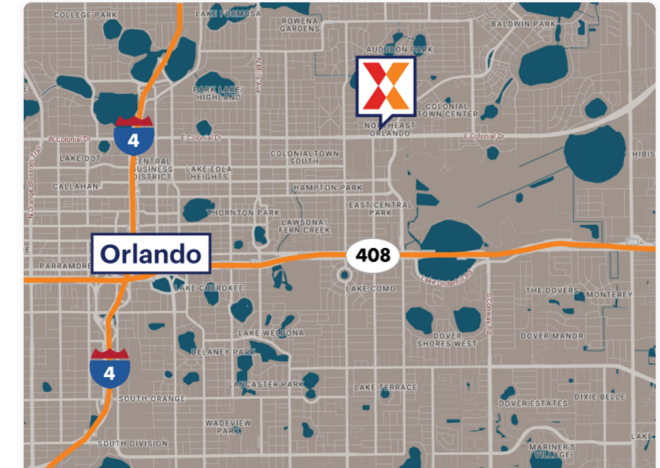


Colonial Marketplace

2933 East Colonial Drive | Orlando, FL 32803

28.5548, -81.3459

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



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





Available Spaces

13	60,469 Sq Ft	360°	13B	23,284 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
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.

