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 OPPORTUNITY

Iconic Orlando Retail Location

The Shoppes at Orlando Fashion Square is the Colonial-fronting center at the signalized corner of E Colonial Drive and Maguire Boulevard, anchored by the Floor & Decor that Placer.ai ranks first in Florida for foot traffic, with LongHorn, Olive Garden, CAVA, Aspen Dental, Del Taco and Ocean Buffet on its pads.

Three new-construction storefronts. Pad 1 breaks ground in October 2026 with Pilates Addiction and Honeycoat Nail Spa already signed; Suite H (±2,275 SF) remains. Pad 5 follows with two end-cap suites, J (±2,367 SF) and K (±2,141 SF).

Your own facade and parking. Each suite has its own storefront and building signage on Maguire, patio opportunity on the end caps, and parking at the door.

Neighbors who share your customer. Planet Fitness, Pilates, nails, dental and vision, fast-casual lunch and two dinner houses already bring a repeat-visit customer to this lot several times a week.

A corridor on the rise. Shake Shack, Jeff's Bagel Run, Just Salad and Wayfair Outlet all opened within a quarter mile in 2026, and hundreds of apartments are approved on this stretch of Colonial.

75.7K
Vehicles a day on Colonial and Maguire at the corner[1]

102K
Residents within 3 miles[2]

#1
Floor & Decor in Florida for foot traffic[3]

4.7%
Orlando retail vacancy, Q2 2026[4]

DETAILS AT A GLANCE

ADDRESS	3119 E Colonial Drive, Orlando, FL 32803
CENTER	Floor & Decor–anchored pads on E Colonial Dr at Maguire Blvd
AVAILABLE	Suite H ±2,275 SF · Suite J ±2,367 SF · Suite K ±2,141 SF (J+K ±4,508 SF)
DELIVERY	Pad 1 construction begins October 2026; Pad 5 follows
FRONTAGE	Maguire Blvd, one block north of the Colonial signal
ACCESS	Signalized at Colonial & Maguire · Maguire turn-in · right-in from eastbound Colonial
SIGNAGE	Building fascia on each suite
LEASE RATE	Per written proposal

[1] E Colonial Dr 57,075 AADT and Maguire Blvd 18,614 AADT per the prior marketing package (FDOT); confirm count year. [2] Prior marketing package demographics (source and vintage to be confirmed). [3] Placer.ai, per ownership. [4] Colliers, 2026 State of Florida Retail (Q2 2026). Suite sizes per the architectural site plan; subject to final design.

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SITE PLAN & AVAILABLE SUITES

Two New Buildings on the Maguire Edge of a Proven Center

Three suites of ±2,141 to ±2,367 SF in two new pad buildings, each with its own storefront, signage and parking.



CENTER ROSTER · ANCHOR TO COLONIAL		
Anchor	Floor & Decor	–
Anchor	Ocean Buffet	15,000
Pad 1 · F	Pilates Addiction (leased)	1,600
Pad 1 · G	Honeycoat Nail Spa (leased)	2,100
Pad 1 · H	**Available · new construction**	**2,275**
Pad 5 · J	**Available · new construction**	**2,367**
Pad 5 · K	**Available · new construction**	**2,141**
Pad 2	CAVA · Aspen Dental	–
Pad 3	Olive Garden	–
Pad 4	Del Taco	–
Pad 6	LongHorn Steakhouse	–
J + K	**Pad 5 combined · available**	**4,508**

Available · new construction

Leased / existing

Suite H · ±2,275 SF

The south end cap of Pad 1, beside Pilates Addiction and Honeycoat Nail Spa, with patio space on the Maguire side and the last restaurant-ready suite in the building.

PAD 1 · AVAILABLE

Suite J · ±2,367 SF

The north end cap of Pad 5, a two-suite building between Pad 1 and LongHorn, with glass on two sides and a patio opportunity.

