

OFFICE / RETAIL FOR LEASE

100 E Colonial Drive, Orlando, FL 32801

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Executive Vice President

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For Lease: Inquire for Rate

Availability: ± 1,344 - 7,075 SF

Suite 104: ± 1,440 SF

Suite 105: ± 1,344 SF

Suite 106: ± 2,159 SF

Suite 107: ± 2,132 SF



**2025 DAYTIME
POPULATION**
475,806 (5 MILES)

Up to 7,075 SF retail or office use in corner suite delivered in grey-shell with elevated ceilings, dedicated corner entry, and large road-facing windows

Located at signalized hard corner of East Colonial Drive & Magnolia Avenue (62,500 total AADT) within ± 110,000 SF three-story mixed-use building

Prominent building & blade signage on both East Colonial Drive & Magnolia Avenue

Shared garage and street parking on-both sides of the building available for tenants and patrons

Current building tenants include Maki Hibachi and My Neighborhood Storage Center

Conveniently situated 5 minutes from the Downtown Orlando Business District with easy access to I-4, SR 408 and the Mills & 50 retail / restaurant corridor

■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ www.FCPG.com ■

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease, or withdrawal without notice. ©2025 First Capital Property Group



Visit EatShopStore.com
For More Information



SITE MAP

Availability: ± 1,344 - 7,075 SF

Retail: ± 1,344 - 7,075 SF

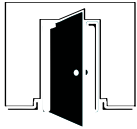
Office: ± 7,075 SF

Suite 104: ± 1,440 SF

Suite 105: ± 1,344 SF

Suite 106: ± 2,159 SF

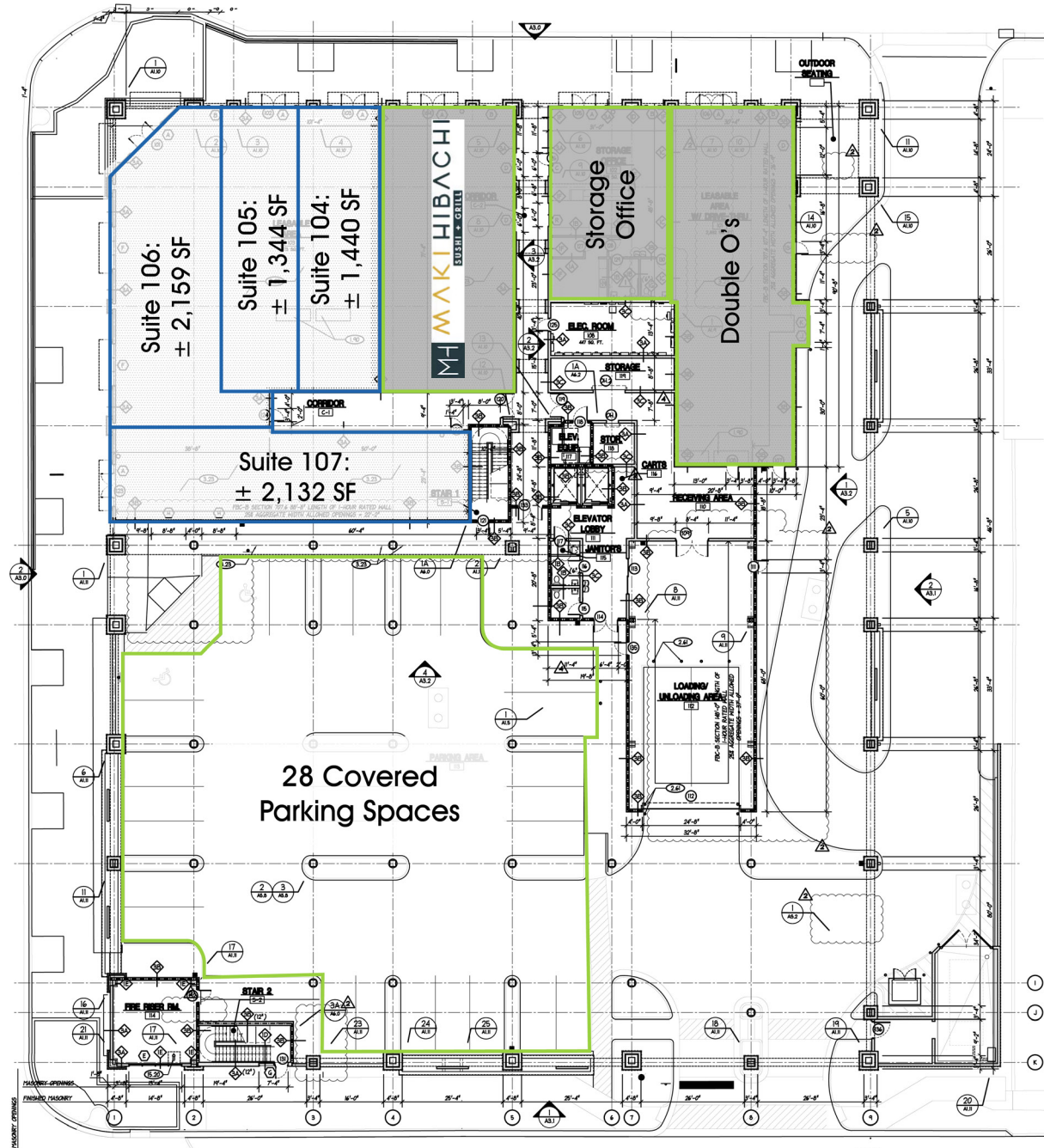
Suite 107: ± 2,132 SF



GREY SHELL DELIVERY



END-CAP SUITE



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SUITE 104 - 107



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LOCATION

DEMOGRAPHICS

2025

1 Mile 3 Miles 5 Miles

Total Population	22,189	103,065	295,658
Total Households	12,256	49,966	125,727
Average HH Income	\$129,574	\$132,599	\$113,972

Average Annual Daily Trips

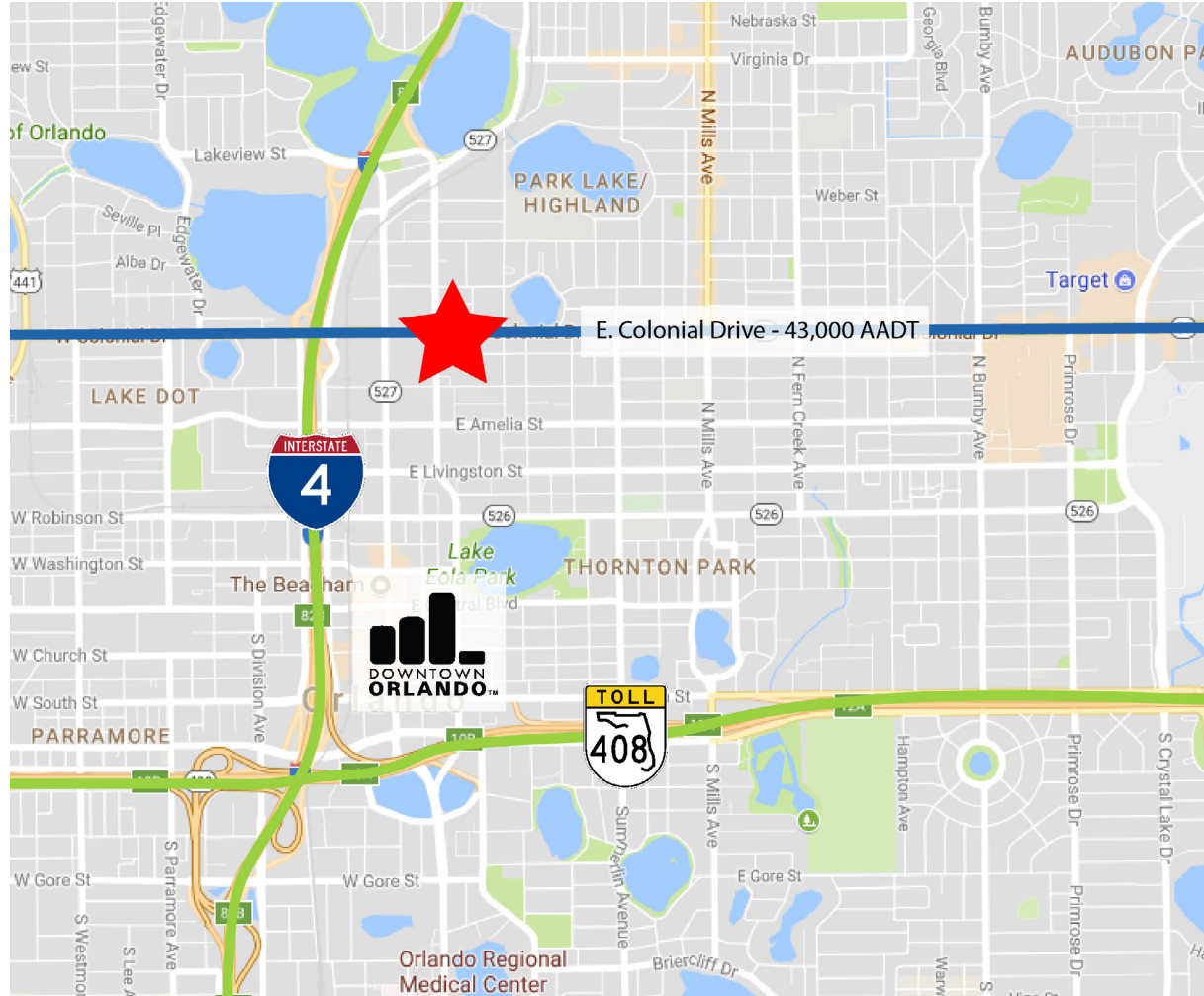
2024

East Colonial Drive	48,500
Magnolia Ave	14,000



AVG. HH INCOME
\$132,599 (3 MILES)

