# West *Colonial Oaks*

## SHOPPING CENTER

7150-7300 W COLONIAL DR
ORLANDO, FL 32818




JLL

RETAIL SPACE FOR LEASE










# The property

161,333 GLA NEIGHBORHOOD CENTER

### *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/Hiawassee Rd (71,500 VPD), SR-408/Hiawassee Rd (34,700 VPD) and the W Colonial Dr/W Side Access Roadway

# The surroundings

W COLONIAL DR RETAIL CORRIDOR

### *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



## - 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 | Happy Hamper | 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 | Voltworld | 1,400 |
| 7230-32 | Coming Available 04/2027 | 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 |
| *TOTAL* | | 161,333 |



## 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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