

Property Summary



PROPERTY DESCRIPTION

Colonial Town Center is a 100% occupied, Class A retail shopping center located at 8010 West Colonial Drive in Orlando, Florida. Constructed in 2009, the property offers a stabilized income stream supported by long-term triple-net leases featuring annual rent escalations and renewal options. Recent capital improvements—including a new roof, upgraded electrical systems, enhanced lighting, and updated LED signage wiring—position the asset with no deferred maintenance and strong institutional curb appeal. The opportunity to develop an additional 6,000 square feet of retail provides compelling value-add potential while maintaining a fully stabilized rent roll.

LOCATION DESCRIPTION

Colonial Town Center benefits from exceptional visibility along West Colonial Drive, one of Orlando's most heavily trafficked retail corridors, and is located less than one-half mile from State Road 408, the region's primary east-west artery. The center is shadow-anchored by Walmart Neighborhood Market and Sam's Club, driving consistent daily traffic and national credit synergy. Situated within one of Orlando's densest submarkets, the property is surrounded by more than 14,000 residents within one mile and approximately 118,000 residents within three miles. This prime positioning supports long-term tenant demand and sustained retail performance in a core Central Florida market.

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	7
Available SF:	6,000 SF (Outparcel - To Be Developed)
Building Size:	49,200 SF
Anchor	Sky Zone
Class	A

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,957	40,577	90,047
Total Population	18,933	127,630	276,488
Average HH Income	\$72,694	\$81,980	\$91,398



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Outparcel Opportunity
+/- 6,000 SF



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Additional Photos



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Demographics Map & Report

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	18,933	127,630	276,488
Average Age	33.7	35.2	36.1
Average Age (Male)	32.4	34.7	35.3
Average Age (Female)	33.9	35.4	36.5

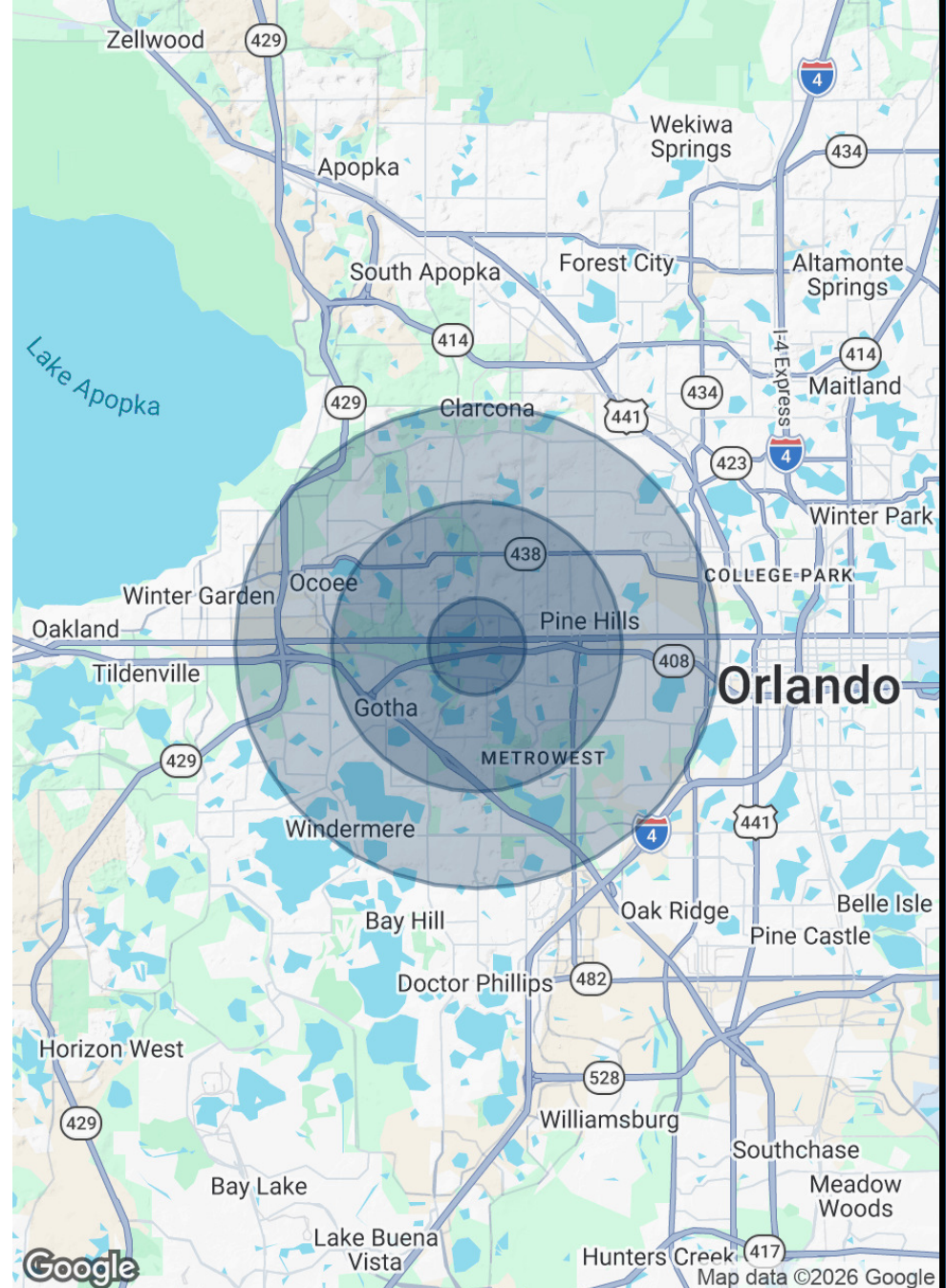
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,957	40,577	90,047
# of Persons per HH	3.2	3.1	3.1
Average HH Income	\$72,694	\$81,980	\$91,398
Average House Value	\$287,672	\$306,557	\$348,096

RACE

	1 MILE	3 MILES	5 MILES
% White	21.4%	26.5%	28.4%
% Black	59.8%	50.1%	47.6%
% Asian	4.8%	5.0%	5.2%
% Hawaiian	0.0%	0.0%	0.0%
% American Indian	0.3%	0.2%	0.2%
% Other	5.8%	7.0%	7.1%

2023 American Community Survey (ACS)



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