

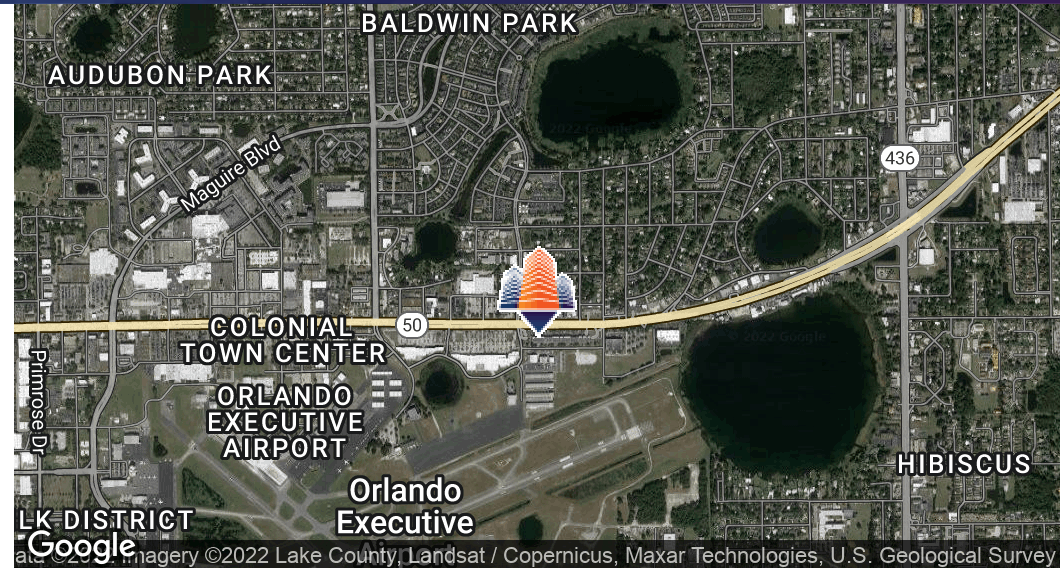
Shoppes at Baldwin Park

4900-5032 E Colonial Drive, Orlando, FL 32803



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 3,380 SF Available January 2023
- New Renovations Just Completed!
- Join Banfield Pet Hospital, Chamberlin's, Optical Outlet, and More!
- Direct Frontage on East Colonial Drive
- Situated Directly Next to Baldwin Park
- Located at the Signalized Corner of E Colonial Drive & Lake Baldwin Lane
- Large Pylon Sign & Plentiful Parking
- 67,000+ Vehicles Per Day on East Colonial Drive

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	3,380 SF
Building Size:	64,320 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,969	52,804	135,632
Total Population	6,944	120,632	316,463
Average HH Income	\$96,491	\$81,520	\$81,997

