

**AVAILABLE FOR
SUB-LEASE**

**3225 E Colonial Drive
Orlando, FL 32803**

PROPERTY HIGHLIGHTS

- 9,706 SF (Can be combined to create 17,537 SF)
- 61,137ADT on E. Colonial Drive & 22,834ADT on Maguire Blvd
- Overall GLA: 260,231SF
- Delivery Immediately

Colonial
Landing

2024 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	8,787	122,362	311,782
Median HH Income	\$93,496	\$81,456	\$71,931
Median Age	36.2	37.7	37.9

CO-TENANTS



MARKET AERIAL



ELIZABETH WRIGHT
561.699.2790
ewright@marketlinkcre.com

BRENT ANDREWS
772.708.1599
brent@marketlinkcre.com

ZOOM AERIAL



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SITE PLAN



FASHION SQUARE MALL

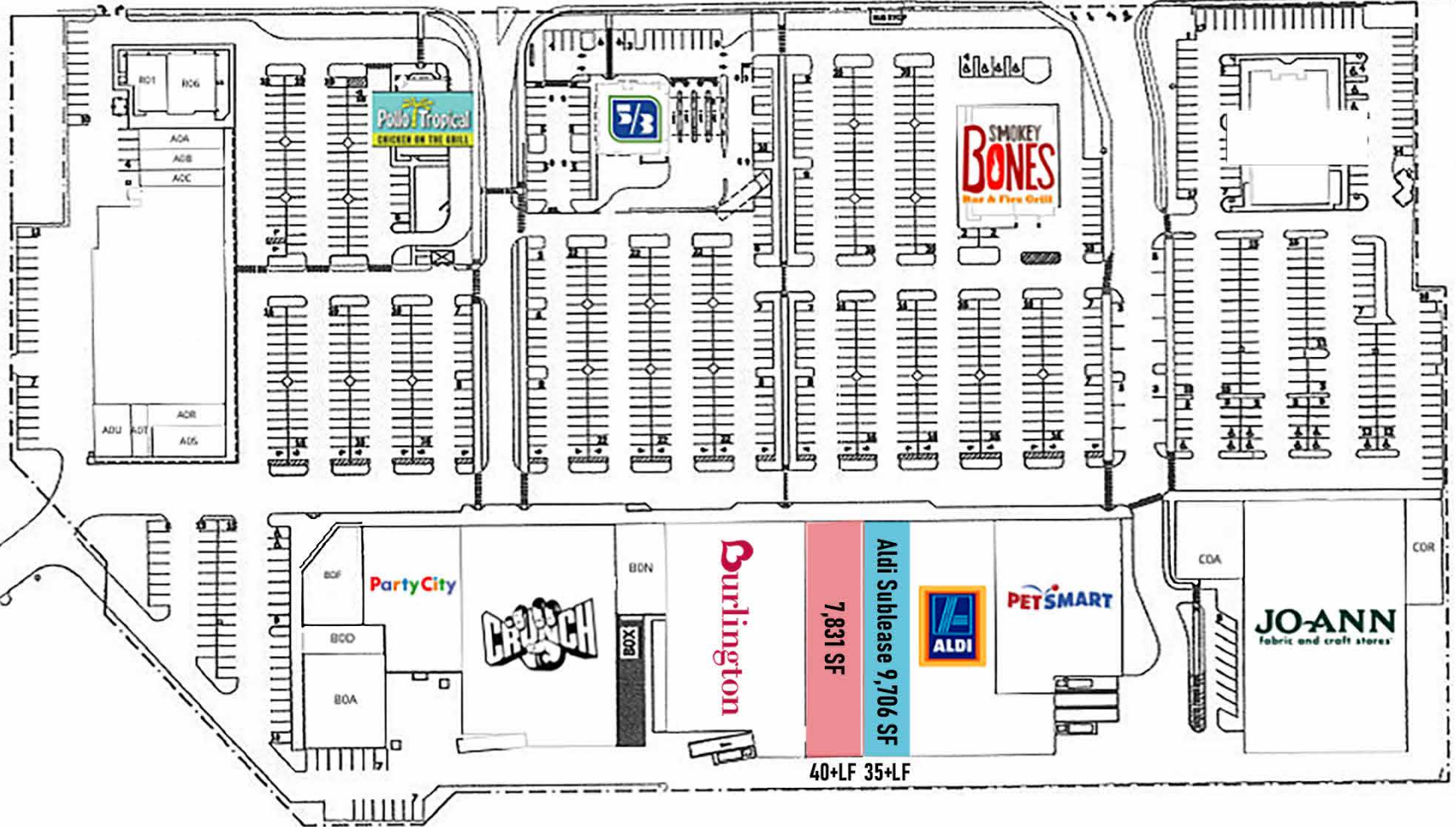
East Colonial Drive

MAGUIRE BOULEVARD

Street Light

Street Light

Street Light

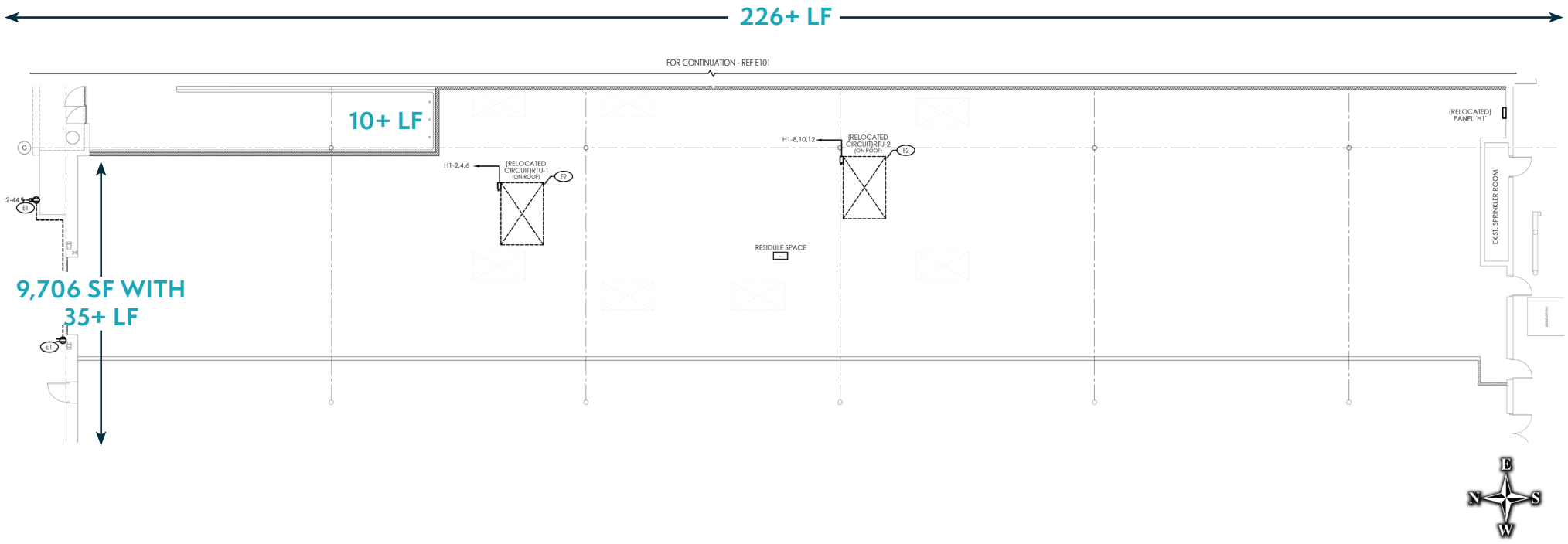


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FLOOR PLAN



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