

# NOW LEASING

## HIGHLAND LAKES CENTER

7307 West Colonial Dr. (State Rd 50) and Hiawassee Rd., Orlando, Florida

- 492,779 SF Power Center.
- Inline space over 97% leased.
- Anchored by Marshalls, Ross, American Signature Furniture, Burlington Coat Factory and Fallas.
- Grands Department Store now open.
- Prominent street signage available.
- Anchor space available: 56,768 SF.
- Incentives available for qualified tenants.
- Busy shopping center with strong national tenants.
- Retail space available from 2,350 SF - 3,032 SF.



56,768 SF Anchor Space Available



### Traffic Counts

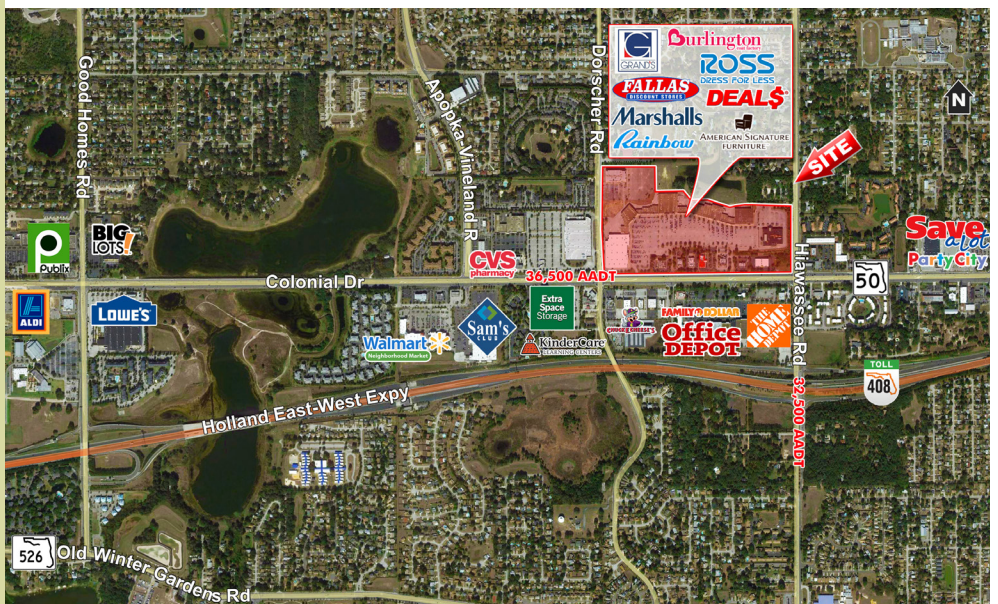
Colonial Dr / Hiawassee Rd:  
±69,000 vpd

