



# 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, HomeGoods, Ross, Marshalls, Hobby Lobby, EōS Fitness, Ulta and more.
- Strategically positioned at the signalized intersection of E Colonial Dr (48,500± AADT) and Bumby Ave (18,000± AADT) for excellent daily exposure (66,500± AADT).
- Massive footprint with 5.5M visits annually; this number is anticipated to surge by 15.7 percent in 2028.
- 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

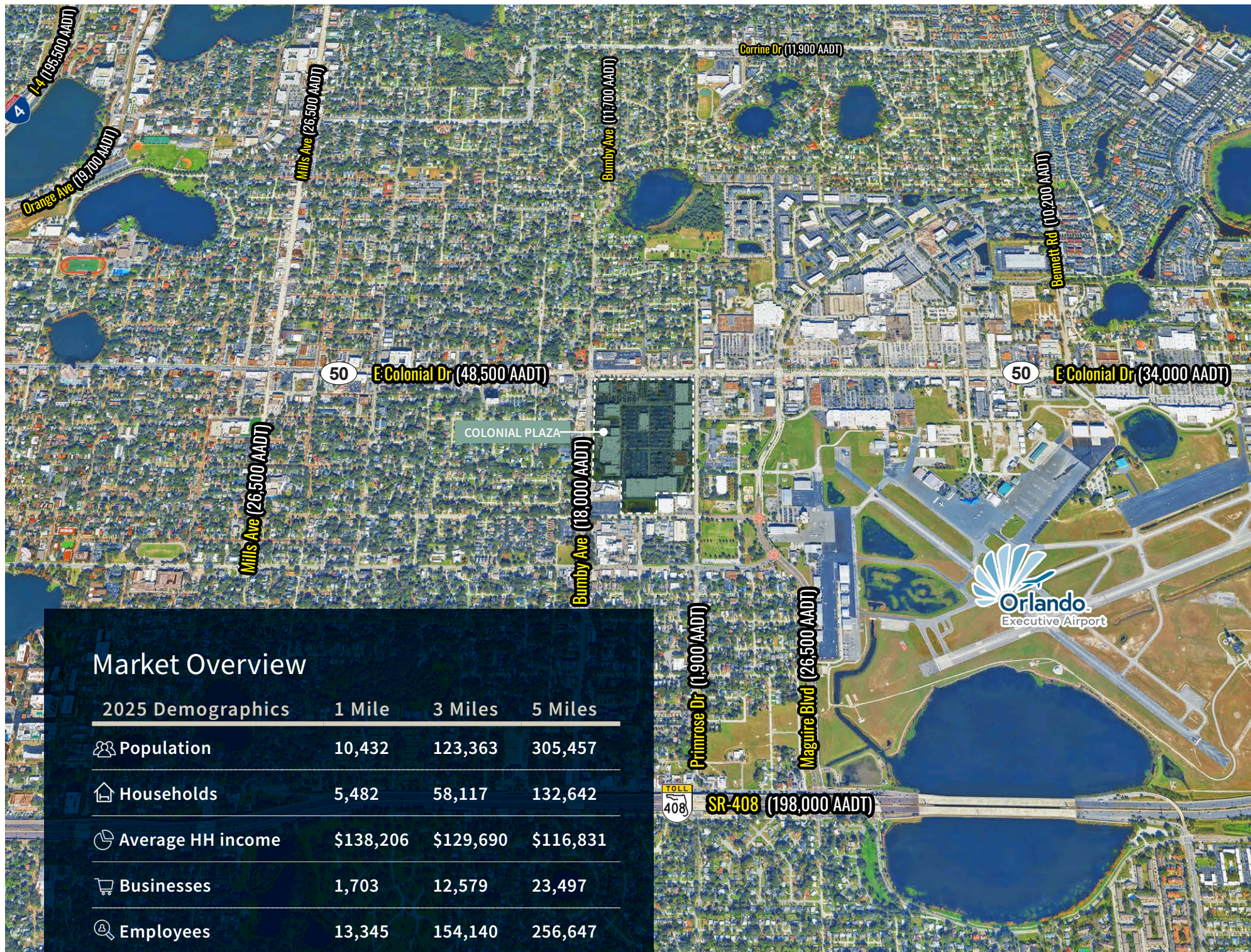


| #   | Tenant                   | SF     |
|-----|--------------------------|--------|
| 1   | Total Wine & More        | 21,798 |
| 2   | Revival IV Lounge        | 1,900  |
| 3   | Potbelly Sandwich Works  | 2,200  |
| 4   | AVAILABLE 04/2026        | 3,250  |
| 5   | Kyoto Sushi and Grill    | 2,123  |
| 6   | Kimco Realty Corporation | 829    |
| 7   | AVAILABLE                | 1,560  |
| 8   | Hobby Lobby              | 53,065 |
| 9   | Lily's Bridal            | 5,100  |
