



7501 East Colonial  
Drive  
Orlando, FL 32807

**FOR LEASE**

Space Available: ±1,600 SF  
Lease Rate & Type: \$35.00 PSF, NNN

**For More Information**

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# 7501 East Colonial Drive

Orlando, FL 32807



## Property Features

- ±1,600 SF available at Amscot Strip Center
- Prime frontage along East Colonial Drive (SR-50)
- High daily traffic count along a major east-west corridor
- Prominent storefront signage opportunity
- Ample on-site parking for customers and employees
- Signalized access and convenient ingress/egress

### Traffic Count



CARS PER DAY

SR-50	49,500
SR-551	26,500

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## Location Features

- Situated in a dense retail corridor in East Orlando
- Strong surrounding residential base that supports steady consumer traffic
- High daytime population supported by nearby businesses and services
- Excellent connectivity to major roadways

## Demographic Summary

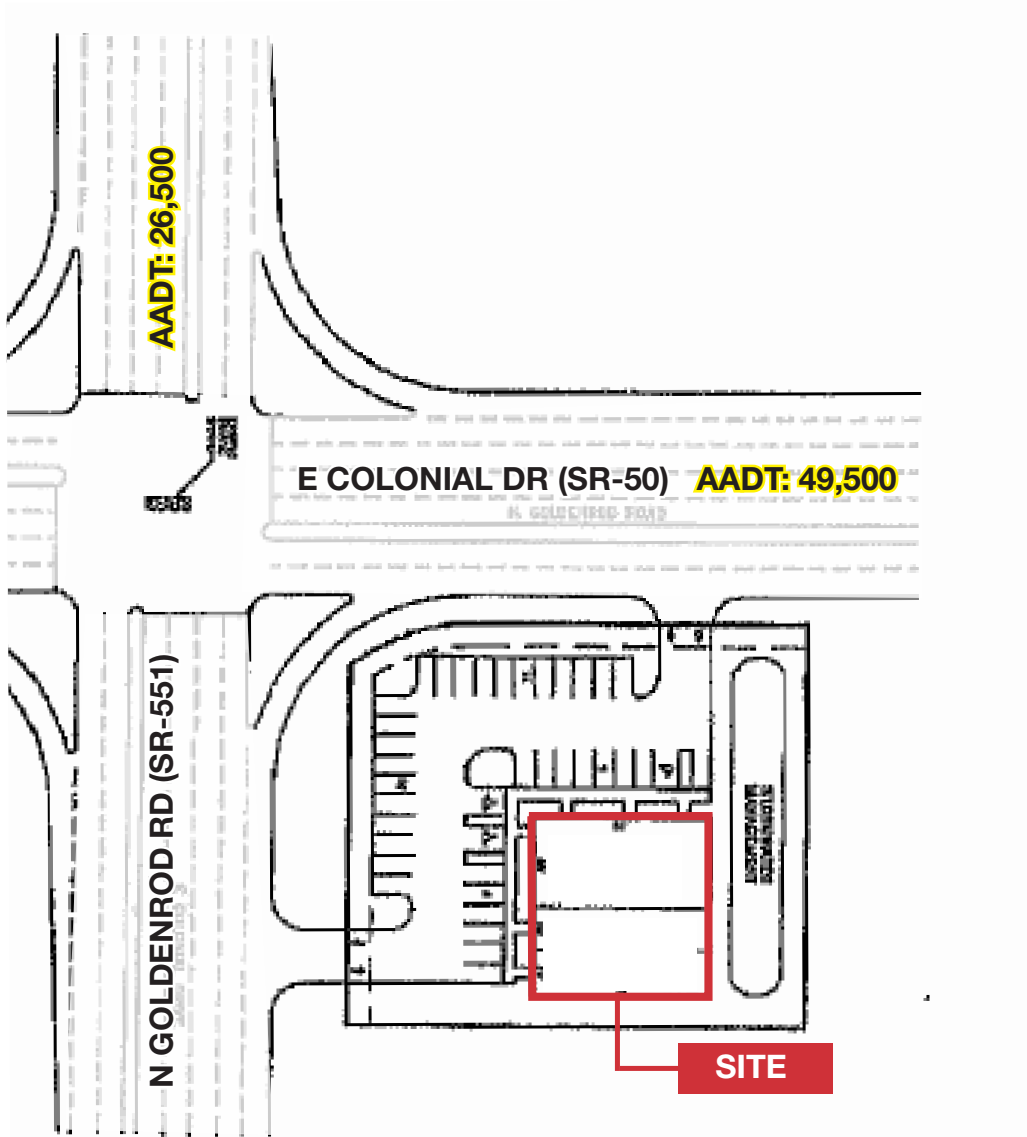


	1 Mile	3 Miles	5 Miles
Population	8,851	116,732	308,414
Households	2,970	45,725	121,371
Average HH Income	\$74,923	\$99,961	\$108,553

# Site Plan

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±1,600 SF available



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