



For Lease

Retail building for lease

- 8,000 s.f. freestanding retail/office building in Colonial Town
- 6,000 s.f. first floor retail and 2,000 s.f. mezzanine office
- Can be subdivided: 3,000 s.f. / 5,000 s.f.
- Surrounded by affluent neighborhoods: Baldwin Park, Mills 50, Audubon Park, Lake Como, Downtown Orlando and Thornton Park
- Excellent visibility from Bumby Ave (15,800± AADT)
- Adjacent to the market's dominant retail center, Colonial Plaza

**538 N Bumby Ave
Orlando, FL 32803**

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1.5 Mile Radius



I-4 (144,500±AADT)



Downtown Orlando

Thornton Park

Mills 50



Colonial Drive (51,000±AADT)



Bumby Ave (15,800±AADT)

SR 408 (139,500±AADT)

Lake Como

Audubon Park

Colonial Marketplace

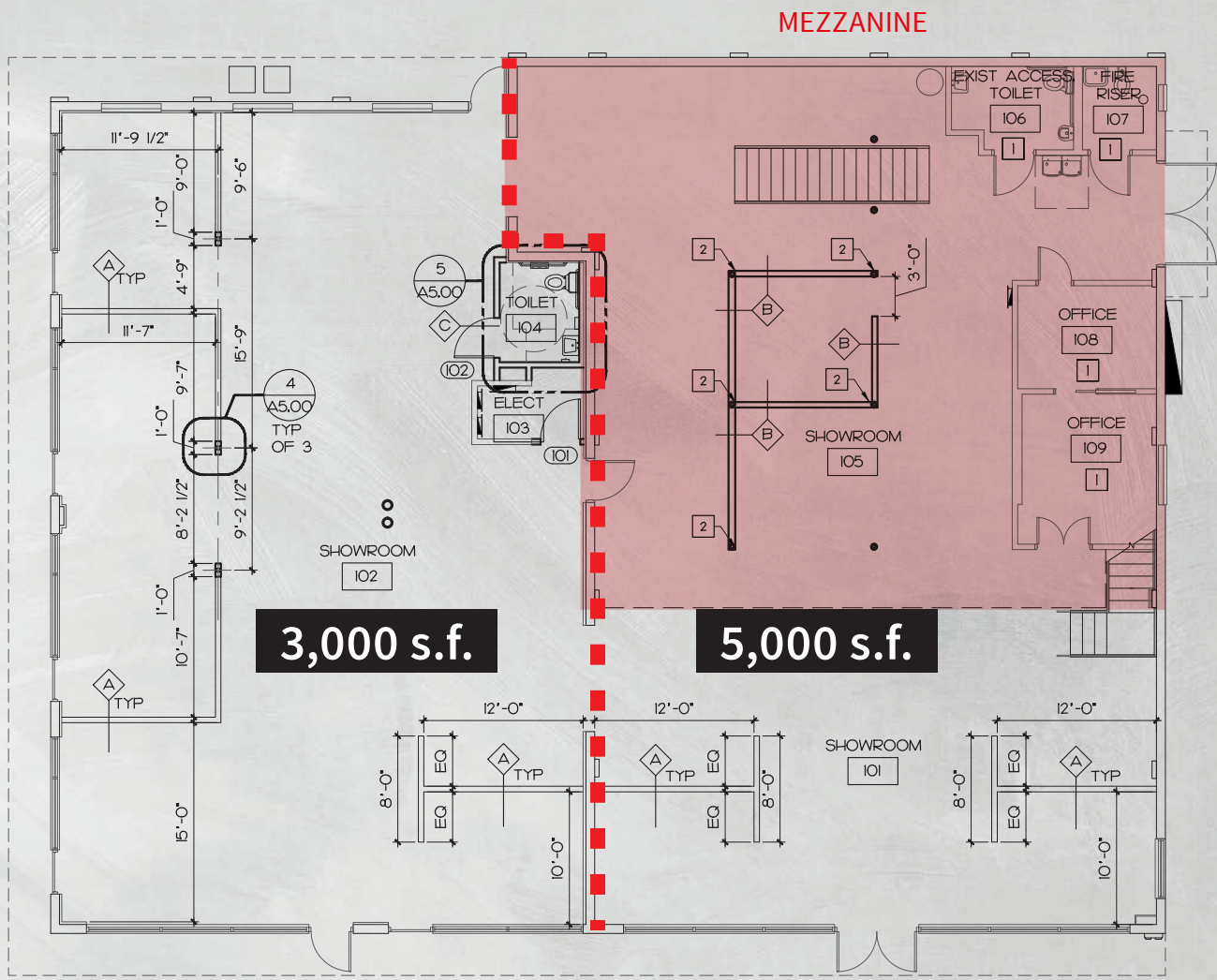
Orlando Fashion Square Mall

Colonial Landing

Colonial Plaza

Orlando Executive Airport





\$88,937

Average HH Income
3 Mile Radius



117,835

2019 Population
3 Mile Radius



55,432

Total Households
3 Mile Radius



171,381±

Daytime Population
3 Mile Radius



38.8

Median Age
3 Mile Radius

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