PAD 5 · AVAILABLE

Suite K · ±2,141 SF

The south end cap of Pad 5, facing the Colonial-side parking field; lease on its own or combine with Suite J for ±4,508 SF.

PAD 5 · AVAILABLE



PAD 1 · RENDERING

Signing early matters. Both buildings are in design: a tenant who commits before the slab is poured can shape its storefront, patio, signage and kitchen provisions from the first drawing.

Site plan is illustrative and not to scale; pad and suite locations approximate. Suite areas per the architectural site plan (Pad 1: F 1,600 · G 2,100 · H 2,275 SF; Pad 5: J 2,367 · K 2,141 SF) and subject to final design. Ocean Buffet ±15,000 SF per published reports.

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THE STOREFRONTS

Built for the Business You Are Building

Two new buildings on Maguire Boulevard: your own facade, building signage, a patio on the end caps and parking at the door.

THE SHOPPES AT ORLANDO FASHION SQUARE



MAGUIRE BLVD ENTRANCE · PAD 1 (LEFT) AND PAD 5 · CONCEPTUAL


PAD 1 · SUITE H END CAP & PATIO


PAD 5 · CORNER SUITE

3 suites
±2,141 to ±2,367 SF, each an end cap or near-end cap

2 buildings
Pad 1 (three suites) and Pad 5 (two suites), both new construction

Oct 2026
Pad 1 construction start; Pad 5 follows in sequence

Patio-ready
Patio space on the Maguire side of Suites H, J and K

YOUR STOREFRONT

Full-height glass, a canopy and building signage facing Maguire Boulevard, with the end caps glazed on two sides. Tenants who sign before construction can shape the storefront and the patio with the architect.

YOUR CUSTOMER'S TRIP

Signalized access at Colonial and Maguire, a right-in from eastbound Colonial, and parking at the door shared with Floor & Decor, Target across the street and the restaurants on the pads.

YOUR TIMING

Pad 1 breaks ground in October 2026 with two of its three suites signed; Pad 5 follows. Build-out and delivery dates are set in the written proposal.

Renderings are conceptual; tenant names and signage shown are placeholders. Storefront, canopy, patio and signage details are coordinated with each tenant during design and subject to ownership approval.

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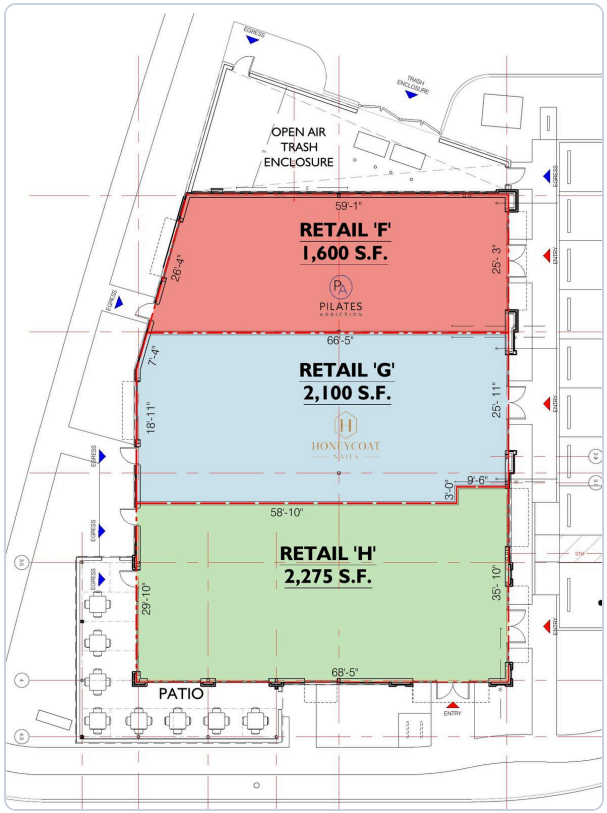
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PAD 1 · NEW CONSTRUCTION · OCTOBER 2026 START

Suite H

SIZE	STATUS	DELIVERY
±2,275 SF	Available	2027 target

THE SHOPPES AT ORLANDO FASHION SQUARE



2D FLOOR PLAN · PAD 1 (F, G, H)



SUITE H (LEFT) WITH HONEYCOAT AND PILATES



PATIO SIDE



SUITE H · SOUTH END OF PAD 1



MAGUIRE ELEVATION

THE SPACE

The south end cap of a three-suite building, about 58' 10" wide and 35' 10" deep at the storefront, with a patio on the Maguire side, glass on two elevations and building signage facing the street.

