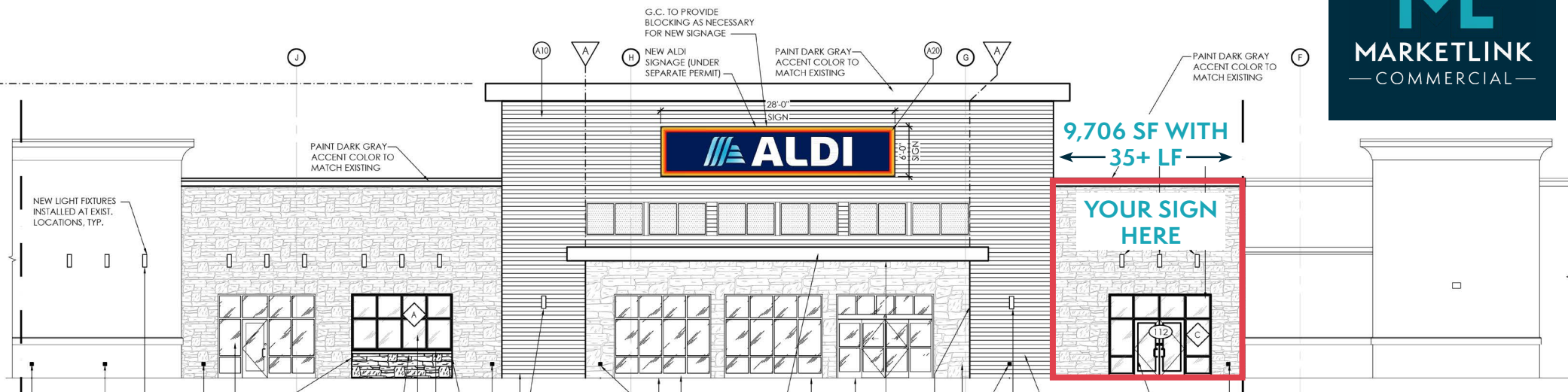




AVAILABLE FOR SUB-LEASE

3225 E Colonial Drive
Orlando, FL 32803

PROPERTY HIGHLIGHTS

- 9,706 SF (Can be combined to create 17,537 SF)
- 61,137ADT on E. Colonial Drive & 22,834ADT on Maguire Blvd
- Overall GLA: 260,231SF
- Delivery Immediately

Colonial
Landing

2022 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	7,983	121,780	311,381
Median HH Income	\$77,859	\$70,203	\$62,493
Median Age	38.6	38.8	38.3

CO-TENANTS



MARKET AERIAL



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ZOOM AERIAL



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SITE PLAN



MAGUIRE BOULEVARD

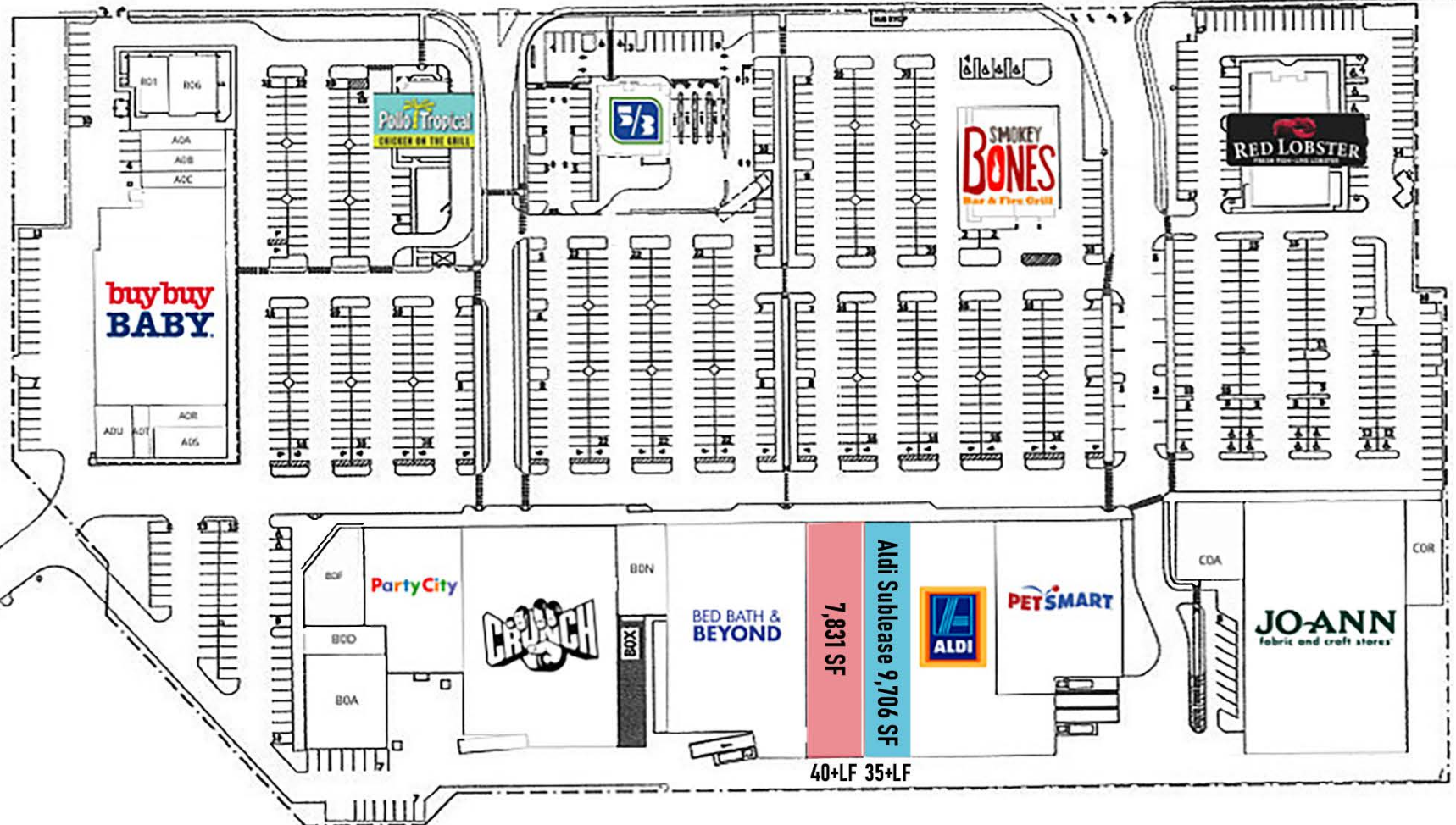
FASHION SQUARE MALL

East Colonial Drive

Street Light

Street Light

Street Light



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FLOOR PLAN

