



## Colonial Promenade

4600 E Colonial Dr  
Orlando, FL

*\* Join this premier Colonial Drive retail destination within the Fashion Square district at the gateway to Baldwin Park!*

### Property Specifications

OUTPARCELS

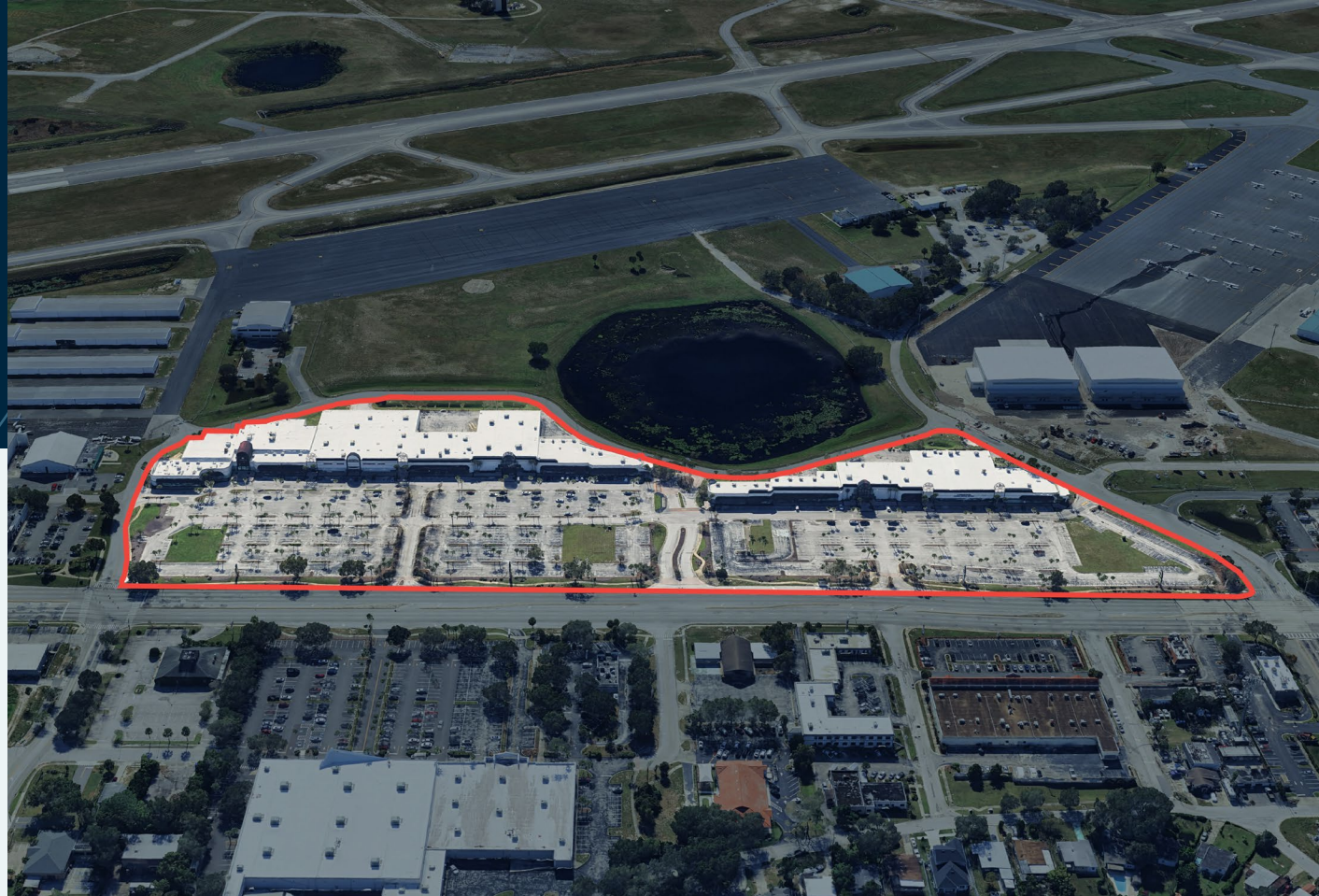
0.75 - 2 AC

SPACE AVAILABLE

800 - 100,000 SF

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### About the Relocation Property

- **Premier Orlando Fashion Square area retail center** positioned on highly trafficked E Colonial Drive.
- **Exceptional visibility & frontage** with ±1,800+ feet along Colonial Dr and additional exposure on Humphries Ave & Rickenbacker Dr.
- **High daily traffic counts** driving consistent consumer flow and strong retailer performance.
- **Signalized intersection with multiple access points**, including a dedicated turn lane for seamless ingress/egress.
- **Strategically located at the entrance to Baldwin Park and the Orlando Executive Airport**, capturing affluent residential and commuter traffic.