Restaurant-ready. The last suite in Pad 1 planned with restaurant provisions; Pilates Addiction and Honeycoat Nail Spa are already signed next door.

±2,275 SF
Suite H · south end cap of Pad 1 · available

58'10" × 35'10"
Storefront width and depth per the 08-20-26 LOD plan

660 SF patio
Outdoor space on the Maguire side, per the LOD plan

Dimensions per the Pad 1 LOD floor plan dated 08-20-26 (SA Group); approximate and subject to final design. Renderings are conceptual; tenant names shown are placeholders. Permitted uses subject to existing exclusives, zoning and ownership approval. Rate per written proposal.

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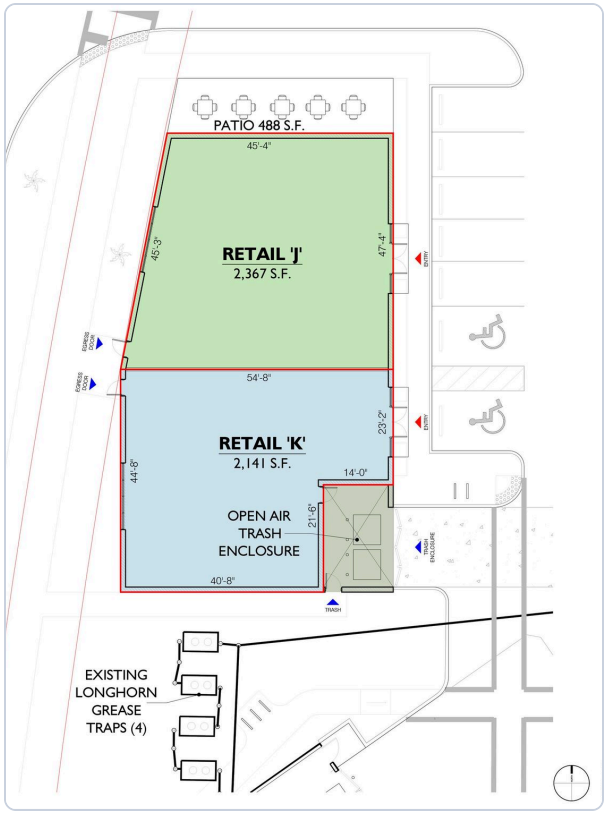
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PAD 5 · NEW CONSTRUCTION · TWO END CAPS

Suites J & K

SIZE	COMBINED	STATUS
±2,367 · ±2,141 SF	±4,508 SF	Available

THE SHOPPES AT ORLANDO FASHION SQUARE



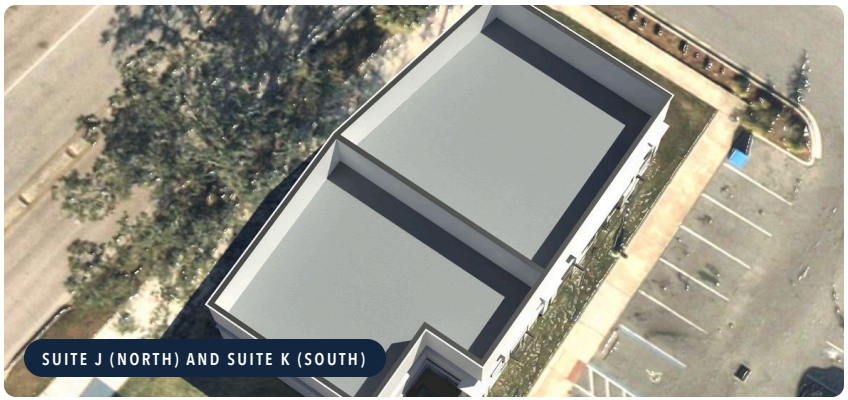
2D FLOOR PLAN · PAD 5 (J, K)



