

For Lease

108 E Colonial Dr | Orlando, FL

My Neighborhood
Storage Center

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Storage Center

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Storage Center

MAKI
HIBACHI
Double O's
COFFEE

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 **SRS**
Real Estate Partners



For Lease

108 E Colonial Dr
Orlando, FL

* *Prime downtown
ground-floor retail space with
strong co-tenancy!*

Property Specifications

SECOND GEN WITH DRIVE-THRU AVAILABLE

2,918 SF

SPACE AVAILABLE

7,075 SF

GLA

12,460 SF

DRONE VIDEO

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About the Property

- **Prime ground-floor retail at My Neighborhood Storage of Magnolia**, strategically positioned along E Colonial Dr in the heart of Downtown Orlando
- **Second-generation space with drive-thru** offering turnkey opportunity
- **Join Maki Hibachi** in a well-positioned retail setting with built-in customer traffic
- **Excellent visibility and frontage** along a high-traffic corridor connecting Downtown Orlando surrounding urban neighborhoods
- **Built-in daily traffic** from on-site storage and nearby residential, office, and commuter activity.
- **Ideal for QSR, beverage, and service concepts** seeking a central location

Traffic Counts

E Colonial	38,000 VPD
I-4	176,000 VPD

Year: 2025 | Source: FDOT

Nearby Retailers

Publix

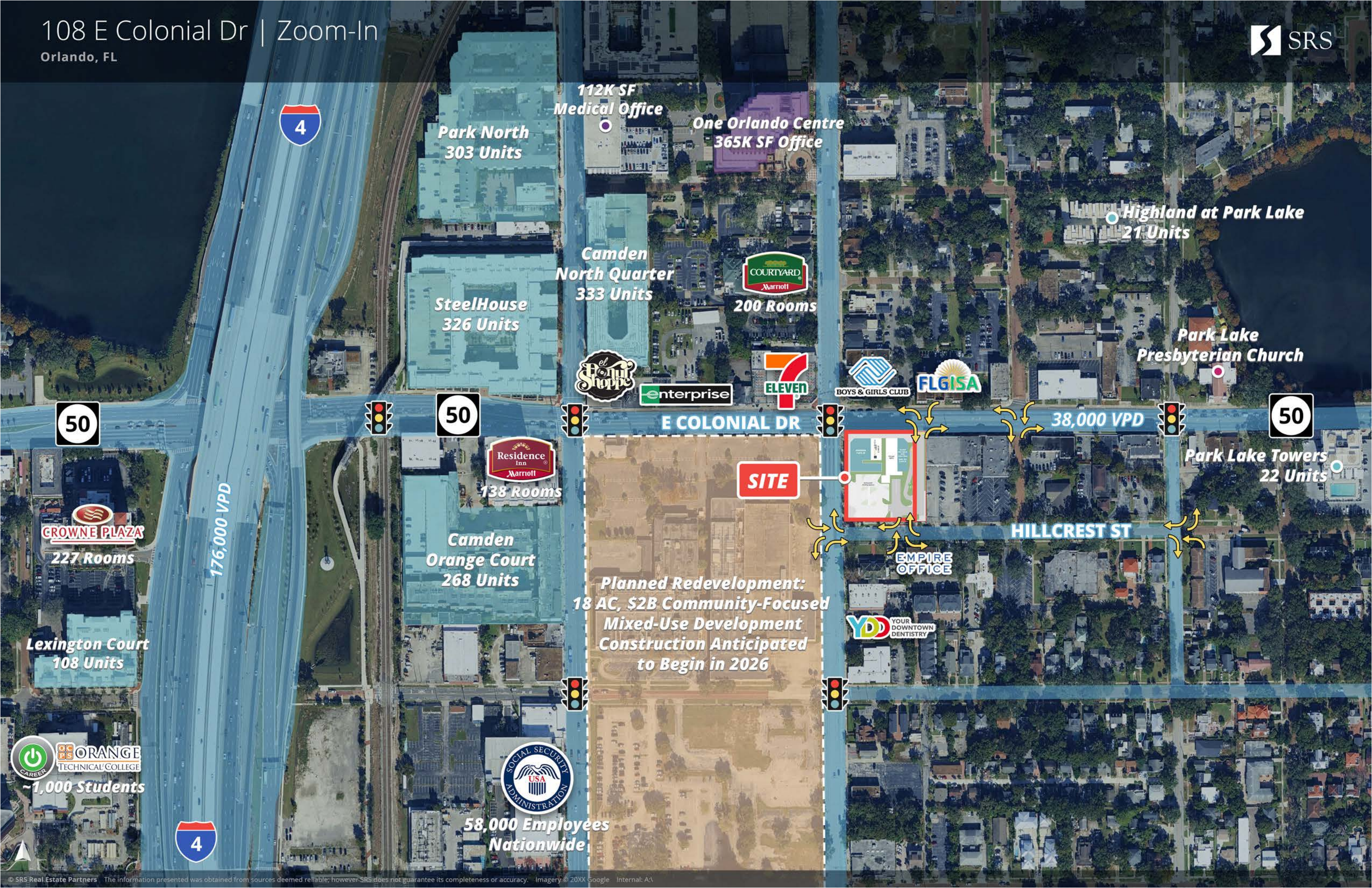


OrlandoSentinel

DUNKIN'









