

# Waterford Lakes / UCF Area - Space For Lease

## Orlando, FL



### 12014 East Colonial Dr, Orlando FL 32826

#### Property Highlights

- Located on SR 50, Orlando's main east west thoroughfare
- Excellent access and exposure from E. Colonial Drive
- Surrounded by many national retailers
- Major Traffic Generators include UCF, Walmart, Publix, Academy of Sports, & Waterford Lakes Town Center

**Traffic Count:** 48,000 AADT ±

**Available Spaces:** 1,487 sf (Former Cell Phone Store)

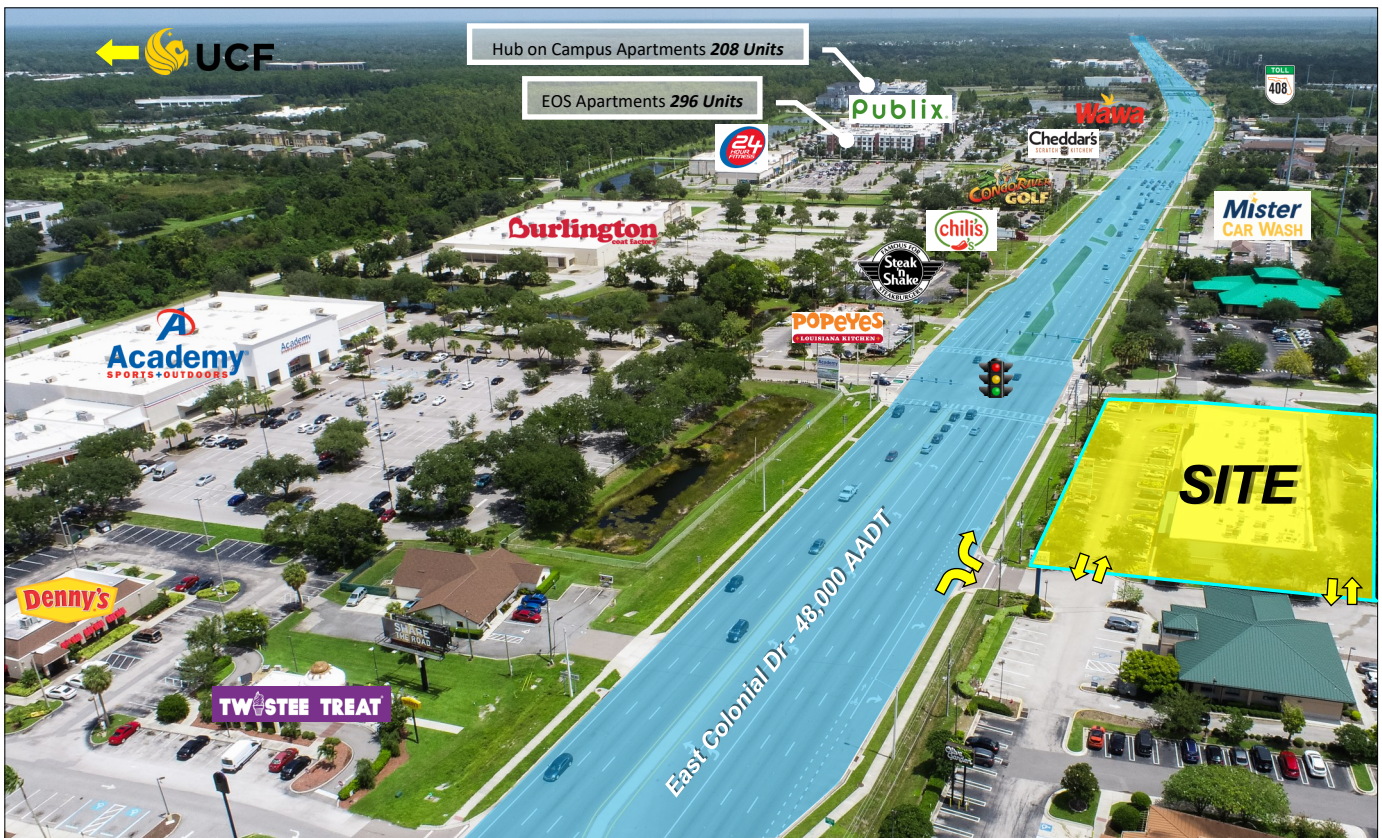


Demographics	1mile	3mile	5mile
Population (2020)	14,151	94,412	225,306
Population (2025)	15,401	104,396	243,233
Average HH Income	\$55,626	\$69,955	\$81,907

