



Herndon Village Shoppes

INVESTMENT HIGHLIGHTS

- Excellent value-add potential through lease-up
- Many tenants paying below market rents
- East Colonial Drive sees 67,000± VPD
- Excellent frontage and visibility
- Internet resilient tenants
- Dense and affluent demographics
- Proximity to Baldwin Park and Downtown Orlando
- Diverse tenant mix dominated by national brands
- Major retail corridor with regional draw



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**4900-5032 E. Colonial Drive
Orlando, Florida 32803**

Sean Glickman, CCIM with the Milano–Glickman Retail Team and Managing Director at Colliers International is proud to offer for sale Herndon Village Shoppes (Leasehold), a 64,153 square foot unanchored shopping center located in the heart of the Orlando MSA. The offering, which is on a ground lease, is a great opportunity to acquire a stable rent roll with upside potential as it is currently 87.9% occupied and many tenants are paying below market rents. With online shopping continuing to capture more market share, great fundamentals at this center give tenants an edge against E-commerce. This is a unique opportunity to acquire a value-add retail asset along one of the busiest roadways in one of the fastest growing MSA's in the country.

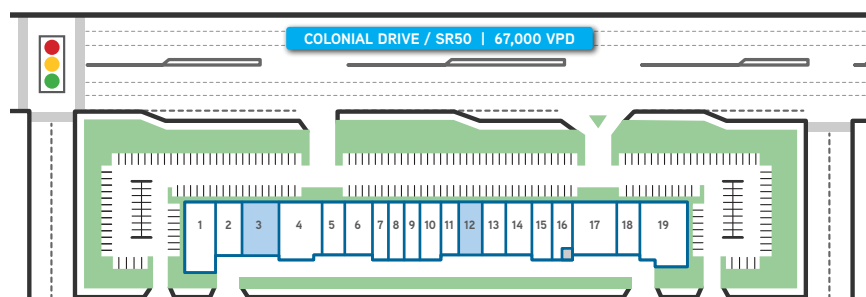
Asking Price: \$6,597,197
Cap Rate: 8.00%



Address	4900-5032 East Colonial Drive Orlando, Florida 32803
GLA	64,153± SF
Lot Size	5.60± AC
Year Built	1985
Occupancy	87.90%
Traffic Count	East Colonial Drive: 67,000± VPD
Units	19
Key Tenants	Chamberlin's Natural Foods (9,760 SF) Cycle Gear (8,740 SF) Optical Outlet (5,550 SF)
Parking	259 free surface spaces
Property Website	www.crex.com/properties/64993



SITE PLAN



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