| 10  | COMING AVAILABLE         | 1,840  |
| 10A | AVAILABLE                | 1,360  |
| 11  | Ross Dress for Less      | 28,000 |
| 12  | 5th Ave Nails and Spa II | 1,500  |

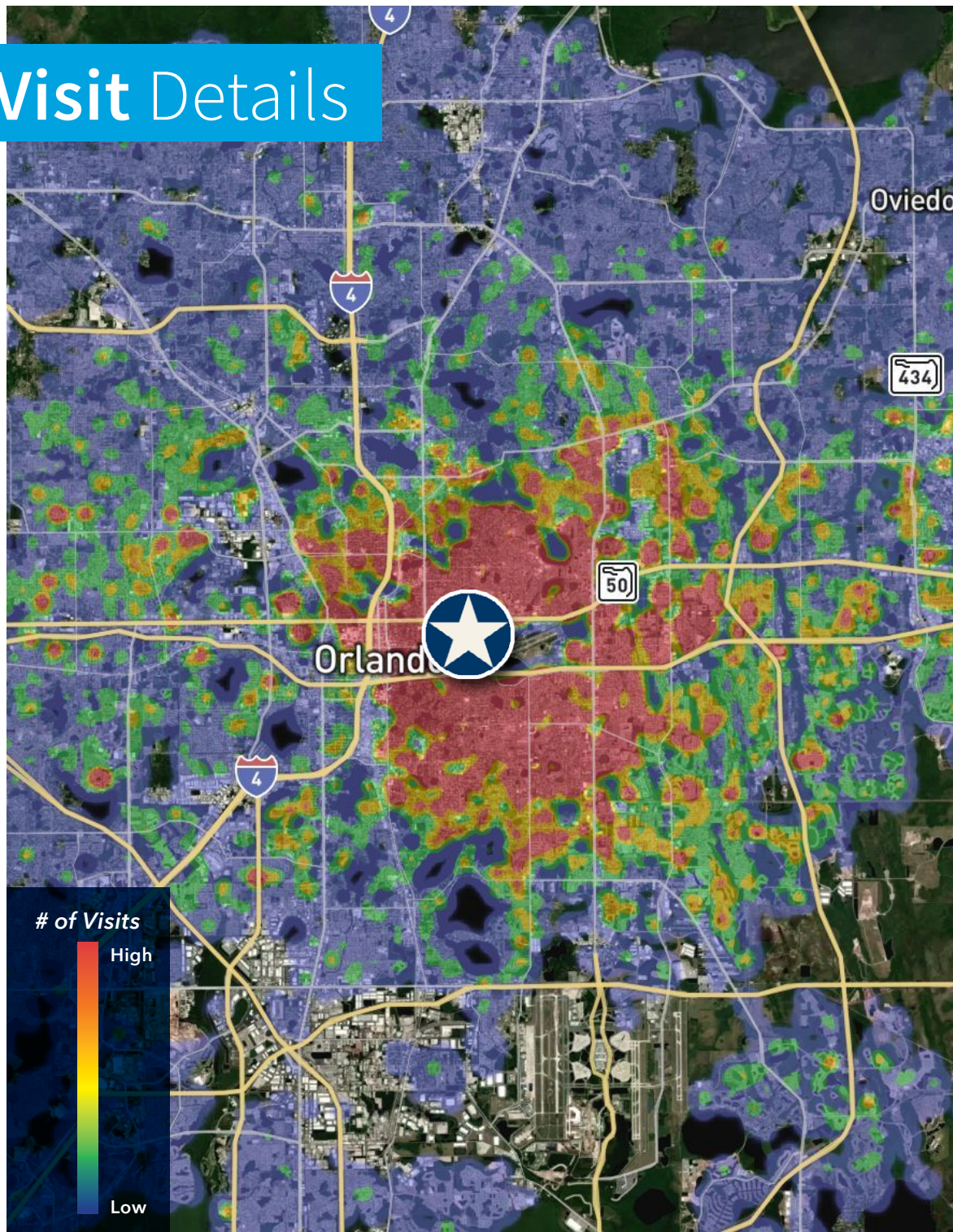
| #   | Tenant                         | SF     |
|-----|--------------------------------|--------|
| 13  | H&R Block                      | 1,700  |
| 13A | AVAILABLE                      | 1,796  |
| 14  | Pinero Preventive Medical Care | 4,500  |
| 15  | Hair Cuttery                   | 1,600  |
| 16  | Sally Beauty Supply            | 1,844  |
| 17  | Bath & Body Works              | 4,109  |
| 18  | Staples                        | 26,558 |
| 19  | The Paper Store                | 10,269 |
| 20  | Beall's Home Centric           | 29,655 |
| 21  | Ulta                           | 11,064 |
| 22  | Marshalls                      | 30,400 |
| 23  | EoS Fitness                    | 42,780 |
| 24  | Old Navy Clothing, Co          | 17,920 |