**AVAILABLE FOR LEASE**

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**REAL PROPERTY SPECIALISTS, INC.**  
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**For More Information Call 407.624.5611**

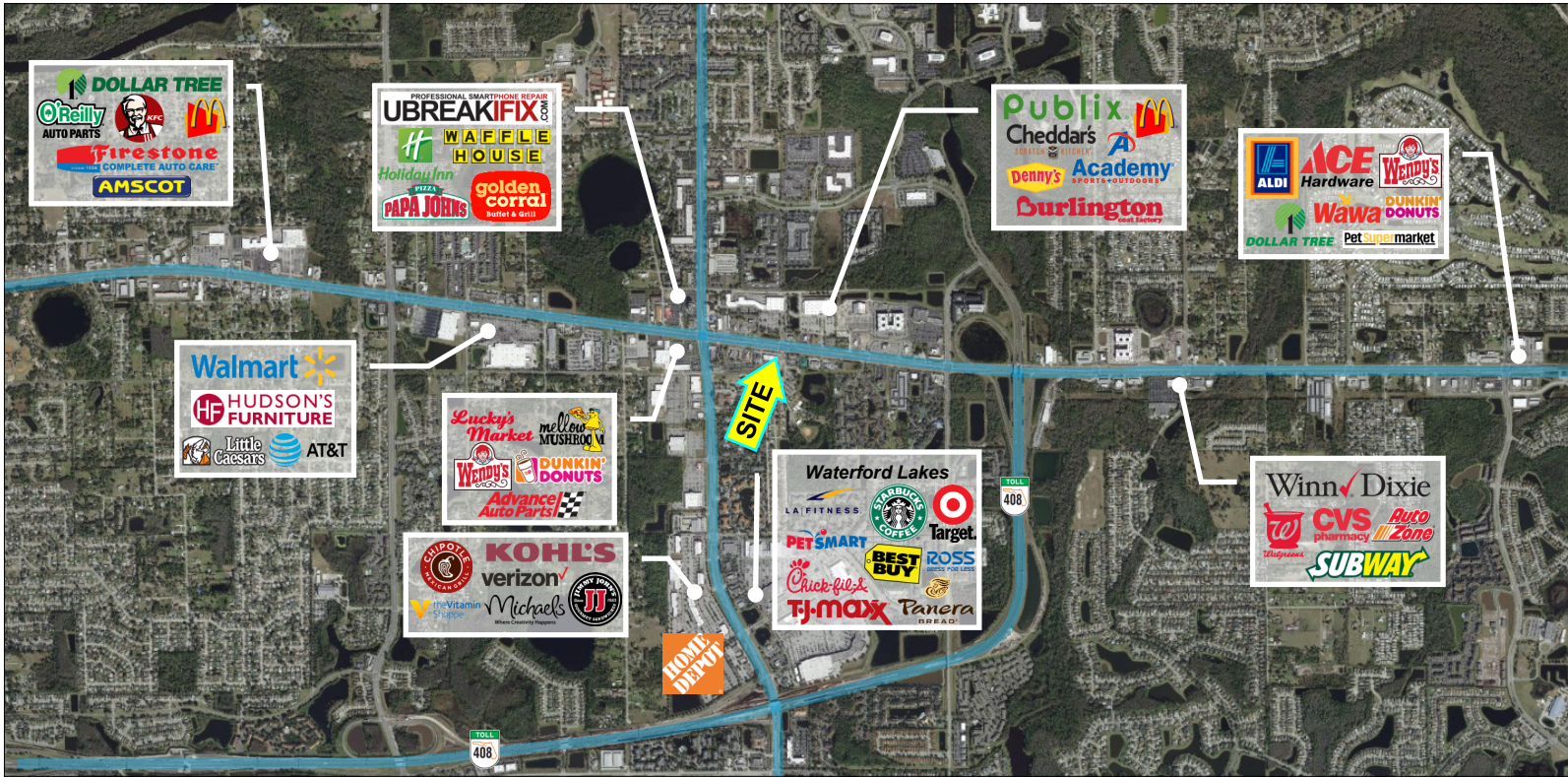
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