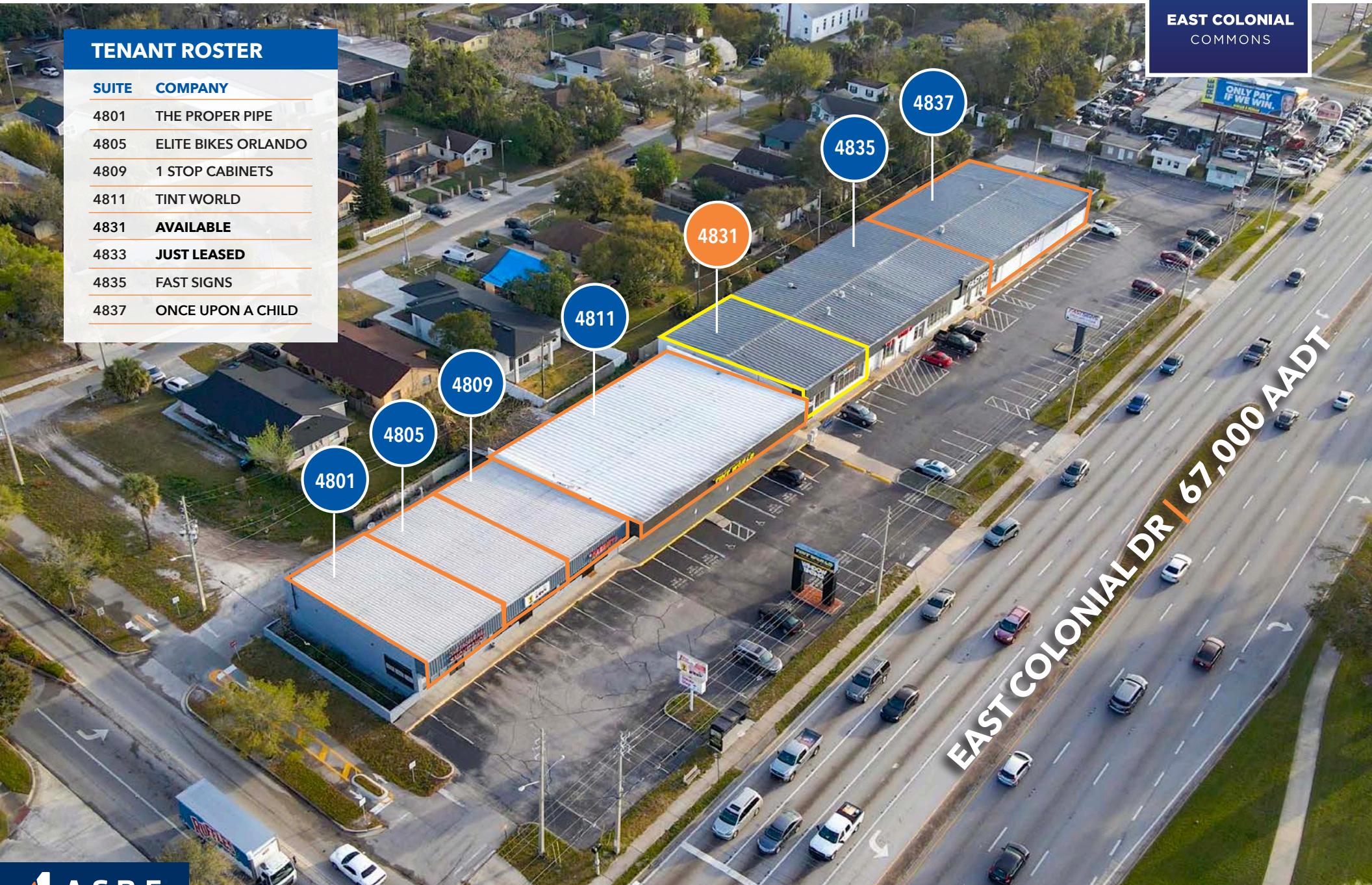
Colin Chou  
Colin@4acre.com  
850.218.1902