Nick Barbato

954.579.2672

nbarbato@eisre.com

Eric Portnoy

954.242.2010

eportnoy@eisre.com



7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

www.eisre.com

Shoppes at Baldwin Park

4900-5032 E Colonial Drive, Orlando, FL 32803



EQUITY
INVESTMENT
SERVICES

PHOTOS



Nick Barbato

954.579.2672

nbarbato@eisre.com

Eric Portnoy

954.242.2010

eportnoy@eisre.com



7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

www.eisre.com

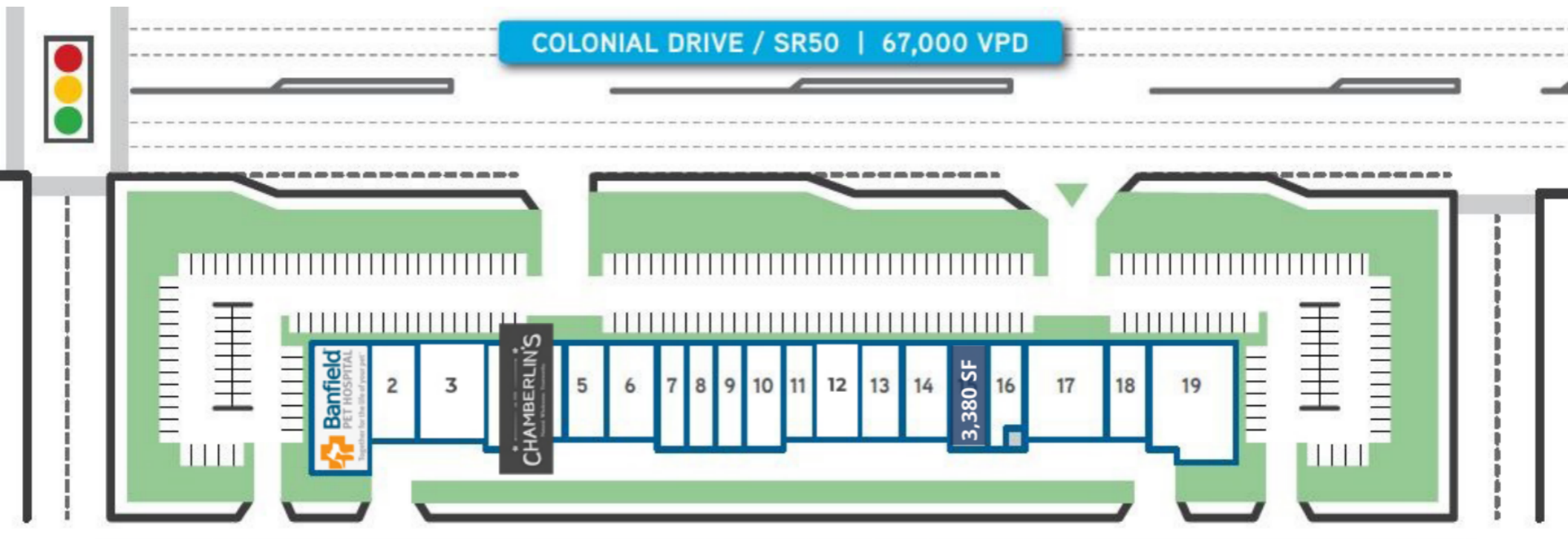
Shoppes at Baldwin Park

4900-5032 E Colonial Drive, Orlando, FL 32803



EQUITY
INVESTMENT
SERVICES

SITE PLAN



Nick Barbato

954.579.2672

nbarbato@eisre.com

Eric Portnoy

954.242.2010

eportnoy@eisre.com



7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

www.eisre.com

Shoppes at Baldwin Park

4900-5032 E Colonial Drive, Orlando, FL 32803



EQUITY
INVESTMENT
SERVICES

RETAILER MAP



Map data ©2022 Google Imagery ©2022, CNES / Airbus, Lake County, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey

Nick Barbato
954.579.2672
nbarbato@eisre.com

Eric Portnoy
954.242.2010
eportnoy@eisre.com



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

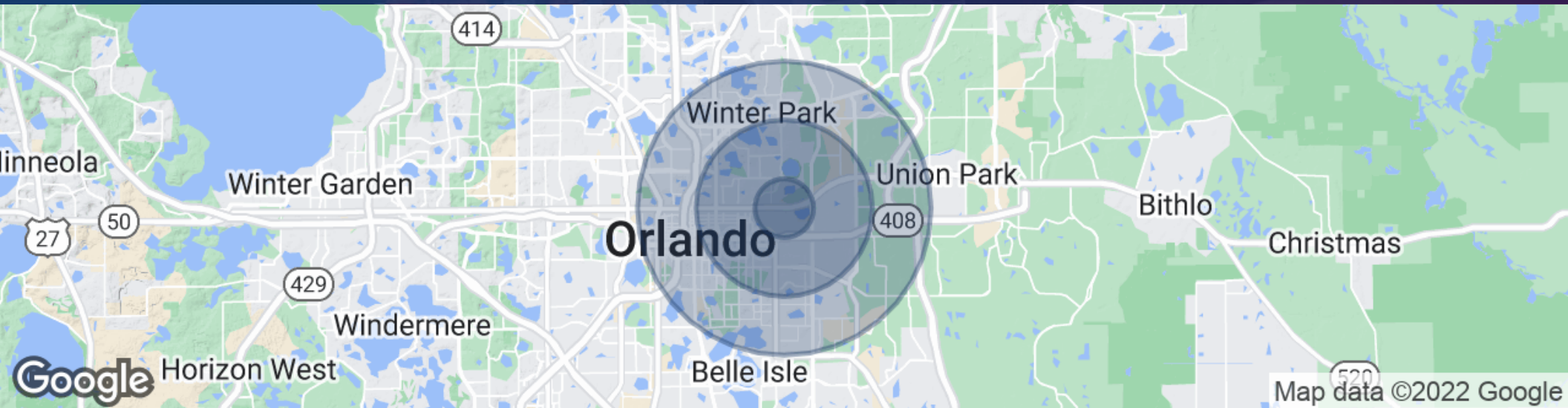
Shoppes at Baldwin Park

4900-5032 E Colonial Drive, Orlando, FL 32803



EQUITY
INVESTMENT
SERVICES

DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	6,944	120,632	316,463
Median age	37.9	35.3	35.6
Median age (Male)	39.0	34.7	34.4
Median age (Female)	37.2	36.4	36.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,969	52,804	135,632
# of persons per HH	2.33	2.26	2.29
Average HH income	\$96,491	\$81,520	\$81,997
Average house value	\$392,074	\$323,215	\$324,624

Nick Barbato

954.579.2672

nbarbato@eisre.com

Eric Portnoy

954.242.2010

eportnoy@eisre.com



7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

www.eisre.com