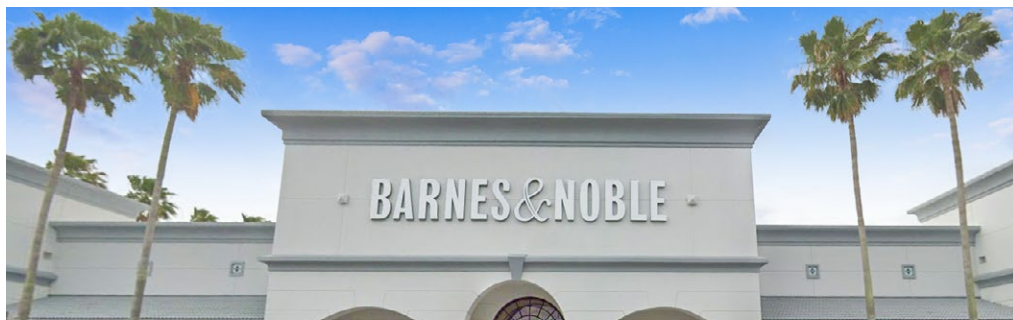




For Lease

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, Ross, Marshalls, Hobby Lobby, 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 5.2M visits annually; this number is anticipated to surge by 15.2 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

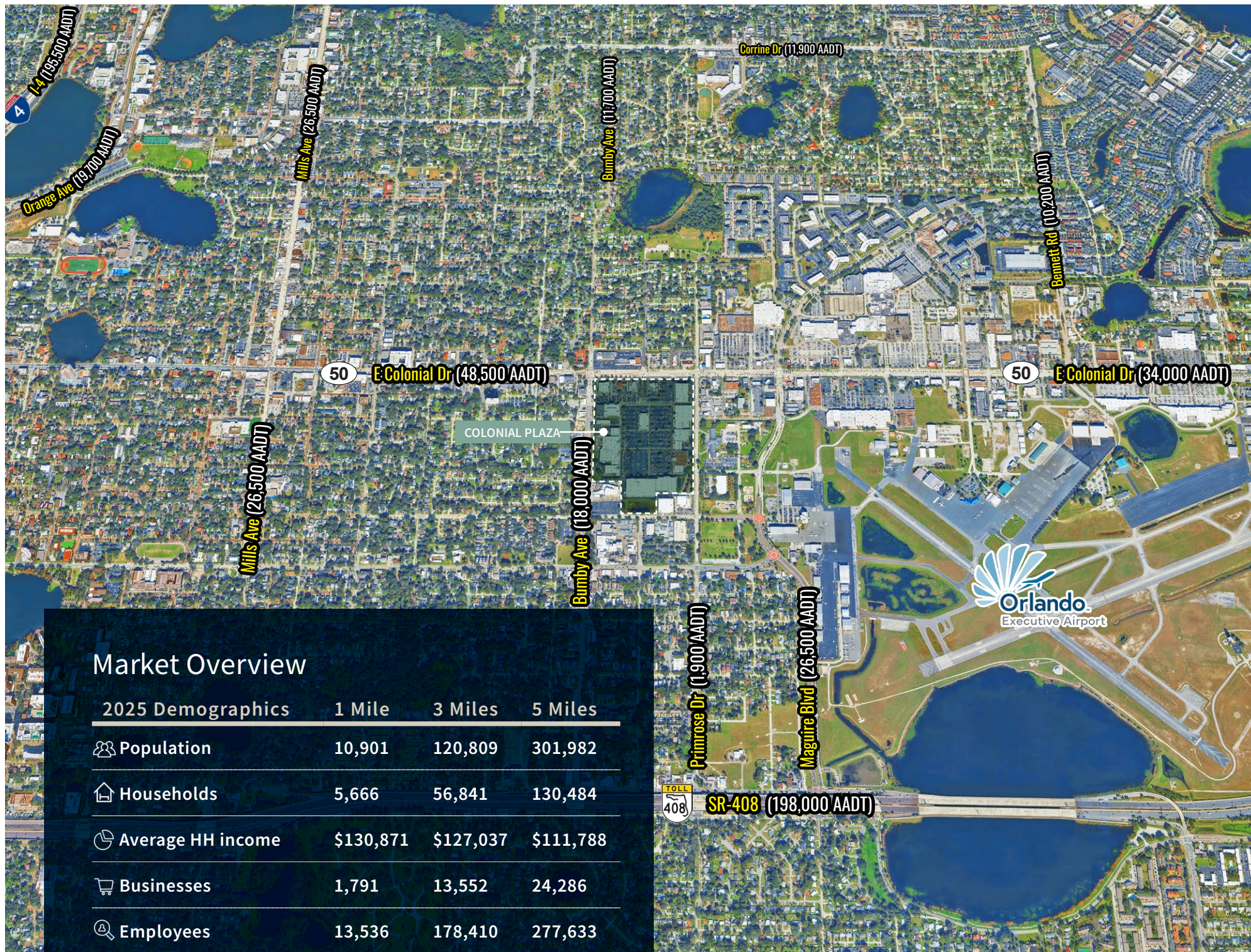


#	Tenant	SF
1	Total Wine & More	21,798
2	Revival IV Lounge	1,900
3	Potbelly Sandwich Works	2,200
4	Orange Theory Fitness	3,250
5	Kyoto Sushi and Grill	2,123
6	Kimco Realty Corporation	829
7	AVAILABLE	1,560
8	Hobby Lobby	53,065
9	Lily's Bridal	5,100
10	Journeys	1,840
10A	AVAILABLE	1,360
11	Ross Dress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

