



FOR LEASE
LEASE RATE: \$10-19/SF



**3915 EAST COLONIAL DR
 ORLANDO, FL 32803**

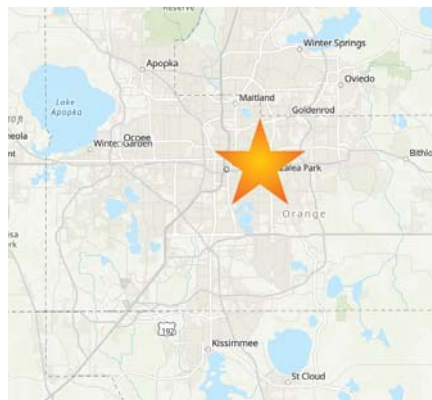
**EAST COLONIAL
 SHOPPES**

For More Information:

Bobby Bridges

407 616 1025

bobby@v3capgroup.com



PROPERTY HIGHLIGHTS

- Excellent location with high visibility
- Potential for retail or medical office use
- Close proximity to the Orlando Fashion Square Mall (soon to be redeveloped) and Orlando Executive Airport
- Strong traffic counts along East Colonial Drive (58,000 AADT)
- Large pylon signage available for future tenant
- Surrounded by numerous national retailers

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	117,608	316,430	998,127
Households	53,811	136,749	389,195
Avg HH Income	\$75,678	\$70,118	\$66,225

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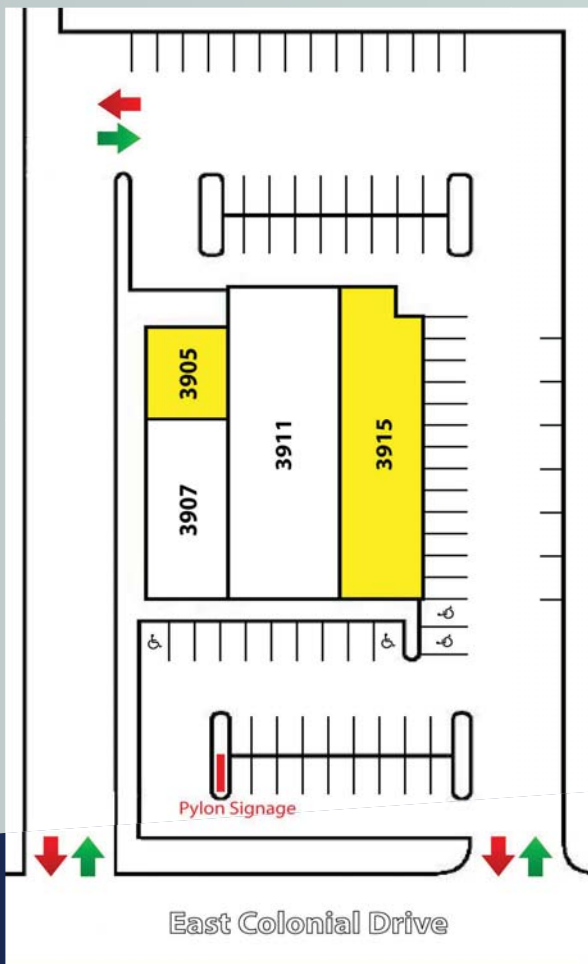
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



RETAILER MAP



SITE PLAN



Suite	Tenant	SF
3905	AVAILABLE	1,360
3907	Coast Dental	2,537
3911	Goodwill	4,773
3915	AVAILABLE	4,166

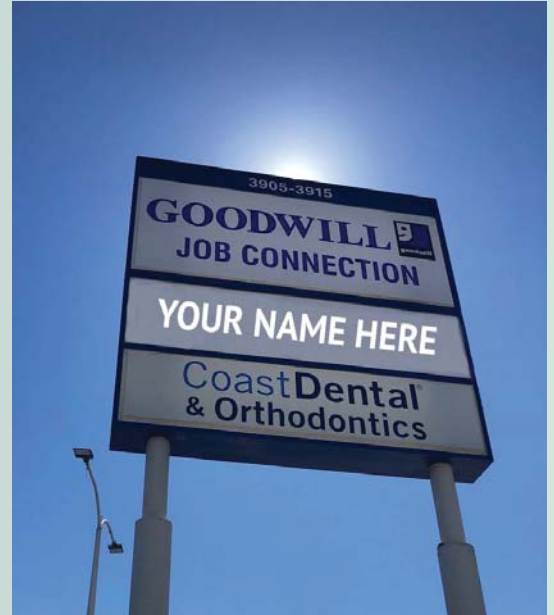
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SUITE 3915

LEASE RATE: \$17-19/SF
SIZE: 4,166 SF
AVAILABLE: Immediately



SUITE 3905

LEASE RATE: \$10/SF
SIZE: 1,360 SF
AVAILABLE: Immediately



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