New Retail Opportunities

Three new-construction storefronts of 2,141 to 2,367 SF with your own facade, your own signage, and parking at the door

THE SHOPPES AT ORLANDO FASHION SQUARE

Pad 1 Construction Commencing 10/26
1 Space Remaining

Pad 5 ±4,700 SF of Total Space
2 Available Spaces

MAGUIRE BLVD

E. COLONIAL DR | 57,075 AADT

NEW CONSTRUCTION · MAGUIRE BLVD FRONTAGE · BREAKS GROUND OCTOBER 2026



5,975 SF PAD 1-1 AVAILABLE



4,700 SF SF PAD 5 - 2 AVAILABLE



OCEAN BUFFET - NOW OPEN



CAVA - NOW OPEN



THE SHOPPES AT
ORLANDO
FASHION
SQUARE

ICONIC ORLANDO RETAIL LOCATION!

Shoppes at Orlando Fashion Square is strategically positioned at the intersection of E. Colonial Drive and Maguire Boulevard, within one of Orlando's most established and active retail corridors. Anchored by high-performing Floor & Decor, the property benefits from excellent visibility, convenient access, and a dense surrounding trade area in the heart of Orlando. The immediate corridor continues to experience significant retail investment and leasing momentum, highlighted by Trader Joe's currently under construction at the neighboring center, along with recent additions including CAVA, Just Salad, Shake Shack, Wayfair, and Jeff's Bagel Run. At Shoppes at Orlando Fashion Square, construction on the new Pad 1 building is commencing October 2026, with only one 2,275 SF restaurant opportunity remaining

HIGHLIGHTS

- High-performing Floor & Decor anchor – top Florida location 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).
- Trader Joe's under construction at the neighboring center along Maguire Road.
- Significant recent leasing activity within the immediate trade area, including CAVA, Just Salad, Shake Shack, Wayfair and Jeff's Bagel Run.
- Pad 1 construction commencing October 2026, with one remaining 2,275 SF restaurant opportunity.

OFFERED BY:

ACRE COMMERCIAL



GARRETT GLEITER
Garrett@4acre.com
407.539.4514

Aerial Site Map

THE SHOPPES AT ORLANDO FASHION SQUARE



CONTACT GARRETT GLEITER AT 407.539.4514

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Development Site Map

THE SHOPPES AT ORLANDO FASHION SQUARE



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NEW CONSTRUCTION

Pad 1 | ±2,275 SF Remaining | Maguire Frontage

Outparcel For Development

THE SHOPPES AT ORLANDO FASHION SQUARE



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PROPOSED SPACE

Pad 1 | ±5,975 SF

Last Restaurant Available

THE SHOPPES AT ORLANDO FASHION SQUARE



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PROPOSED SPACE

Pad 1 | ±5,975 SF | Elevation Renderings

Suite H - Last Restaurant Space Opportunity

THE SHOPPES AT ORLANDO FASHION SQUARE









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NEW DEVELOPMENT

Pad 5 | ±4,700 SF | Maguire Frontage

Divisible to ±2,350 SF

THE SHOPPES AT ORLANDO FASHION SQUARE



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PROPOSED SPACE

Pad 5 | ±4,700 SF

2 Retail Options

THE SHOPPES AT ORLANDO FASHION SQUARE



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YOUR NEIGHBORS · VERIFIED SEPTEMBER 2026

Who is actually on the corridor today.

THE SHOPPES AT ORLANDO FASHION SQUARE

Every business here was checked against its own store locator or local reporting in September 2026; closed locations were removed rather than left on the map. Positions are approximate, placed by street address over the corridor aerial.



TRAFFIC ANCHORS WITHIN ABOUT A MILE

Floor & Decor · Target · Burlington · Dillard's Clearance Center · Macy's · Total Wine & More · Dick's Sporting Goods · Sprouts Farmers Market · Walgreens

FITNESS, HEALTH & PERSONAL CARE

Pilates Addiction (coming) · Honeycoat Nail (coming) · **Aspen Dental** · Planet Fitness · LA Fitness · Pearle Vision · Sally Beauty · Hair Cuttery · Pinero Preventive Medical Care · Orangetheory Fitness · ULTA Beauty · EōS Fitness (coming) · Bath & Body Works

DINING AND COFFEE WITHIN A HALF MILE

Juju · Kabooki Sushi · Olive Garden · **Ocean Buffet** · Del Taco · LongHorn Steakhouse · **CAVA** · **Just Salad** · Pizzeria Del-Dio · Pollo Tropical · **Shake Shack** · Zen Dumplings · The Honey Baked Ham Company · Tijuana Flats · Wingstop · Charleys Philly Steaks · Chipotle Mexican Grill · Pho Hoa Noodle Soup · Pho Vinh · Smoke & Donuts BBQ · Il Pescatore · McDonald's · Panda Express · TooJay's Deli · Tomasino's Pizza · Miller's Ale House · Lam's Garden · Chick-fil-A · Domino's · Sea Thai · Chicken Fire · Jungle Smoothie · **Jeff's Bagel Run** · Se7enBites · Panera Bread · Dunkin' · Fluffy Fluffy Dessert Cafe

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A corridor on the rise.