### Traffic Counts

E Colonial Dr	60,227 VPD
Semoran Blvd	58,500 VPD
Year: 2025   Source: FDOT	

### Nearby Retailers





# Fashion Square | Zoom-Out

Winter Park, FL



ORLANDO SCIENCE CENTER

PRINCETON ST

ORLANDO BALLET

Gallery at Mills Park  
310 Units

The Yard at Ivanhoe  
591 Units

**Mills Park**

- THE FRESH MARKET
- FIRST WATCH THE DAYTIME CAFE
- Banfield PET HOSPITAL
- pure barre
- PNC

11,900 VPD

Audubon Park Elementary School  
1,123 Students



Baldwin Park Elementary  
774 Students

BALDWIN PARK  
FIVE GUYS BURGERS and FRIES  
CVS



176,000 VPD

VIRGINIA DR

MILLS AVE 26,500 VPD

Orlando Gifted Academy  
425 Students

Audubon Park  
449 MF Units

ORLANDO CENTRAL CENTER  
670,012 SF OFFICE

Fashion Square Mall

Dillard's macy's  
Tanera FLOOR DECOR

Infinity  
212 MF Units

Aurora on the Trail  
361 MF Units

Uptown Place  
244 Units

Lake Highland Preparatory School  
2,066 Students

**Colonial Marketplace**

- SHAKE SHACK
- FEL WEL
- PROPOSED: LAIFITNESS, TARGET, TRADER JOE'S



SteelHouse  
326 Units



38,000 VPD

Hillcrest Elementary  
485 Students

Alexan Mills 50  
245 Units

48,500 VPD

EAST COLONIAL DR

DEL TACO, CAVA, Olive Garden, Bank of America

DICK'S

Batteries + Bulbs, Arby's, DUNKIN', Pazo's

BEST BUY



161,500 VPD



SITE

**Colonial Plaza**

- SPROUTS FARMERS MARKET, BARNES & NOBLE, petco, HOBBY LOBBY, BIG LOTS!, MILLER'S ALE-HOUSE, Total Wine & More
- five BEI'W, GOODYEAR, Staples, Walgreens, ULTA, Potbelly, ROSS DRESS FOR LESS, Bath & Body Works, Conns, Marshalls
- OLD NAVY

**Colonial Landing**

- Crunch, ALDI, Burlington, just salad, Pollo Tropical, wayfair OUTLET, PET SMART

