

7225 W. COLONIAL DR,  
ORLANDO, FL 32818

2,558 ENDCAP W/ DRIVE-THRU  
FOR LEASE

GEORGE SARKISIAN  
GEORGES@ARENAREI.COM  
(561) 322-8713

Highland Lakes Center Out-parcel  
 7225 W. Colonial Dr,  
 Orlando, FL 32818



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Available spaces:  
 2,558 SF – End-Cap Drive Thru

- Situated just off the intersection of West Colonial Dr. (S.R. 50) and Hiawassee Road.
- Out-parcel to a 500,000 SF Power Center anchored by Burlington, Marshalls, Ross, Conn’s, Dollar Tree and American Signature.
- The site has multiple points of access including a lighted access point, and a left-in turn directly next to the site.
- Surrounding national tenants: Home Depot, Office Depot, Ollie’s, Olive Garden, Chuckee Cheese, Family Dollar, IHOP, etc.
- Traffic Count: West Colonial Dr. 39,668 cars per day.

| Demographics         | 1 Mile   | 3 Mile   | 5 Mile   |
|----------------------|----------|----------|----------|
| Population           | 17,614   | 124,541  | 272,317  |
| Projected Population | 19,066   | 134,542  | 294,453  |
| Average HH Income    | \$62,605 | \$68,507 | \$76,250 |
| Median HH Income     | \$50,381 | \$54,152 | \$59,639 |
| Daytime Population   | 12,692   | 98,066   | 242,408  |