SITE

E COLONIAL DRIVE

N MAGNOLIA AVENUE

Available
7,075 SF

MAKUHIBACHI
ESTABLISHED 1991
2,166 SF

Storage
Office

Second
Gen Space
with
Drive-Thru
Suite 101
2,918 SF

28 Covered
Parking Spaces



HILLCREST STREET



SITE

E COLONIAL DRIVE

N MAGNOLIA AVENUE

Suite 106
2,159 SF

Suite 105
1,344 SF

Suite 104
1,440 SF

MAKI HIBACHI
RESTAURANT

2,166 SF

Suite 107
2,132 SF

Storage Office

Second Gen Space with Drive-Thru
Suite 101
2,918 SF

28 Covered Parking Spaces



HILLCREST STREET



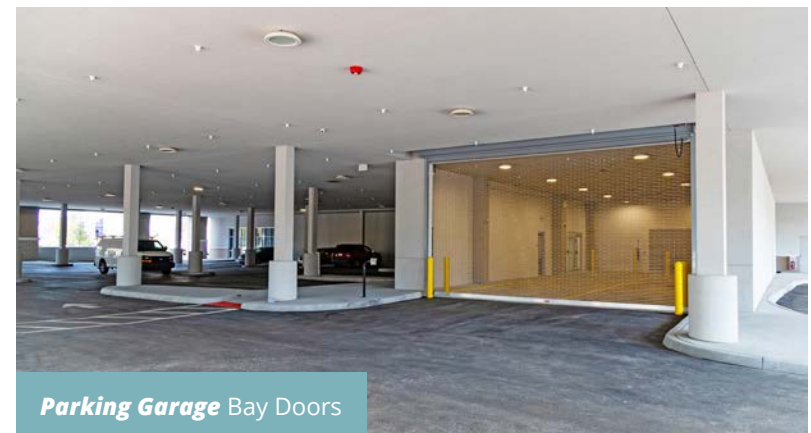
Aerial View Downtown Orlando



Street View Nearby Access to I-4



Street View Walkability

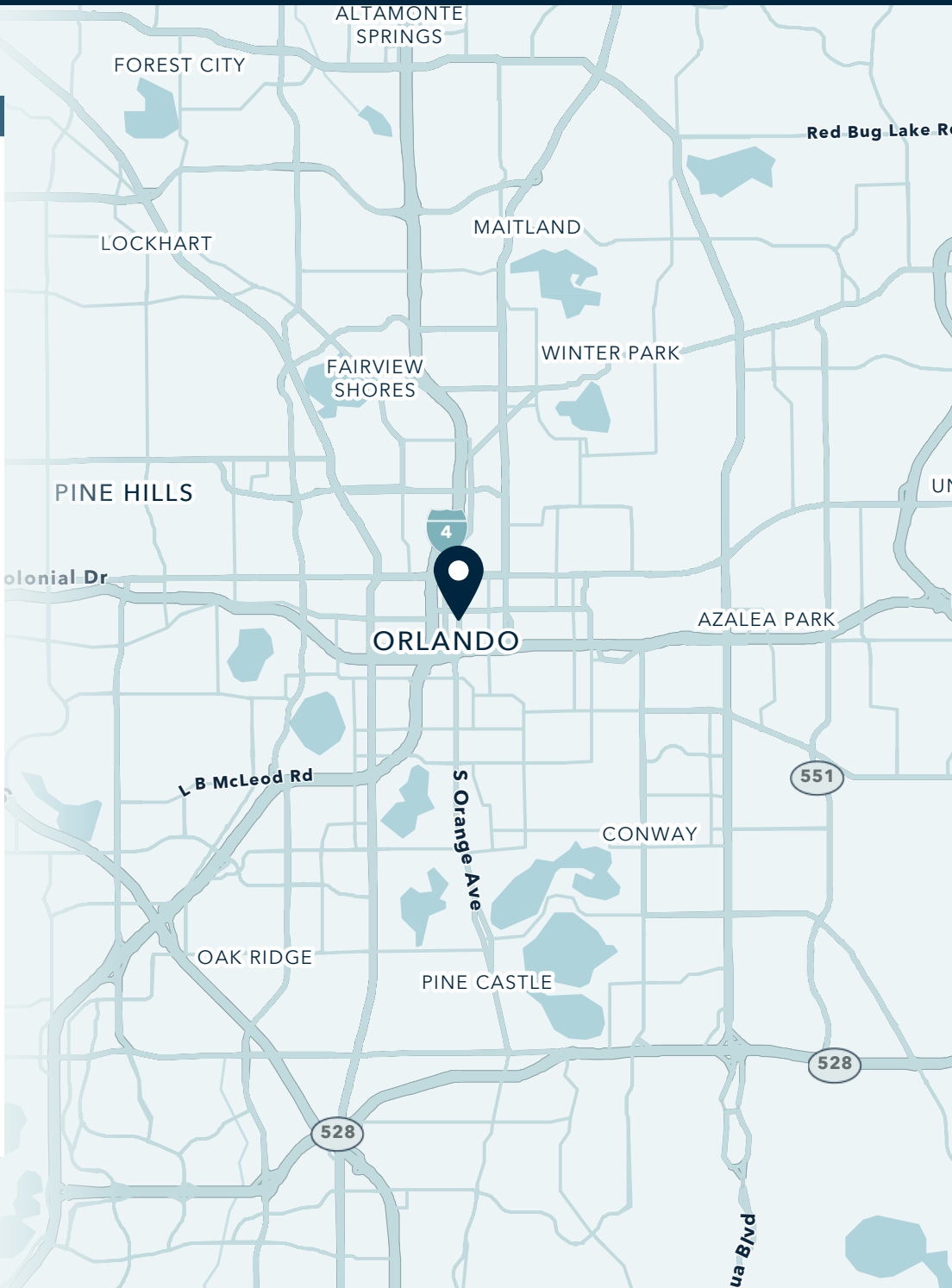


Parking Garage Bay Doors



Area Snapshot

Population	1 MILE	3 MILES	5 MILES
2025 Estimated Population	22,189	103,065	295,658
2030 Projected Population	24,007	107,659	303,866
Proj. Annual Growth 2025 to 2030	1.59%	0.88%	0.55%
Daytime Population			
2025 Daytime Population	71,994	261,899	475,806
Workers	62,984	218,603	342,136
Residents	9,010	43,296	133,670
Income			
2025 Est. Average Household Income	\$129,574	\$132,599	\$113,972
2025 Est. Median Household Income	\$88,384	\$92,450	\$75,557
Households & Growth			
2025 Estimated Households	12,256	49,966	125,727
2030 Estimated Households	13,400	52,513	129,869
Proj. Annual Growth 2025 to 2030	1.80%	1.00%	0.65%
Race & Ethnicity			
2025 Est. White	59%	60%	46%
2025 Est. Black or African American	15%	19%	28%
2025 Est. Asian or Pacific Islander	6%	4%	3%
2025 Est. American Indian or Native Alaskan	0%	0%	0%
2025 Est. Other Races	19%	17%	22%
2025 Est. Hispanic (Any Race)	21%	17%	25%

