



FOR LEASE

Lake Calvert Square



12100 E. COLONIAL DRIVE

MARC LEWIN

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📍 20900 NE 30TH AVE, STE 307, AVENTURA, FL 33180



PROPERTY DESCRIPTION

The Shoppes at Lake Calvert is a 9,964 sq. ft. multi-tenant strip center located on East Colonial Drive (SR-50) in the University East submarket.

The property is located approximately 2 miles from the University of Central Florida, which has the largest enrollment in the country – 66,000 students. It is also located less than a mile from the Central Florida Research Park which has approximately 10,000 employees working at various companies.

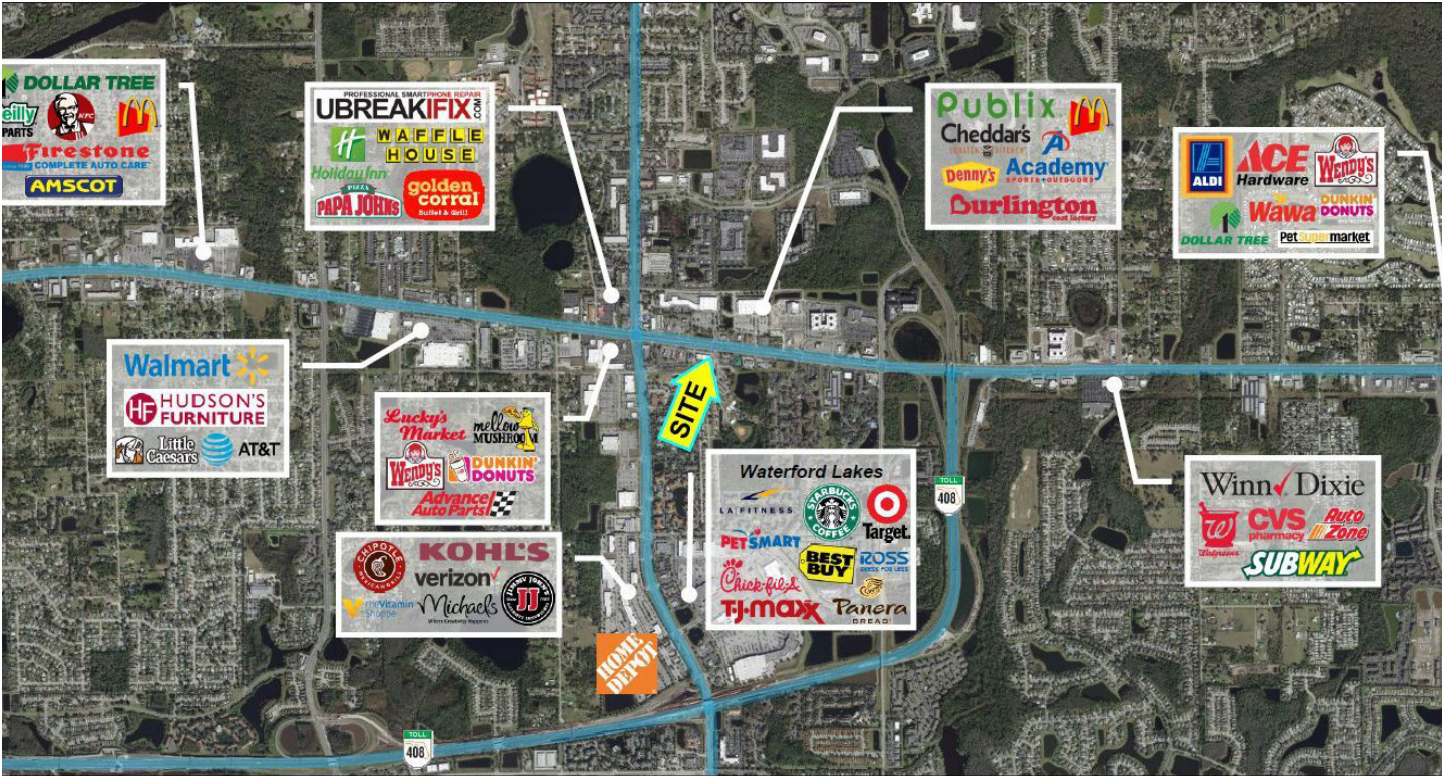
PROPERTY HIGHLIGHTS

- Great access, visibility, signage and frontage on East Colonial Drive
- New Student Housing and Multi-Family projects finished in the last couple years.
- Easy access to Highway 408

