



# West *Colonial Oaks*

SHOPPING CENTER

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7150-7300 W COLONIAL DR  
ORLANDO, FL 32818



RETAIL SPACE FOR LEASE



# The property

## DYNAMIC TRAFFIC-DRIVING TENANTS

- 161,333 GLA shopping center directly located on W Colonial Dr / SR-50 (43,000 VPD), one of the primary corridors through Orlando
- Rare opportunity to join an established and stacked tenant mix anchored by national and international retailers, including the new TESO Life, further adding another dynamic traffic driver most recently
- Impeccable visibility from multiple thoroughfares, including a large pylon sign along W Colonial Dr
- Multiple points of access, including from SR-408's Exit 4 and lighted intersections W Colonial Dr/Hiawasse Rd (71,500 VPD), SR-408/Hiawasse Rd (34,700 VPD) and the W Colonial Dr/W Side Access Roadway

161,333 GLA NEIGHBORHOOD CENTER

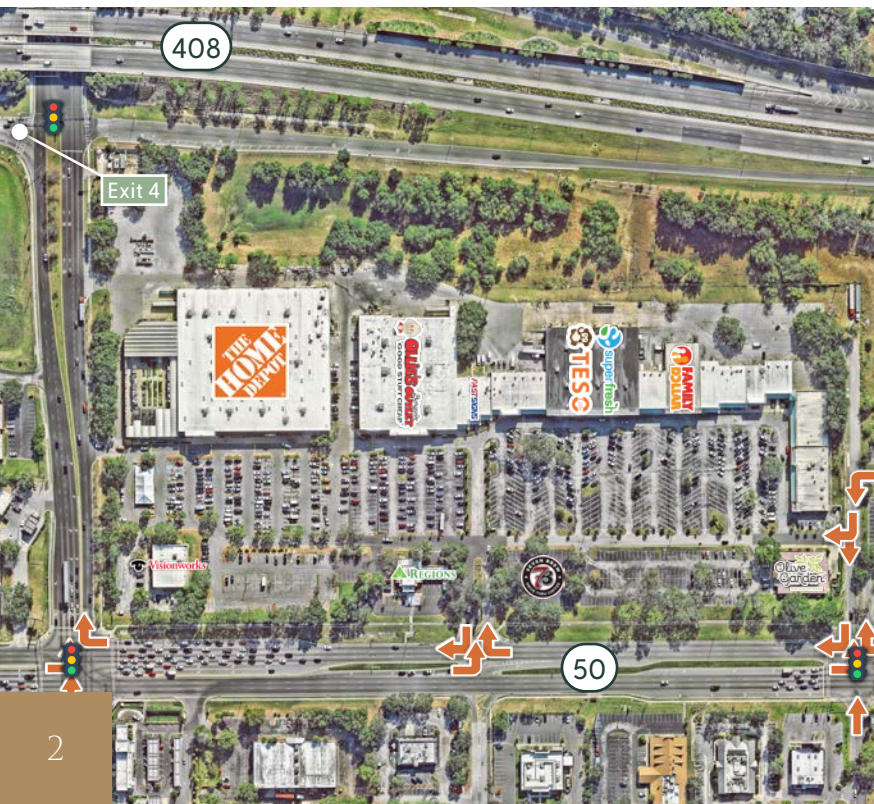
# The surroundings

## UNPARALLELED LOCATION

- Parallel to East-West Expy / SR-408 (98,000 VPD) and boasts convenient access right off Exit 4 into the center
- W Colonial Dr is the main thoroughfare surrounded by residentially-dense suburbs serving over 130,214 individuals and 46,852 households in a 10-minute drive time
- W Colonial Dr is currently experiencing a growth in highly-coveted Asian retailers migrating into the area, from the aforementioned TESO Life to the H-Mart less than a mile away, drawing in additional traffic

W COLONIAL DR RETAIL CORRIDOR

## - PROPERTY GALLERY -





West Colonial Oaks

## Tenant roster

SUITE	TENANT	SF
7038	Crazy Buffet	14,054
7044	Ollie's Bargain Outlet	37,250
7050	Vital Health Center	2,495
7054	Available	2,250
7058	Wing House	1,992
7150	China Magic	1,560
7152	Available	1,640
7154	FASTSIGNS	1,600
7156	Positive Assistance	2,000
7158	MRI & 3D Diagnostic Center	2,800
7174	TESO Life	16,350
7192	SuperFresh Market	18,395
7202	CSI - Pediatric Service	4,800
7210	Family Dollar	10,500
7214	Paris Nails	2,000
7216	Vivid Smoke Shop	2,000
7218	Crystal Beauty Institute	2,808
7222	Grace PharmSpa	2,000
7224	T&C Insurance and Financial Group	1,400
7226	Available	1,400
7230-32	Sweet Dreams Child Care	2,800
7234	Translator Plus	1,400
7236-38	Available	2,800
7240-46	United HealthCare	5,600
7248	Rafaela Hair Salon	1,400
7256	New Orleans Cajun Seafood	4,200
7260	Baptiste Orthopedics	2,800
7264	Axx Barbershop	1,400
7300	Olive Garden	9,098
	Outparcel 7 Brew	541
<b>TOTAL</b>		<b>161,333</b>



## SITE PLAN



# Aerial overview

Strong market. Strong location.



# Demographics

10-minute drive time



130,214  
Population



128,115  
Daytime population



46,852  
Households



\$84,089  
Avg. HHI



36.6  
Avg. age



## CONSUMER PROFILES: THE WEST COLONIAL DRIVE MARKET



### Kids and Kin

Mobile young adults prioritizing value and entertainment in growing neighborhoods

**Median Age:** 33.5

**Median HH Income:** \$53,713

**LifeMode Group:** Metro Vibes

**Socioeconomic Traits:** Comprised of hardworking families who are digitally-savvy discount shoppers who rely on social media to stay connected while maintaining traditional media habits.



### Metro Fusion

Highly-mobile, young renters who are well-connected through social media and its influence

**Median Age:** 33.0

**Median HH Income:** \$57,855

**LifeMode Group:** Metro Vibes

**Socioeconomic Traits:** Primarily in multifamily housing and prioritize social media for both leisure and work. Shopping is predominantly at shopping centers but will use apps for food.



### Dreambelt

Ambitious suburban families building wealth through strategic living and planning

**Median Age:** 41.6

**Median HH Income:** \$100,825

**LifeMode Group:** Suburban Shine

**Socioeconomic Traits:** Forward-thinking households who are brand loyal club shoppers who invest in their properties, pets and health, while actively planning their financial future.



### Family Bonds

Families with younger kids who are highly dependent on their mobile phones

**Median Age:** 35.7

**Median HH Income:** \$76,284

**LifeMode Group:** Community Connections

**Socioeconomic Traits:** Employed in skilled and service-related sectors and have younger kids. Frequent fast food restaurants or opt for delivery and are often on their phones for entertainment.



# West Colonial Oaks



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