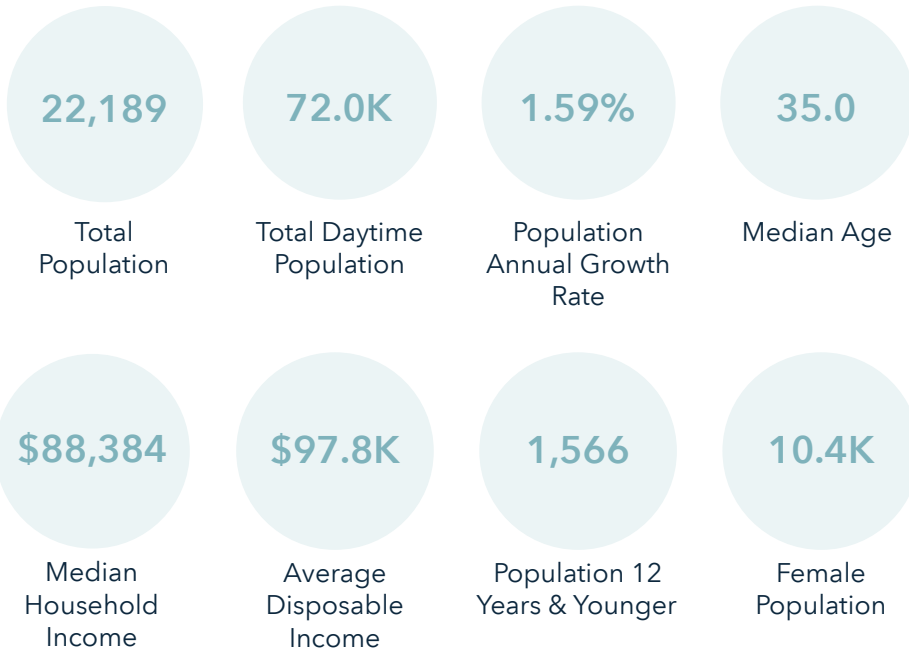


Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Ring of 1 Mile

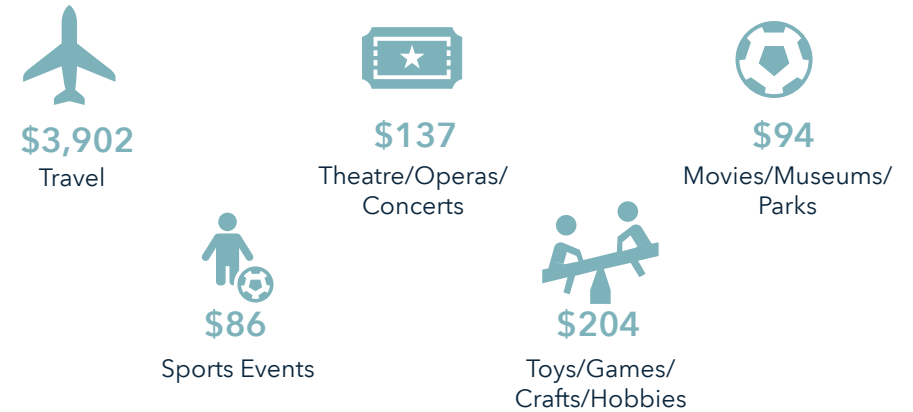
Key Facts



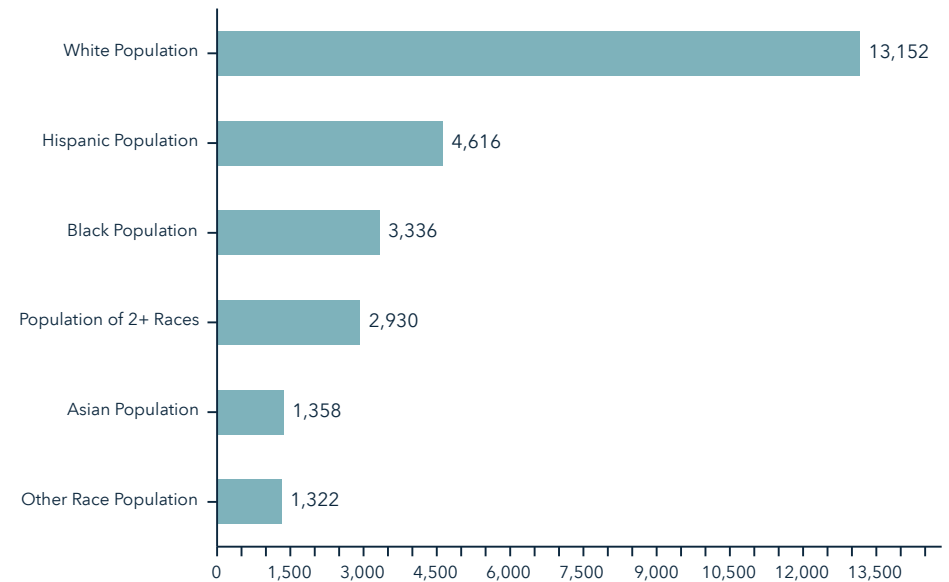
Annual Household Spending



Annual Lifestyle Spending



Race

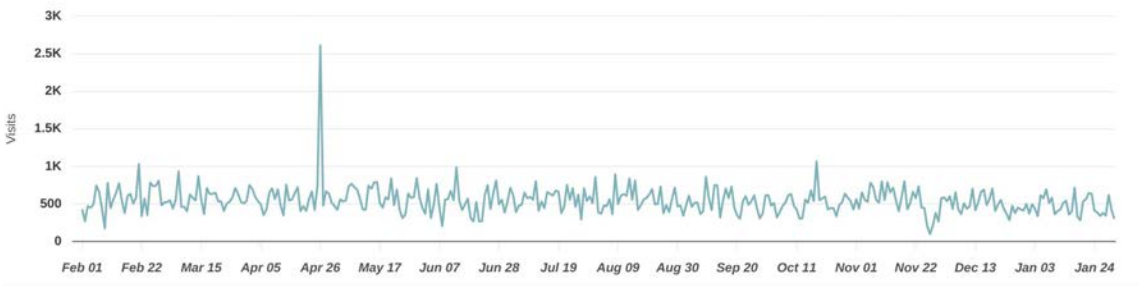