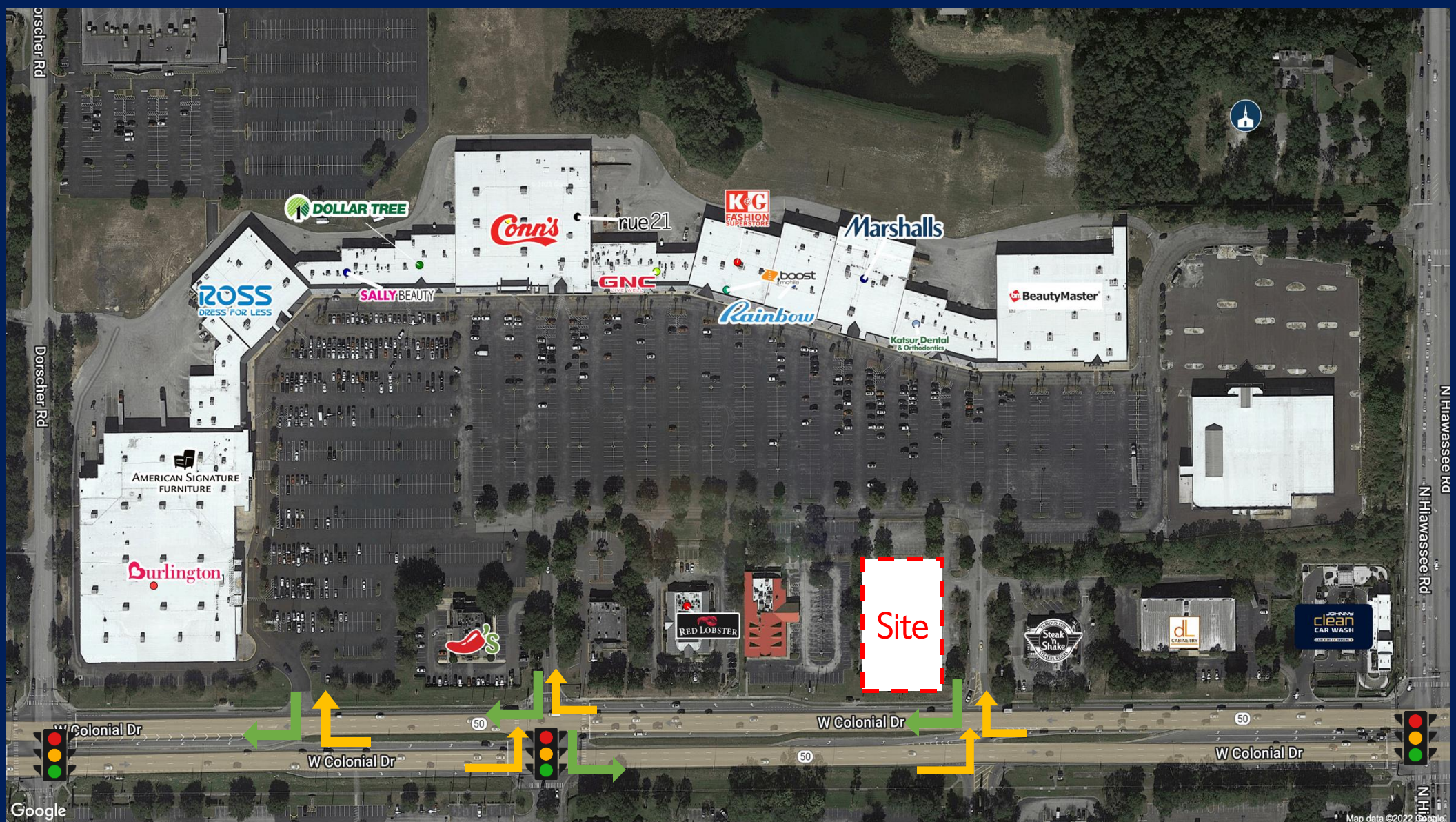


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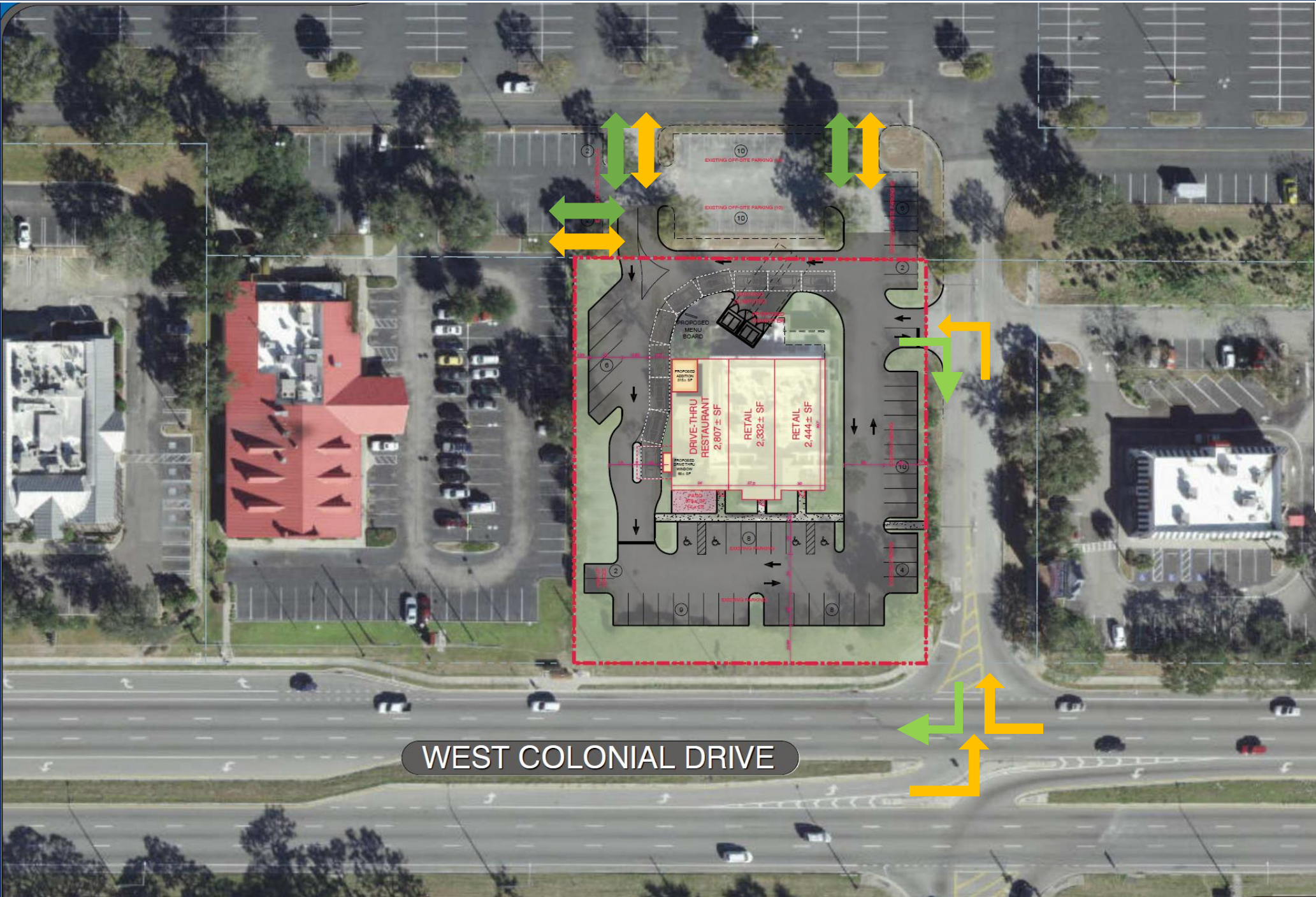


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WEST COLONIAL DRIVE

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Completed Building



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