14,800 VPD

Howard Middle  
1,124 Students

T.G. Lee  
HEADQUARTERS  
125,623 SF

16,200 VPD

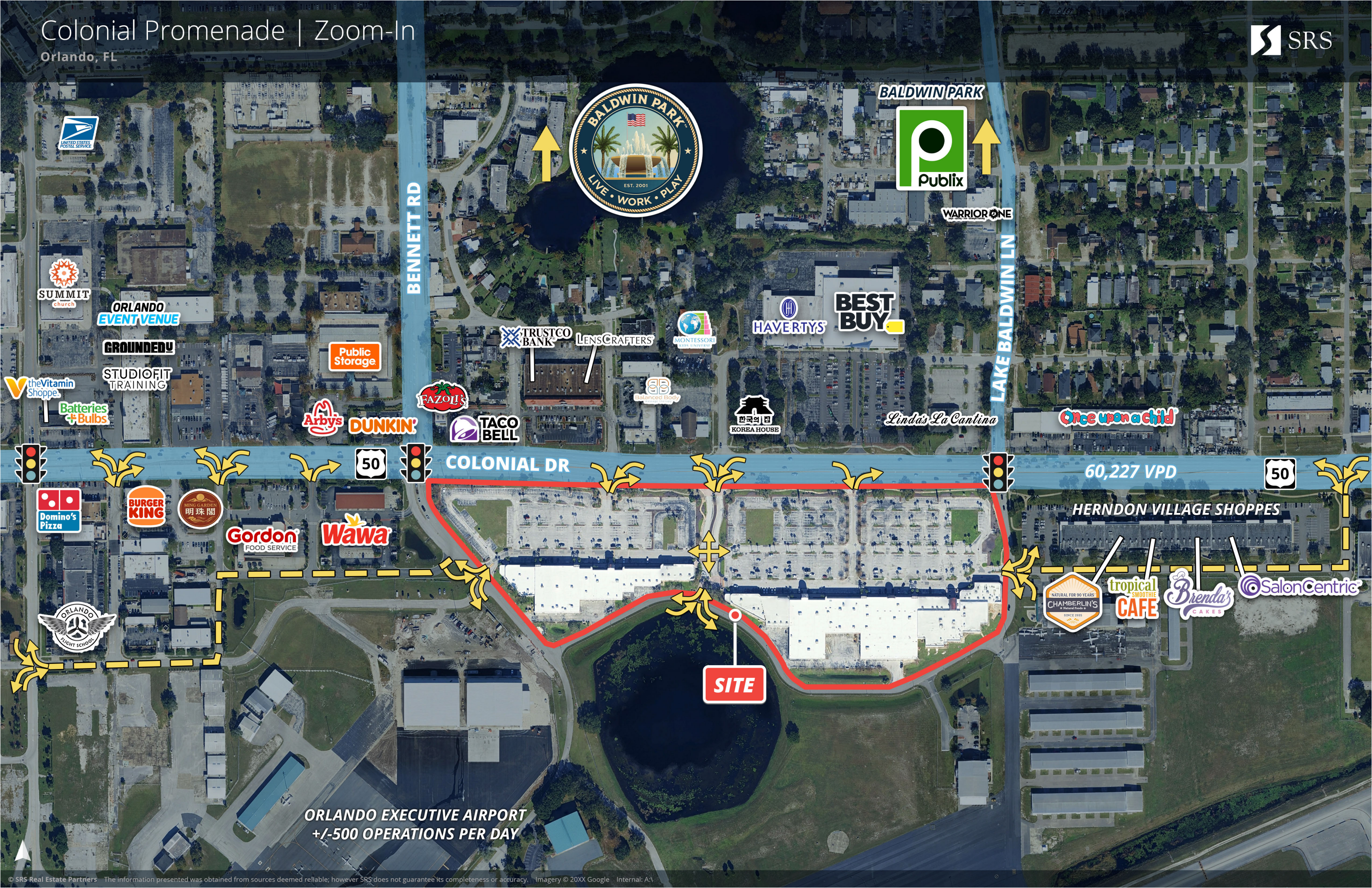
ORLANDO EXECUTIVE AIRPORT

DOWNTOWN ORLANDO



# Colonial Promenade | Zoom-In

Orlando, FL



BALDWIN PARK



WARRIOR ONE



HAVERTYS

TRUSTCO BANK

LENSCRAFTERS



Linda's La Cantina

Once Upon a Child

BENNETT RD

LAKE BALDWIN LN

COLONIAL DR

60,227 VPD



HERNDON VILLAGE SHOPPES

SITE

ORLANDO EXECUTIVE AIRPORT  
+/-500 OPERATIONS PER DAY



ORLANDO EVENT VENUE

GROUNDQU

STUDIOFIT TRAINING

Public Storage



DUNKIN'



TACO BELL



Batteries + Bulbs



BURGER KING



Gordon FOOD SERVICE

Wawa



tropical SMOOTHIE CAFE



SalonCentric



Unit	Tenant	SF
4678	AVAILABLE	6,501
4676	AVAILABLE	1,409
4672	AVAILABLE	25,915
4668	AVAILABLE	836
4666	AVAILABLE	1,226
4664	AVAILABLE	1,270
4660	AVAILABLE	1,180
4644	AVAILABLE	38,187

