

## FOR LEASE > RETAIL

# ALAFAYA VILLAGE

11790 E. COLONIAL DR. // ORLANDO, FL

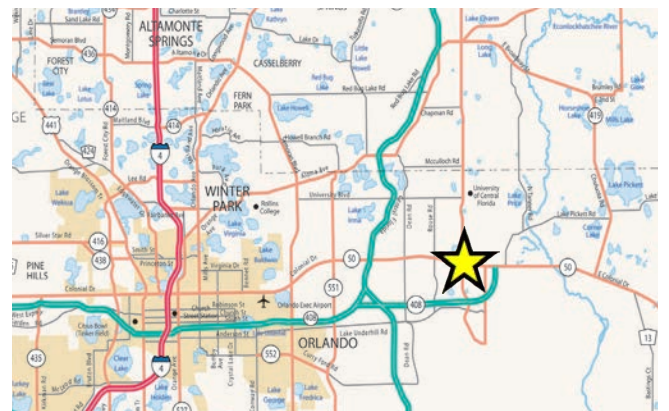
### PROPERTY HIGHLIGHTS

- 2,322 SF available for lease in the 38,118 SF Lucky's anchored shopping center.
- Lucky's Market generates more than 25,000 weekly visitors.
- 1 mile north of Waterford Lakes Town Center.
- In close proximity to SR 408 (1 mile).
- Located less than 3 miles from the University of Central Florida, the largest university in the country with more than 64,000 students.
- Owned and managed by: **Regency Centers.**

### CONTACT US

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### LOCATION MAP



### AREA DEMOGRAPHICS

|                    | 1-Mile   | 3-Mile   | 5-Mile   |
|--------------------|----------|----------|----------|
| Population         | 13,550   | 104,065  | 224,138  |
| Daytime Population | 16,768   | 116,677  | 193,015  |
| Average HH Income  | \$51,949 | \$63,798 | \$72,831 |
| Households         | 4,485    | 33,577   | 75,378   |

## SITE PLAN



| Retail Unit | Tenant                | Size (SF) |
|-------------|-----------------------|-----------|
| 01          | Viet-Nomz             | 1,491     |
| 02-03       | Men's Closet          | 2,840     |
| 04          | Alafaya Dry Cleaners  | 1,420     |
| 05          | Jaca's Hair Studio    | 1,420     |
| 06          | Micro Scalp Clinic    | 1,420     |
| 07          | Cosmo Prof            | 2,840     |
| 09          | Karim Morales DMD, PA | 2,840     |
| 11          | State Farm Insurance  | 1,420     |
| 12          | Edible Arrangements   | 1,420     |

| Retail Unit | Tenant                    | Size (SF)   |
|-------------|---------------------------|-------------|
| 13          | Hungry Howie's Pizza      | 1,420       |
| 14          | Quickly USA               | 1,420       |
| 15          | Pro-top Nails & Spa       | 1,420       |
| 16          | King Bao                  | 1,380       |
| 18-A/B      | AVAILABLE                 | 2,322-3,120 |
| 19          | Own It Now Lease Purchase | 4,951       |
| 20          | Lucky's Market            | 35,422      |
| 33          | Giant Panda               | 8,094       |