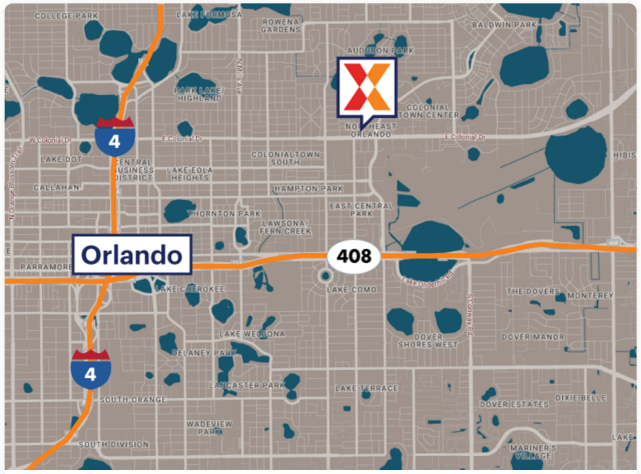
Colonial Marketplace

Orange County | Orlando-Kissimmee-Sanford, FL | 141,069 Sq Ft

2933 East Colonial Drive | Orlando, FL 32803

28.5548, -81.3459





Demographics	1 Mile	3 Miles	5 Miles
Population	11,129	126,136	311,576
Daytime Pop.	24,215	289,721	539,828
Households	5,551	59,275	135,105
Income	$147,926	$144,619	$126,267

Source: Synergos Technologies, Inc. 2024

Positioned in a popular retail node just outside of Downtown Orlando, center drawing an estimated 2.4M annual visits (Placer.ai 2025)

Located at the high-traffic intersection of E Colonial Dr (SR 50) and Maguire Blvd with 42K+ and 18K+ vehicles daily, respectively (Kalibrate 2022)

Affluent and well-educated trade area within a 3-mile radius, including the nearby Baldwin Park neighborhood, with an average household income of $144K+ and 54% of residents with a college education

Strong daytime population of 289K+ increases the population within a 3-mile radius by 130% during the day



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Available Spaces

13A 35,374 Sq Ft

Current Tenants

Space size listed in square feet

01	Zen Dumplings	5,090
04	Armed Forces Recruiting	4,380
05	Orchid Asia Spa	1,200
06	Lifetime Eyecare	1,680
07	LP Nails & Spa	1,920
08	Kumon Institute of Education	1,200
08A	Armed Forces Recruiting	1,200
09	Armed Forces Recruiting	2,400
11	LA Fitness	50,000
13B	Sierra	23,284
13C	Occupied	12,500
FS1	Wingstop	1,996
FS1-C	GameStop	2,080
FS1-D	Chipotle Mexican Grill	2,855
FS2A	Jeff's Bagel Run	1,460
FS2B	Shake Shack	3,139
NAP01	Target	0
NAP02	Macy's	0
NAP03	Floor & Decor	0
NAP04	Dillard's	0
NAP05	CITGO Petroleum	0
NAP06	T-Mobile	0

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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