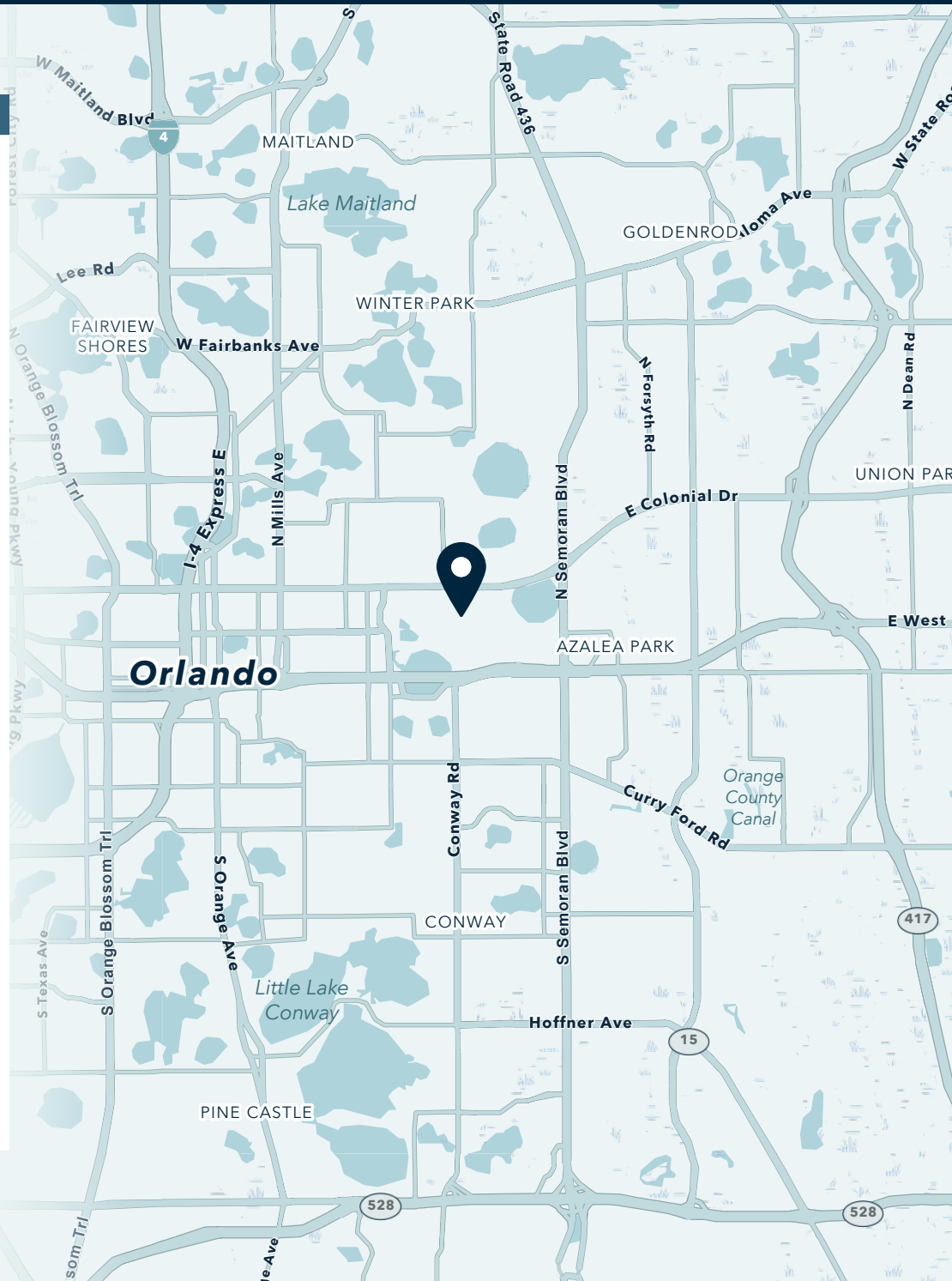
Unit	Tenant	SF
4636	AVAILABLE	10,951
4632	AVAILABLE	3,835
4628	AVAILABLE	24,117
4624	AVAILABLE	2,443
4620	AVAILABLE	2,063
4616	AVAILABLE	1,912
4608	AVAILABLE	3,093
4600	AVAILABLE	5,549

Unit	Tenant	SF
4360	AVAILABLE	11,027
4324	AVAILABLE	13,338
4308	AVAILABLE	27,118
4306	AVAILABLE	3,073
4300	AVAILABLE	5,480



## Area Snapshot

	1 MILE	3 MILES	5 MILES
<b>Population</b>			
2025 Estimated Population	5,917	127,988	326,761
2030 Projected Population	6,099	131,352	336,715
Proj. Annual Growth 2025 to 2030	0.61%	0.52%	0.60%
<b>Daytime Population</b>			
2025 Daytime Population	11,216	161,633	461,088
Workers	9,116	110,038	315,915
Residents	2,100	51,595	145,173
<b>Income</b>			
2025 Est. Average Household Income	\$131,008	\$121,820	\$115,657
2025 Est. Median Household Income	\$102,320	\$83,584	\$78,928
<b>Households &amp; Growth</b>			
2025 Estimated Households	2,691	57,120	139,673
2030 Estimated Households	2,782	58,904	144,515
Proj. Annual Growth 2025 to 2030	0.67%	0.62%	0.68%
<b>Race &amp; Ethnicity</b>			
2025 Est. White	62%	56%	52%
2025 Est. Black or African American	5%	8%	11%
2025 Est. Asian or Pacific Islander	8%	5%	4%
2025 Est. American Indian or Native Alaskan	0%	1%	1%
2025 Est. Other Races	24%	32%	31%
2025 Est. Hispanic (Any Race)	27%	37%	37%



**Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



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**SRS REAL ESTATE PARTNERS**

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