### For Information Contact:

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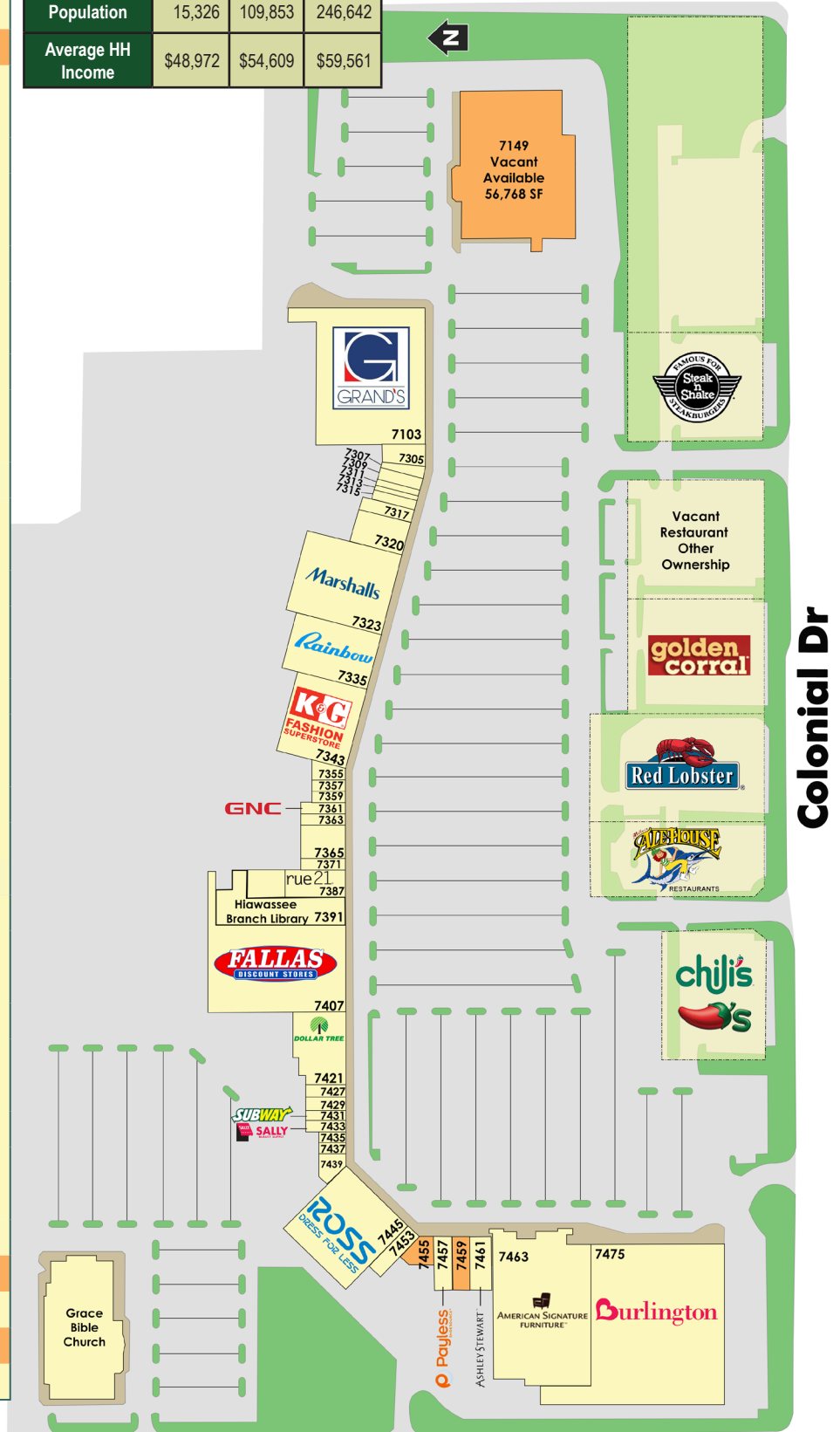
Licensed Real Estate Broker



Space	Tenant	SF
7475	Burlington Coat Factory	76,376
<b>7149</b>	<b>AVAILABLE</b>	<b>56,768</b>
7103	Grands Department Store	53,916
7463	American Signature	50,504
7407	Fallas Discount Store	41,980
7323	Marshalls	27,000
7445	Ross Dress for Less	26,240
7343	K&G Mensware	19,666
7335	Rainbow	16,565
7391	Orange County Library	13,458
7421	Dollar Tree	12,452
7320	Greenberg Dental & Ortho	6,087
7305	Tax Service	1,675
7307	Fact Security	1,100
7309	T-Mobile	1,360
7311	Cash for Gold	1,651
7313	Imperial Wig Supply	1,651
7315	Springleaf Financial	1,651
7317	Hair Creations	2,044
7355	Boost Mobile	1,778
7357	Barber Shop	1,244
7359	Top China	1,244
7361	GNC	1,602
7363	Chiropractor	1,658
7365	Spicy and Juicy Crab	4,973
7371	Timehri Restaurant	1,681
7387	Rue 21	5,447
7427	ATL Deli	1,537
7429	All-Star Child Care	1,804
7431	Subway	1,200
7433	Sally Beauty Supply	1,563
7435	Nail Salon	1,042
7437	Boughi Apparel	1,042
7439	AMS Uniforms	2,144
7453	Lamai Bridal	3,208
<b>7455</b>	<b>AVAILABLE</b>	<b>2,350</b>
7457	Payless Shoe Source	3,091
<b>7459</b>	<b>AVAILABLE</b>	<b>3,032</b>
7461	Ashley Stewart Woman	4,074

Demographics	1 Mile	3 Miles	5 Miles
Population	15,326	109,853	246,642
Average HH Income	\$48,972	\$54,609	\$59,561

## Hiawassee Rd



## Dorscher Rd

Colonial Dr