PAD 5 FROM THE PARKING FIELD



PATIO END CAP



SUITE J (NORTH) AND SUITE K (SOUTH)



MAGUIRE SIDE

THE SPACE

A two-suite building between Pad 1 and LongHorn, so both suites are end caps: each has its own corner, glass on two sides, a patio opportunity and signage on two elevations. Lease J or K alone, or take the whole ±4,508 SF building.

±2,367 SF
Suite J · north end cap · available

±2,141 SF
Suite K · south end cap · available

±4,508 SF
Suites J + K combined · 488 SF patio per plan

Suite areas per the architectural site plan (J 2,367 SF · K 2,141 SF); the prior brochure quoted ±2,350 SF each — confirm with ownership. Renderings are conceptual; tenant names shown are placeholders. Suites J and K are subject to use restrictions; confirm permitted uses with the listing broker. All uses subject to existing exclusives, zoning and ownership approval. Rate per written proposal.

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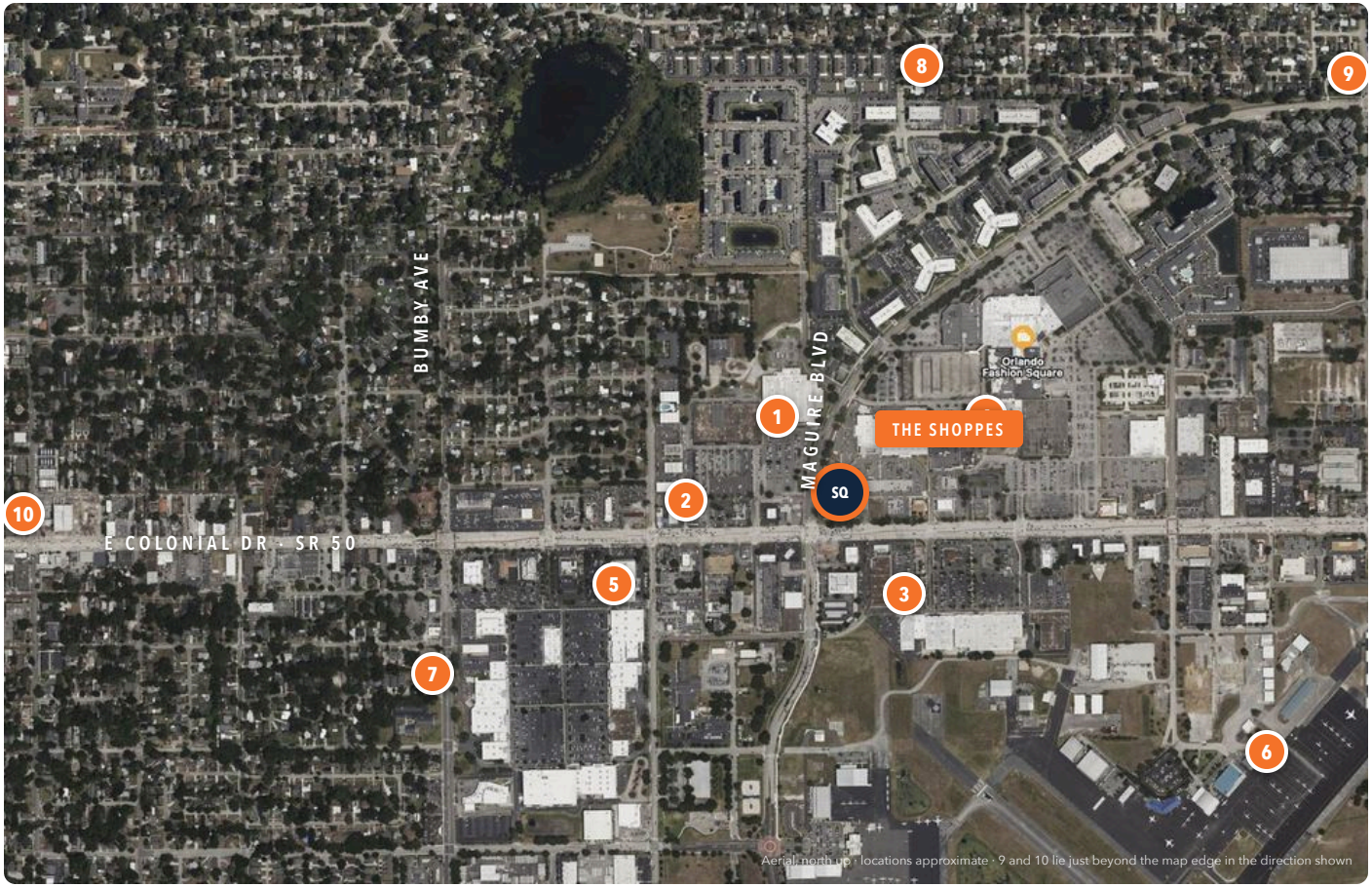
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TRADE AREA