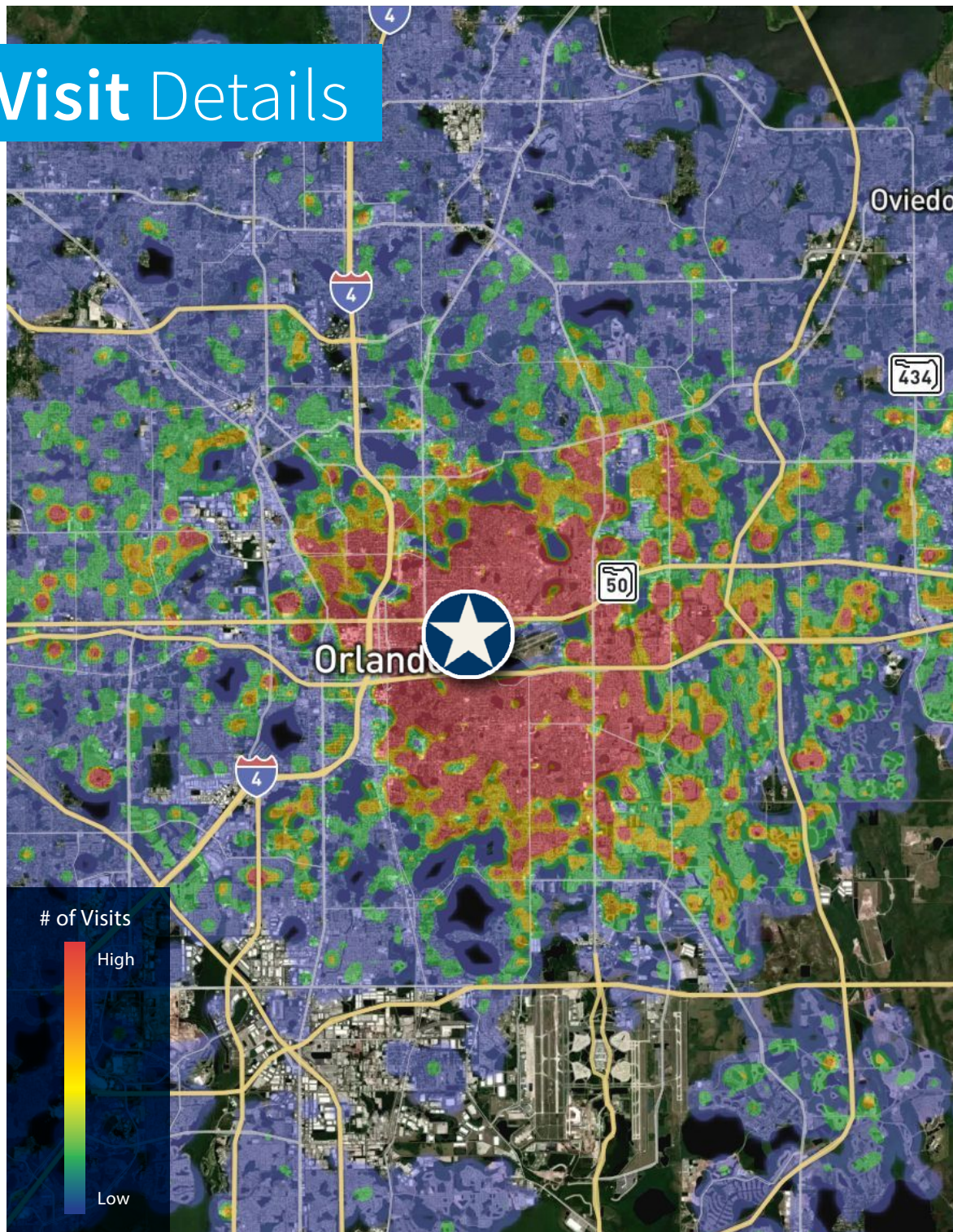
#	Tenant	SF
13	H&R Block	1,700
13A	AVAILABLE	1,796
14	Pinero Preventive Medical Care	4,500
15	Hair Cuttery	1,600
16	Sally Beauty Supply	1,844
17	Bath & Body Works	4,109
18	Staples	26,558
19	The Paper Store	10,269
20	Beall's Home Centric	29,655
21	Ulta	11,064
22	Marshalls	30,400
23	EoS Fitness	42,780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



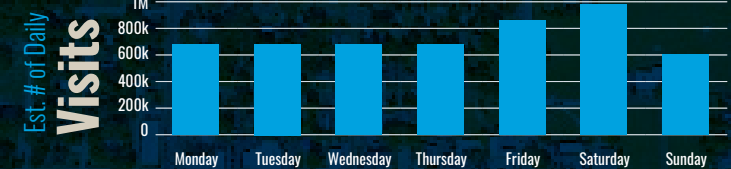
Customer Data

   **5.2M** Est. # of Annual **Visits**

1.1M Est. # of Annual **Customers**  

 /  **4.58** Avg. Visits/ **Customer**

44 Minutes/ **Avg. Stay**  Minutes/ **Med. Stay** **28**





Dr. David A. Clark
 Director, Center for the Study of the Child and Adolescent Mind