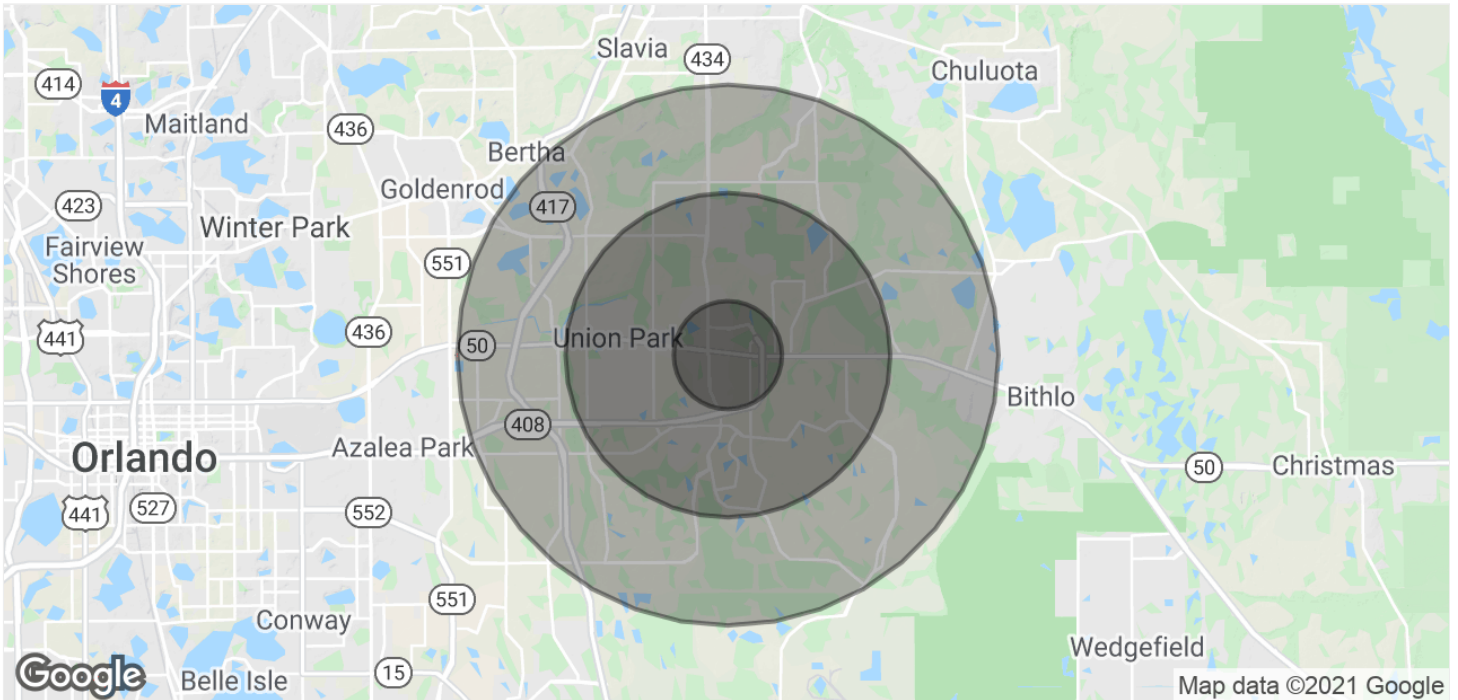
OFFERING SUMMARY

Lease Rate	Negotiable
Number of Units	1 - 2
Available SF	1,407 / 3,250 / 4,657 SF
Building Size	9,964 SF

Demographics	1 MILE	3 MILES	5 MILES
Total Households	5,619	35,361	81,575
Total Population	2.3	2.6	2.7
Average HH Income	\$76,275	\$92,394	\$109,689







POPULATION

1 MILE

3 MILES

5 MILES

Total Population	16,722	109,311	239,796
Average Age	25	31	34
Average Age (Male)	26	28	31
Average Age (Female)	28	32	34

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	5,619	35,361	81,575
# of Persons per HH	2.3	2.6	2.7
Average HH Income	\$76,275	\$92,394	\$109,689

* Demographic data derived from 2025 US Census