In-Town Orlando, Ten Minutes in Every Direction

Target across the street, Colonial Plaza a half mile west, and Mills 50, the Milk District, Audubon Park and Baldwin Park all within about a mile and a half.

THE SHOPPES AT ORLANDO FASHION SQUARE



1	**Target** Directly across Maguire Blvd	0.1 mi
2	**Shake Shack · Jeff's Bagel Run** Colonial Marketplace · opened Jan 2026	0.3 mi
3	**Just Salad · Wayfair Outlet · Burlington** Colonial Landing · 2024–26 openings	0.1 mi
4	**Orlando Fashion Square** Macy's · Planet Fitness · Pearle Vision	0.1 mi
5	**Colonial Plaza** Sprouts · Marshalls · Ross · Old Navy · ULTA · Total Wine	0.6 mi
6	**Orlando Executive Airport** Business aviation · corporate traffic	0.4 mi
7	**Milk District** Beefy King · À La Cart · Bumby Ave	0.8 mi
8	**Audubon Park · East End Market** Corrine Dr district	1.0 mi
9	**Baldwin Park Village Center** New Broad St	1.4 mi
10	**Mills 50** Mills Ave at Colonial · 20+ openings in 2026	1.4 mi

0.4 mi
Orlando Executive Airport, business aviation next door

2.3 mi
AdventHealth Orlando, Central Florida's largest hospital campus

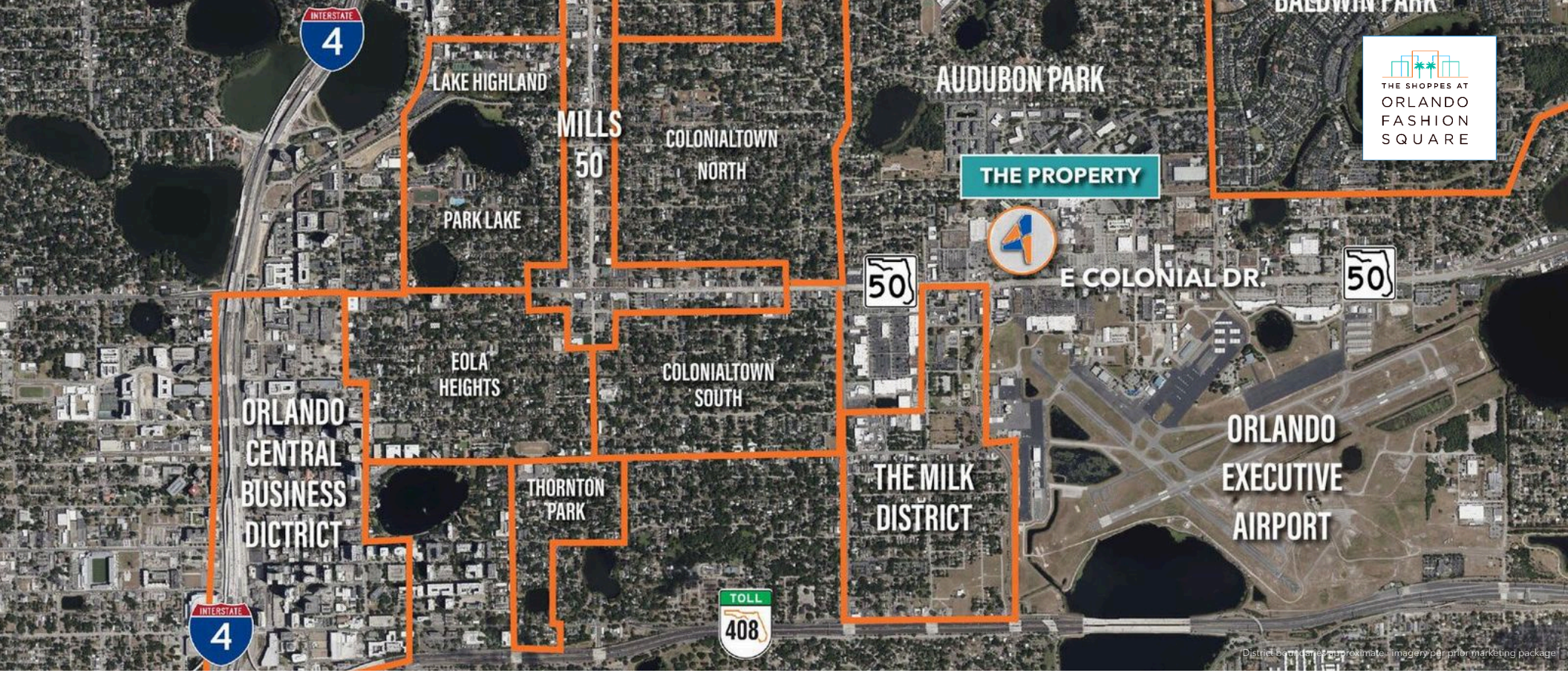
2.6 mi
Downtown Orlando and the Central Business District

8.7 mi
Orlando International Airport via SR 408 and SR 528