THE SHOPPES AT ORLANDO FASHION SQUARE

East Colonial between Bumby Avenue and Semoran Boulevard is being rebuilt as a mixed-use town center, and the private market is moving ahead of the plan. A tenant who signs in 2026 or 2027 opens into the first wave of new residents.

317 — **apartments + 21 live-work units + 30,000 SF commercial** in a nine-story project at 1840 E. Colonial Dr, approved by the Municipal Planning Board, July 2026.

226 — **Live Local Act housing units** replacing a planned commercial project on E. Colonial Dr, announced July 2026.

Next door — **New apartments approved beside Fashion Square Mall** by the Municipal Planning Board, July 2026, with Alexan Mills 50 already delivered to the west.

21 — **new businesses opening in Mills 50** in 2026, one of the districts local analysts name as Orlando's retail outperformers.

180K — **SF Colonial Promenade revitalization** at the Orlando Executive Airport entrance, where the Aviation Authority calls new restaurants, offices and aviation uses imminent.

City — **East Colonial Drive Vision Plan**: housing, office, lodging, transit and streetscape investment to make the corridor the bridge between downtown, Winter Park and UCF.



ABOUT THE MALL BEHIND THE CENTER

Unicorp National Developments, which owns the Orlando Fashion Square land, has proposed a roughly $1 billion open-air lifestyle center with apartments, office, dining and entertainment. The timing depends on resolving ownership of the mall buildings. For a tenant at the Shoppes that is upside with a floor under it: the Shoppes is a separate, Colonial-fronting center with its own anchor, its own parking and its own recent leasing, and its traffic comes from Colonial, Maguire, Floor & Decor and the restaurants — not from the enclosed mall. If the redevelopment proceeds, you are on the front door of it at a 2026 rent. If it waits, your business case is unchanged.

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DINING ON THE CORRIDOR · VERIFIED SEPTEMBER 2026

68 places to eat, 35 of them within a half mile.

THE SHOPPES AT ORLANDO FASHION SQUARE

Every restaurant, fast-casual, coffee and bakery concept from Mills Avenue to Semoran Boulevard, checked against its own locator or local reporting. 11 closed locations were removed; 8 opened since 2024. For a restaurant tenant, the corridor reads as an established Asian and independent dining district to the west, a national fast-casual cluster at Colonial and Maguire, and full-service dinner houses at the Shoppes itself.

68	8	11
OPEN OR COMING	NEW SINCE 2024	CLOSED, REMOVED



ASIAN · 25

Juju · Kabooki Sushi · **Ocean Buffet** · Zen Dumplings · Pho Hoa Noodle Soup · Pho Vinh · Lam's Garden · Sea Thai · Meng's Kitchen · Ming Garden (formerly Peter's Kitchen) · DZÔ! BBQ (formerly The Mongolian) · Thai House of Orlando · Sticky Rice Lao Street Food · Shin Jung Korean Restaurant · bb.q Chicken · The Moderne · Mamak Asian Street Food · Poke Hana · Pho Huong Lan · Ming's Bistro · **Cowboy Curry** · King Bao · Tori Tori · Little Sister Dumpling **(coming)** · Pomelo **(coming)**

AMERICAN, BBQ & STEAK · 10

LongHorn Steakhouse · The Honey Baked Ham Company · Smoke & Donuts BBQ · TooJay's Deli · Miller's Ale House · Chicken Fire · Beefy King · À La Cart food truck park · **Jay Lucy's** · **Pig Floyd's x Pigzza**

FAST CASUAL & FAST FOOD · 13

Del Taco · **CAVA** · Pollo Tropical · **Shake Shack** · Wingstop · Charleys Philly Steaks · Chipotle Mexican Grill · McDonald's · Panda Express · Chick-fil-A · Burger King · Wendy's · Taco Bell

MEXICAN, LATIN & CARIBBEAN · 4

Tijuana Flats · Crocante · Black Bean Deli · TaKo Cheena

ITALIAN & PIZZA · 7

Olive Garden · Pizzeria Del-Dio · Il Pescatore · Tomasino's Pizza · Domino's · Fazoli's · Fly Guy Pizza Pie

COFFEE, BAKERY, DESSERT & HEALTH · 9

Just Salad · Jungle Smoothie · **Jeff's Bagel Run** · Se7enBites · Panera Bread · Dunkin' · Loving Hut · Fluffy Fluffy Dessert Cafe · Y Nhu Bakery and Cafe

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The corridor re-leases fast.

