

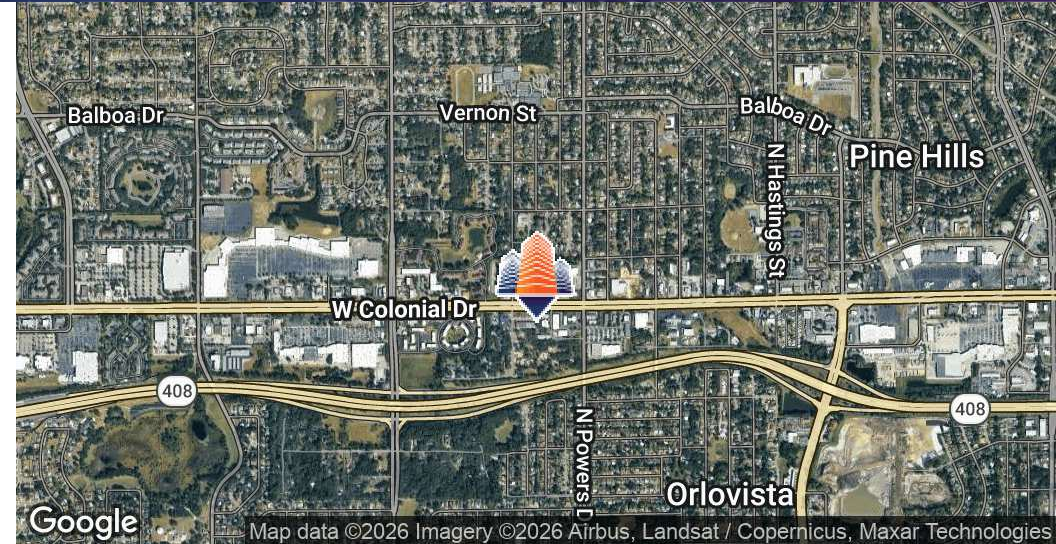
Village West Shopping Center

6404 W. Colonial Drive, Orlando, FL 32818



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 970 SF and 1,200 SF retail spaces available
- Pylon Signage Available
- Parking Ratio: 5.35/1,000 SF
- Located on W Colonial Drive in One of the Largest Retail Corridors in Orlando
- Excellent Visibility from the Street
- Traffic Count on W. Colonial Drive: 41,500+ vehicles per day

OFFERING SUMMARY

Lease Rate:	Call for rates
Available SF:	970 SF & 1,200 SF
Lot Size:	+/- 1.85 Acres
Building Size:	17,940 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,930	44,887	99,213
Total Population	19,305	141,098	295,671
Average HH Income	\$63,545	\$71,174	\$87,561

Casey Dorner
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7575 Dr. Phillips Blvd, Ste 390
Orlando, FL 32819
www.eisre.com

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PROPERTY PHOTOS



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LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN
Total Space:	970 - 1,200 SF

Lease Term:	Negotiable
Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
6412	Available	1,200 SF	NNN	Negotiable
6430	Available	970 SF	NNN	Negotiable

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RETAILER MAP



Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies

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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,305	141,098	295,671
Average age	34.0	34.3	36.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,930	44,887	99,213
# of persons per HH	3.3	3.1	3.0
Average HH income	\$63,545	\$71,174	\$87,561
Average house value	\$240,891	\$263,412	\$336,709

AGE	1 MILE	3 MILES	5 MILES
0 - 4	1,898	11,135	21,423
5 - 9	1,026	9,925	18,940
10 - 14	1,489	10,023	19,873
15 - 17	894	6,543	13,351
18 - 20	736	4,973	9,660
21 - 24	1,446	8,588	15,214
25 - 34	2,482	22,293	47,992
35 - 44	2,481	19,260	42,537
45 - 54	2,231	17,497	37,765
55 - 64	2,098	15,587	34,486
65 - 74	1,835	9,985	21,851
75 - 84	559	4,258	9,408
85+	136	1,051	3,195