Distances are straight-line from the property and approximate (Esri World Geocoder). Tenant names are for location reference only and do not imply affiliation. Openings per Bungalower, Hoodline and Orlando Weekly reporting, 2025–26.

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LOCATION & DEMOGRAPHICS

Where In-Town Orlando Shops, Eats and Works Out

The Shoppes sits at the center of Orlando's in-town neighborhoods: Colonialtown and Audubon Park to the north, Baldwin Park and Winter Park beyond them, the Milk District and Mills 50 to the west, and downtown two and a half miles away. Orlando Executive Airport, immediately east, adds a business-aviation customer that few Orlando centers can claim. The three-mile average home value of $352,000 says more about spending power here than household income does, since much of the in-town housing stock is owned outright or by long-tenured households.

DEMOGRAPHICS

RADIUS	1 MILE	3 MILES	5 MILES
Population	6,569	102,419	278,088
Households	2,899	45,619	117,279
Avg. household income	$75,753	$72,211	$67,612
Avg. home value	$280,579	$352,003	$317,459

MILES FROM

2.6 mi Downtown Orlando

1.2 mi SR 408 at Bumby

3.1 mi Winter Park (Park Ave)

2.5 mi I-4 at Colonial

Demographics as published in the prior marketing package (source and vintage to be confirmed). Distances are straight-line and approximate (Esri World Geocoder).