Drive Times & Traffic Counts



Less than 0.9 miles



2 minutes (0.4 miles)



3 minutes (1.1 miles)



10 minutes (6.9 miles)



9 minutes (7.5 miles)

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LOCATION

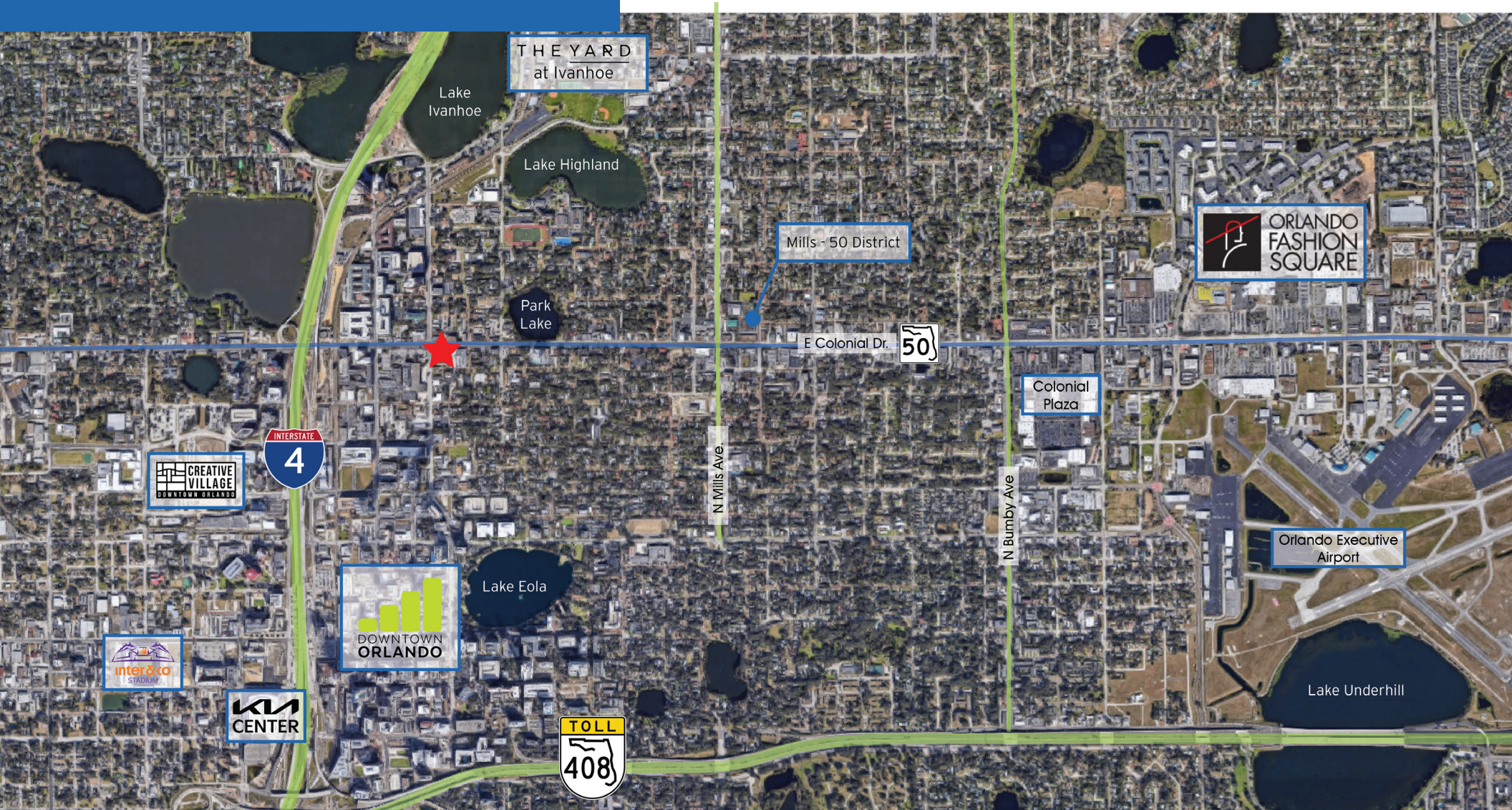


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NEIGHBORHOOD MAP



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