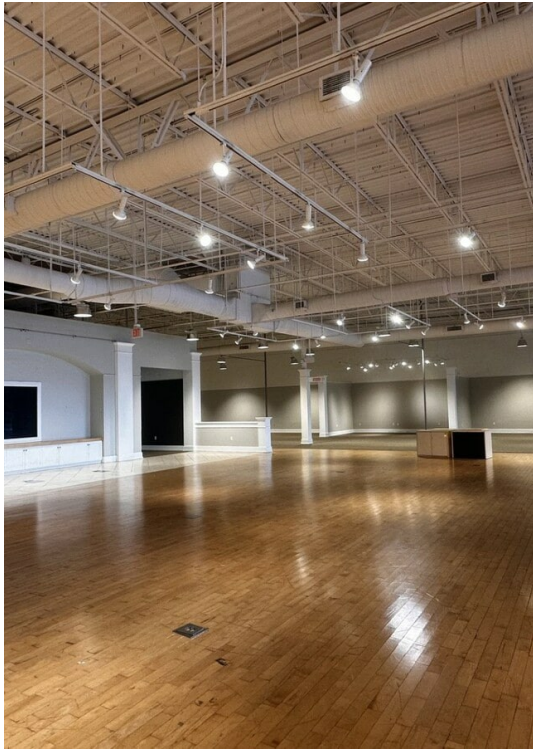




Orlando Big Box Former Furniture Store

7463 W Colonial Dr, Orlando, FL 32818



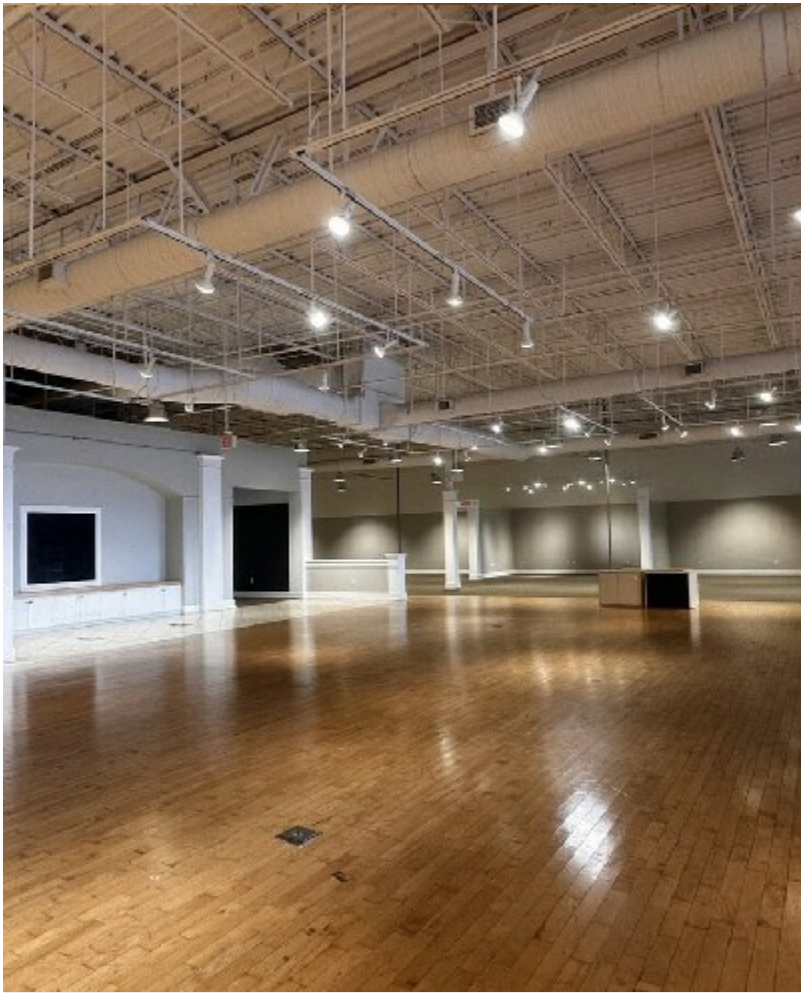
Charles Silver

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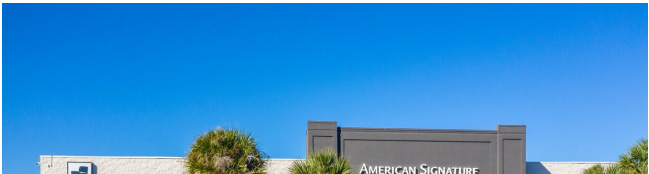
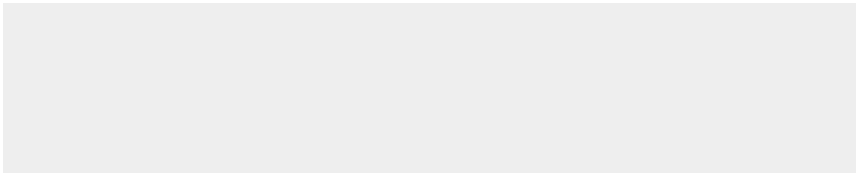
\$16.95 /SF/YR

This is a rare opportunity to lease 50,504 SF. It's a true Big Box featuring the five key attributes large-format users seek: ample parking, easy access, exceptional visibility, strong signage, and immediate occupancy. The property offers more than 200 parking spaces, 19 ft. to 23 ft. clear ceiling heights, three loading docks, two grade-level loading doors, and outstanding visibility along W. Colonial Drive with prominent signage opportunities. The space features an open, functional layout that was previously occupied by a furniture retailer. The roof, HVAC systems, and building infrastructure are reported to be in good working order. Former American Signature Furniture Space, Located within a 492,779 SF power center, the project is over 98% leased and anchored by Marshalls, Ross, Burlington Coat Factory, with a new Harbor Freight opening soon. The shopping center is home to a strong mix of national retailers and benefits from prominent street pylon signage. Traffic counts at Colonial Drive and Hiawassee Road are approximately 76,000 vehicles per day, providing exceptional exposure to consumers throughout the West Orlando market....