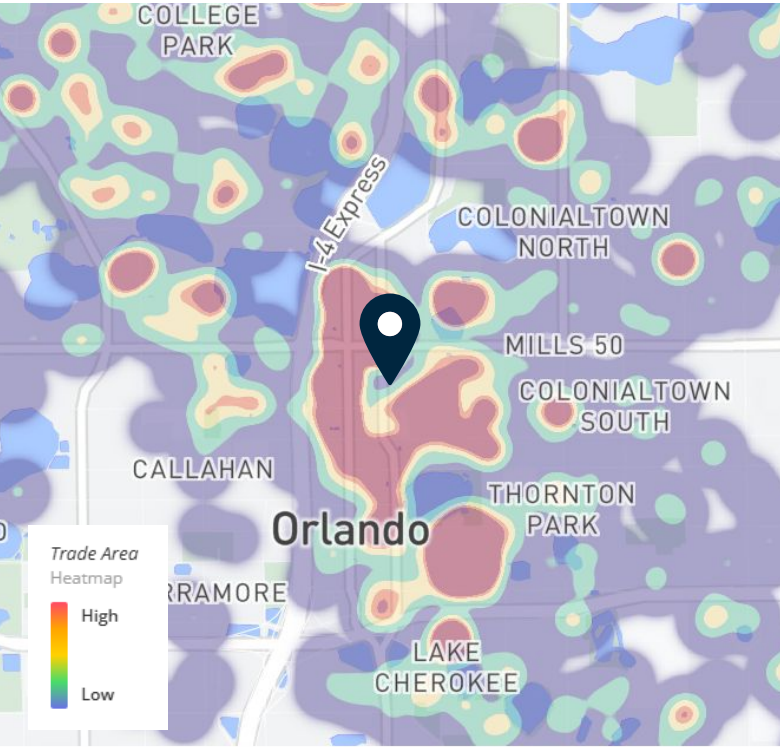
Data for 02/01/2025 - 01/31/2026



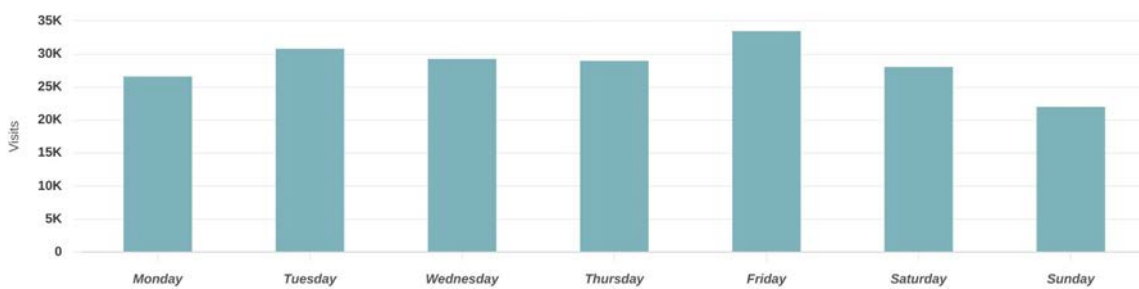
VISITS TREND



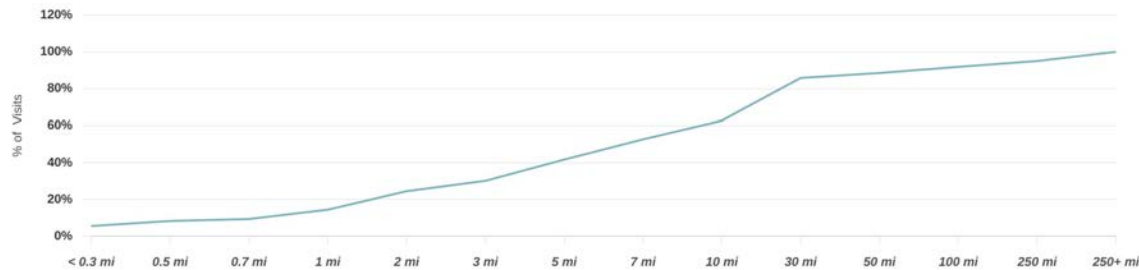
TRADE AREA



DAILY VISITS



TRADE AREA COVERAGE BY DISTANCE



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