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ORLANDO
FASHION
SQUARE

Limitless Retail Potential

Versatile Leasing Opportunities in a Prime Location



4 ACRE COMMERCIAL PRESENTS RETAIL LEASING FROM ±8,500 SF BOX TO 2,500 SF INLINE

±20,082 SF TOTAL | CALL FOR DETAILS

3119 E. COLONIAL DR, ORLANDO, FL 32803

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DESIREABLE RETAIL MECCA

Become part of Orlando's destination retail trade area! 3119 E Colonial Drive at Orlando Fashion Square is located at the heart of it all. This prime location on one of Orlando's major thoroughfares, Colonial Drive (57,075 AADT), offers excellent access throughout Central Florida and unparalleled exposure to consumers. This vibrant and densely populated trade area offers the opportunity to expand into a highly desirable retail mecca.

With inline and pad development opportunities, this center can accommodate various requirements including retailers, restaurants, large box, and medical uses. Join the plethora of other major retailers within this trade area, boasting record sales numbers for their respective chains within the Central Florida market.

HIGHLIGHTS

- High Performing Floor & Décor Anchor - Top location in Florida within chain for foot traffic (Placer.ai).
- Prominent location within Orlando's primary retail corridor.
- Excellent visibility and access from Colonial Drive (57,075 AADT), and Maguire Rd (18,614 AADT).
- Signage available on Colonial Drive.
- Extremely Dense trade area with national retailers and award-winning restaurant concepts.

OFFERED BY:



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Site Map



1130 RETAIL BOX | ±8,508 SF

Attached to Floor & Decor



3 140 INLINE RETAIL | ±2,500 SF

Adjacent to Aspen Dental



3110 OUTPARCEL | ±6,000 SF

Adjacent to Floor & Decor



3120 OUTPARCEL | ±6,000 SF

Adjacent to Longhorn



POINTS OF INTEREST MAP

High-Traffic Location with Access to Local Amenities





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