| #  | Tenant                       | SF     |
|----|------------------------------|--------|
| 25 | Thompson Jewelers            | 1,510  |
| 26 | AVAILABLE                    | 3,294  |
| 27 | The Paper Store              | 5,200  |
| 28 | HomeGoods                    | 30,000 |
| 29 | Adjectives Market            | 12,999 |
| 30 | Sprouts Farmer's Market      | 23,000 |
| 31 | Five Below                   | 8,215  |
| 32 | Foot Locker                  | 4,095  |
| 33 | Unavailable                  | 1,500  |
| 34 | Unavailable                  | 3,000  |
| 35 | Goodyear Auto Service Center | 8,251  |
| 36 | Barnes & Noble               | 35,131 |
| 37 | Petco                        | 13,285 |

| #  | Tenant                         | SF    |
|----|--------------------------------|-------|
| 39 | AVAILABLE                      | 4,459 |
| 40 | South Beach Tanning Factory    | 2,001 |
| 41 | Vibe Nail Spa                  | 1,905 |
| 42 | Joy Foot Spa                   | 1,470 |
| 43 | The Men's Wearhouse            | 5,500 |
| 44 | TooJay's Original Gourmet Deli | 4,745 |
| 45 | Tomasino's                     | 1,000 |
| 46 | Removery                       | 1,525 |
| 47 | AT&T Authorized Retailer       | 1,367 |
| 48 | Starbucks                      | 2,250 |
| 49 | Houlihan's SubT Miller's Ale   | 8,114 |
| K1 | Kimco Realty Corporation       | 0     |



# Visit Details



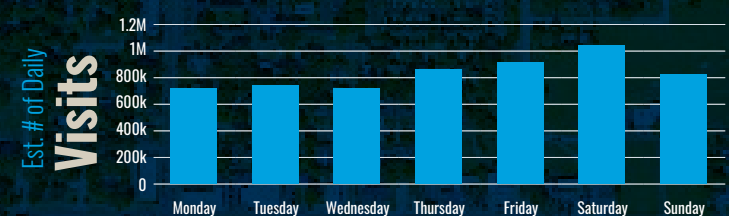
## Customer Data

   **5.5M** Est. # of Annual Visits

**1.2M** Est. # of Annual Customers  

 /  **4.63** Avg. Visits/ Customer Annually

**42** Minutes/ Avg. Stay  **27** Minutes/ Med. Stay



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