THE SHOPPES AT ORLANDO FASHION SQUARE

Of the 122 businesses on the previous brochure's map and directory, 19 have closed since it was produced, most of them national chains that failed everywhere at once. What matters to a tenant is what happened next: the spaces nearest the Shoppes were re-leased to Shake Shack, Jeff's Bagel Run, Just Salad, Wayfair Outlet, Burlington and EōS Fitness.

OPENED SINCE 2024 · 11

Fall 2025	**Ocean Buffet**	3109 E Colonial Dr
2025	**CAVA**	3155 E Colonial Dr
2025	**Aspen Dental**	3157 E Colonial Dr
Feb 2026	**Just Salad**	3162 E Colonial Dr
Jun 2026	**Wayfair Outlet**	3206 E Colonial Dr
Jan 2026	**Shake Shack**	3011 E Colonial Dr
Jan 2026	**Jeff's Bagel Run**	3011 E Colonial Dr
2024	**Evergreen Mills 50 (fka Alexan Mills 50**	1647 E Colonial Dr
2026	**Cowboy Curry**	1110 E Colonial Dr
Aug 2026	**Jay Lucy's**	N Mills Ave
Sep 2026	**Pig Floyd's x Pigzza**	1050 N Mills Ave

ANNOUNCED OR UNDER CONSTRUCTION · 5

2027	**Pilates Addiction**	Pad 1, Suite F, the Shoppes
2027	**Honeycoat Nail**	Pad 1, Suite G, the Shoppes
2027	**EōS Fitness**	2628 E Colonial Dr
2026	**Little Sister Dumpling**	713 N Mills Ave
2026	**Pomelo**	1632 N Mills Ave

CLOSED · REMOVED FROM MAP 20

2025	**Smashburger**	3162 E Colonial Dr
Mar 2026	**Premiere Cinema 14**	3201 E Colonial Dr
2023	**buybuy BABY**	3206 E Colonial Dr
Feb 2025	**Party City**	3220 E Colonial Dr
Jul 2025	**Pei Wei Asian Kitchen**	3011 E Colonial Dr, Ste B
Jul 2025	**Starbucks**	3011 E Colonial Dr, Ste A
—	**Office Depot / OfficeMax**	2112 E Colonial Dr
2025 26	**Fifth Third Bank**	3244 E Colonial Dr
2026	**Adelita's Mexican Cocina**	2915 E Colonial Dr
Jan 2026	**Smokey Bones**	3400 E Colonial Dr
—	**The Burger Experience**	3400 E Colonial Dr
—	**The Wing Experience**	3400 E Colonial Dr
May 2024	**Red Lobster**	3552 E Colonial Dr
Spring 2025	**JOANN**	3562 E Colonial Dr
2024	**Conn's HomePlus**	2628 E Colonial Dr
—	**Great Clips**	2610 E Colonial Dr
2025	**Noodles & Company**	3683 E Colonial Dr
2024 25	**Big Lots**	2544 E Colonial Dr
Sep 2026	**Arby's**	4025 E Colonial Dr
2026	**Korgette**	609 Irvington Ave

RENAMED, REBRANDED OR RELOCATED · 7

Jun 2024	**Burlington**	3228 E Colonial Dr
—	**Dillard's Clearance Center**	3403 E Colonial Dr
—	**Bealls (formerly Bealls Outlet)**	2668 E Colonial Dr
—	**Metro by T Mobile**	2509 E Colonial Dr
Jan 2026	**Ming Garden (formerly Peter's Kitchen)**	3914 E Colonial Dr
Fall 2024	**DZÔ! BBQ (formerly The Mongolorian)**	2217 E Colonial Dr
—	**Havertys Outlet**	4545 E Colonial Dr

VACANCIES HERE DO NOT STAY VACANT

CLOSED	BACKFILLED BY
Pei Wei & Starbucks, 3011 E. Colonial · Jul 2025	**Shake Shack + Jeff's Bagel Run · Jan 2026**
Smashburger, 3162 E. Colonial · 2025	**Just Salad · Feb 2026**
buybuy BABY, 3206 E. Colonial · 2023	**Wayfair Outlet · Jun 2026**
Bed Bath & Beyond, 3228 E. Colonial · 2023	**Burlington relocated in · Jun 2024**
Conn's HomePlus, 2628 E. Colonial · 2024	**EōS Fitness · opening 2027**

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