- One of the only move-in-ready big-box retail spaces in the market featuring highly visible pylon signage.
- More than 200 parking spaces support high customer volumes.
- Exceptional visibility, high traffic exposure, and ceiling heights suited for large-format users.
- Features three loading docks and two grade-level loading doors.
- The power center is anchored by Marshalls, Ross, Burlington Coat Factory, and more.
- Spacious open-concept layout with a regular, easy-to-merchandise floor plan. Existing roof and HVAC systems are operational and well maintained.



Rental Rate:	\$16.95 /SF/YR
Min. Divisible:	40,000 SF
Property Type:	Retail
Property Subtype:	Department Store
Gross Leasable Area:	50,504 SF
Year Built:	1991
Walk Score ®:	50 (Fairly friendly)
Transit Score ®:	30 (Somewhat friendly)
Taxes:	\$0.15 USD/SF/MO
Rental Rate Mo:	\$1.41 /SF/MO



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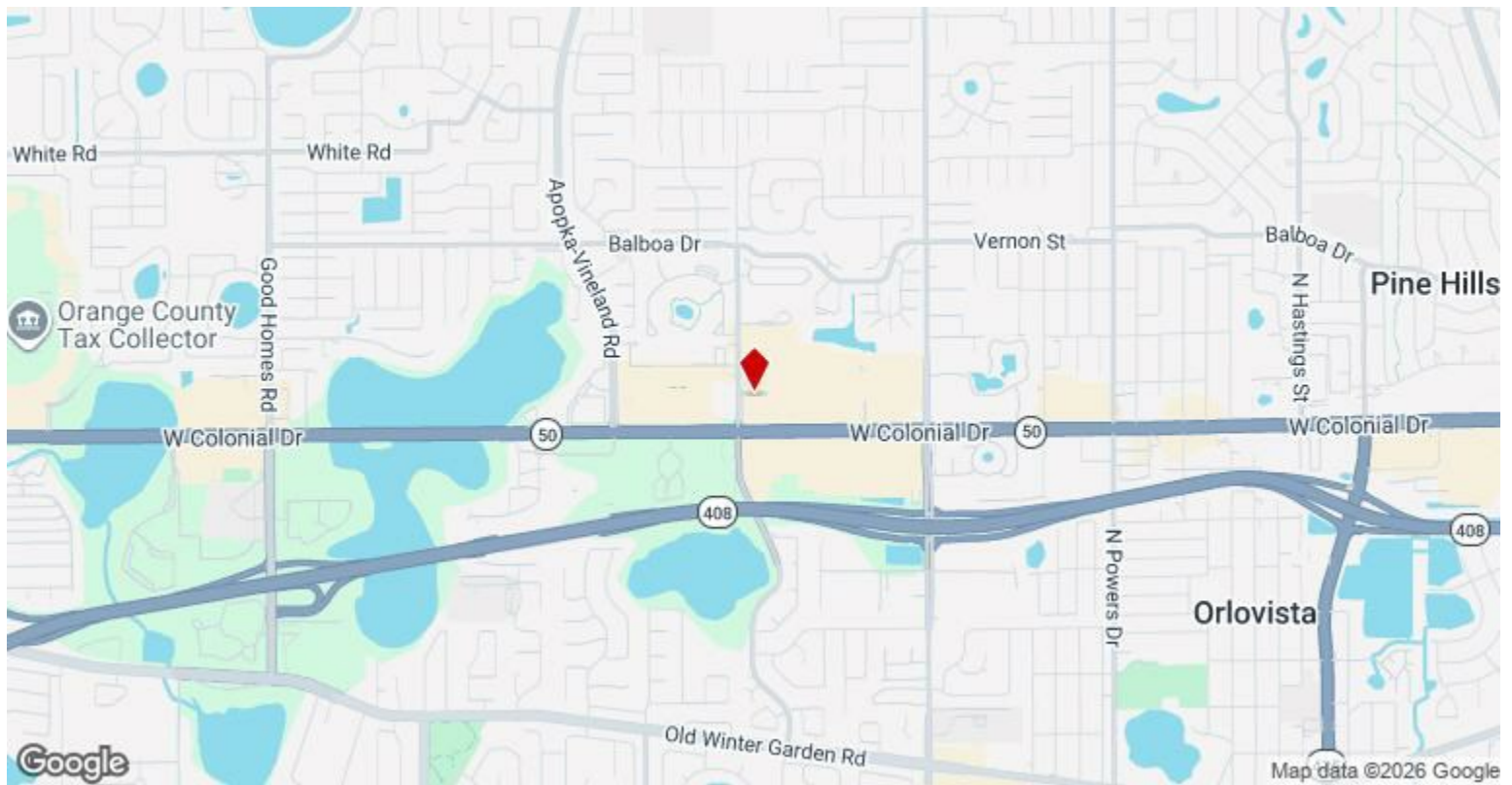
1st Floor

Space Available	40,000 - 50,504 SF
Rental Rate	\$16.95 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	5 - 15 Years

Former furniture showroom featuring an open, rectangular floor plan with high ceilings, 219 parking spaces, and loading docks. Existing HVAC and building systems are in place, supporting a variety of retail, showroom, office, medical, and academic uses.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Burlington	-	
Marshalls	-	
Ross	-	



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Property Photos



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