# SITE PLAN



## TENANT ROSTER

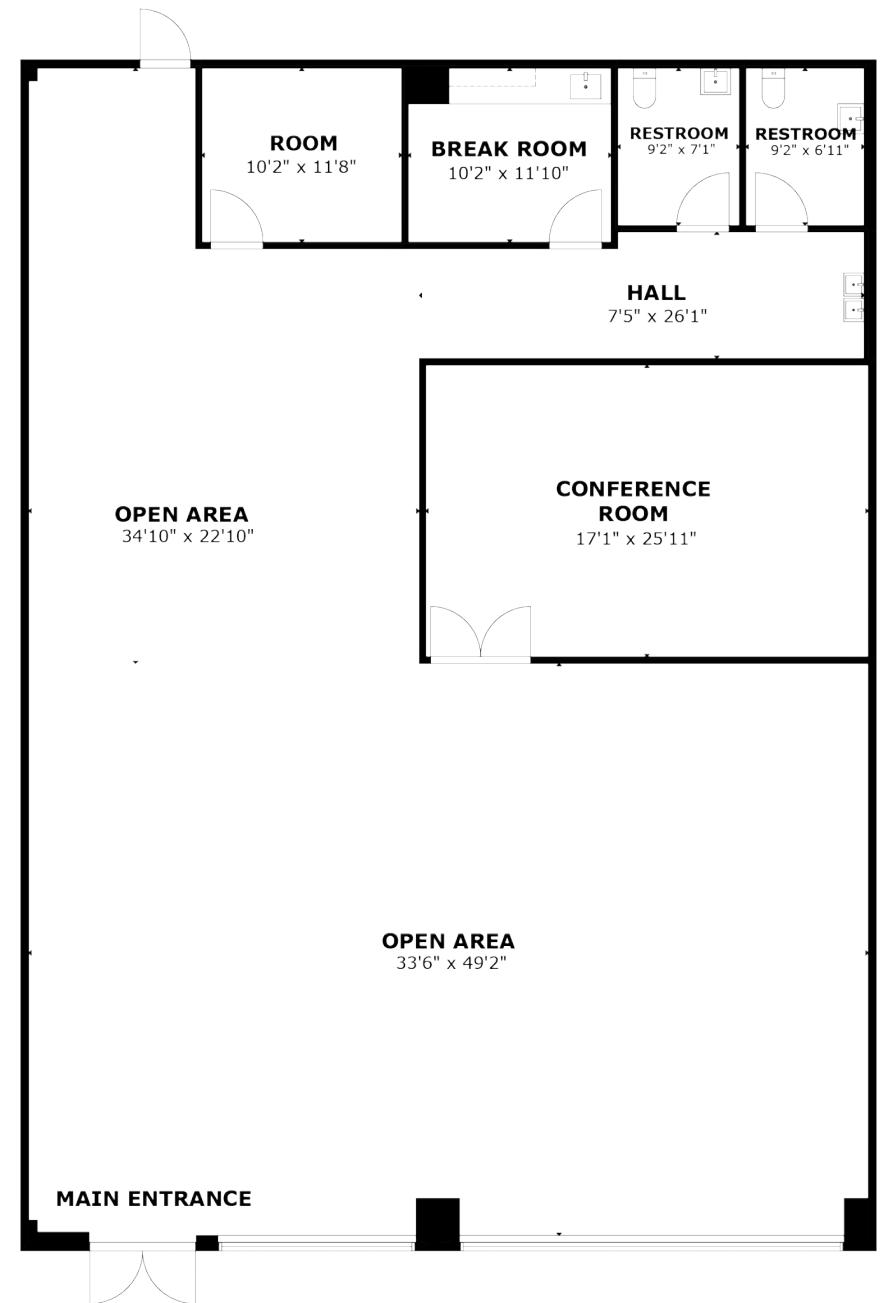
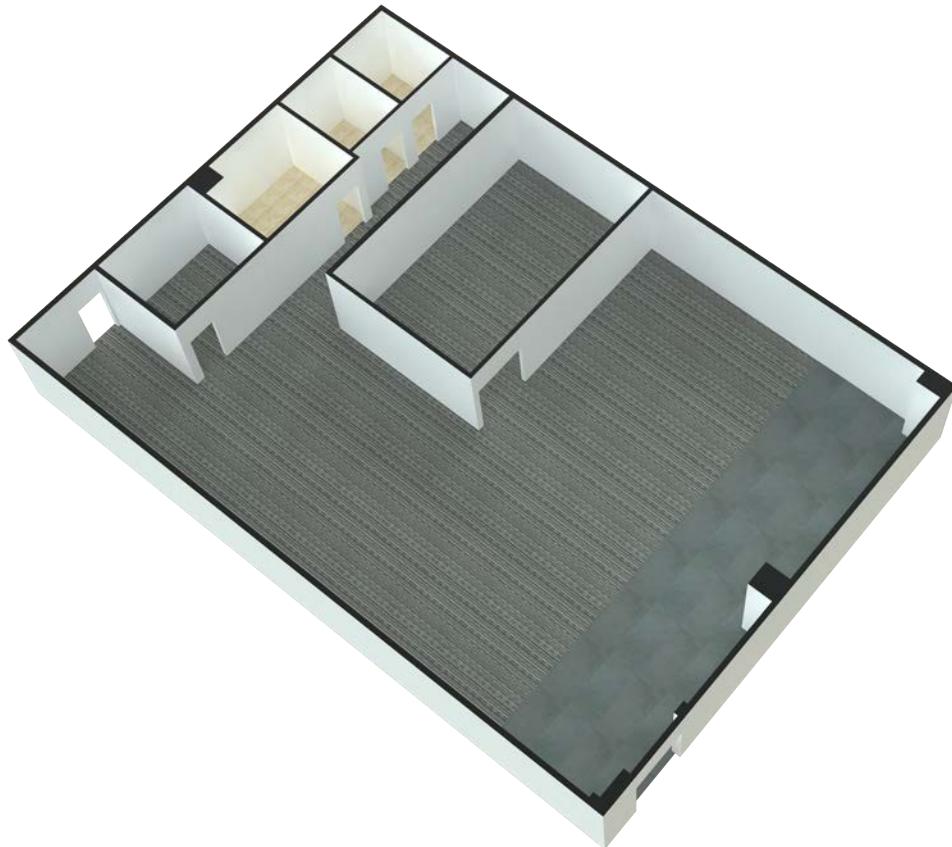
| SUITE | COMPANY             |
|-------|---------------------|
| 4801  | THE PROPER PIPE     |
| 4805  | ELITE BIKES ORLANDO |
| 4809  | 1 STOP CABINETS     |
| 4811  | TINT WORLD          |
| 4831  | AVAILABLE           |
| 4833  | JUST LEASED         |
| 4835  | FAST SIGNS          |
| 4837  | ONCE UPON A CHILD   |



# ELEVATION - UNIT 4831 | 3,500 SF



# FLOOR PLAN - UNIT 4831 | 3,500 SF



# INTERIORS - UNIT 4831 | 3,500 SF



# POINTS OF INTEREST





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