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WHY NOW

A Corridor on the Rise

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.

THE SHOPPES AT ORLANDO FASHION SQUARE

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.

Adjacent New apartments approved beside Fashion Square Mall by the Municipal Planning Board, July 2026, with Evergreen (Alexan) Mills 50 already delivered to the west.

20+ 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.



PAD 1 AT THE MAGUIRE ENTRANCE · RENDERING

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; 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.

57K
Vehicles a day on E Colonial Dr at the Shoppes[1]

1,500
New residents a week in the Orlando metro, 2024

#1
Of the 30 largest U.S. metros for job, population and GDP growth, 2024

1.3%
Projected 2026 job growth vs 0.8% Florida, 0.5% U.S.

[1] FDOT AADT per the prior marketing package. Sources: City of Orlando East Colonial Drive Vision Plan; GrowthSpotter and The Community Paper (Municipal Planning Board approvals, July 2026); Jared Jones Real Estate (Mills 50, July 2026); ClickOrlando and WFTV (Colonial Promenade, Fashion Square redevelopment, 2026); Orlando Economic Partnership (metro growth). Redevelopment plans are third-party proposals and not a representation by ownership or 4 Acre.

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YOUR NEIGHBORS · VERIFIED SEPTEMBER 2026

Who Is Actually on the Corridor Today

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

THE SHOPPES AT ORLANDO FASHION SQUARE



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

Honeycoat Nail (coming) · Pilates Addiction (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** · Jungle Smoothie · Pizzeria Del-Dio · Pollo Tropical · **Jeff's Bagel Run** · **Shake Shack** · Zen Dumplings · The Honey Baked Ham Company · Tijuana Flats · Wingstop · Charleys Philly Steaks · Chipotle Mexican Grill · Il Pescatore · Pho Hoa Noodle Soup · Pho Vinh · Se7enBites · Smoke & Donuts BBQ · Panera Bread · 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

Audit of 122 businesses from the prior brochure plus 2024–26 openings, verified against company store locators, Bungalower, Orlando Weekly, ClickOrlando, WFTV, GrowthSpotter and Hoodline, September 22, 2026. Map is schematic; the strip runs from Mills Ave to Semoran Blvd, north side of Colonial above the road. The Shoppes' own tenants are shown on the site plan (page 3).

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DINING ON THE CORRIDOR · VERIFIED SEPTEMBER 2026

68 Places to Eat, 35 of Them Within a Half Mile

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. 11 closed locations were removed; 8 opened since 2024.

THE SHOPPES AT ORLANDO FASHION SQUARE



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 Mongolorian) · 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** · Little Sister Dumpling **(coming)** · Pomelo **(coming)** · King Bao · Tori Tori

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

Cuisine groupings are 4 Acre's; new openings in teal, announced concepts marked coming. Verified September 22, 2026 against company locators and local reporting; positions by street address, schematic.

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WHAT CHANGED SINCE THE LAST BROCHURE

The Corridor Re-Leases Fast

Of the 122 businesses on the previous brochure's map and directory, 19 have closed (20 closures in all, counting newer arrivals), 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 within about a year.

THE SHOPPES AT ORLANDO FASHION SQUARE

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	**Jeff's Bagel Run**	3011 E Colonial Dr
Jan 2026	**Shake Shack**	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	**Honeycoat Nail**	Pad 1, Suite G, the Shoppes
2027	**Pilates Addiction**	Pad 1, Suite F, 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 THE 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
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
–	**Office Depot / OfficeMax**	2112 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

Audit of September 22, 2026; sources on each item are listed in the 4 Acre neighbor audit workbook. Dates are opening or closing dates as reported by Bungalower, Orlando Weekly, ClickOrlando, WFTV, GrowthSpotter and Hoodline, or the company's own locator.

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THE SHOPPES AT ORLANDO FASHION SQUARE

Put Your Name on an Iconic Orlando Location

Three new-construction storefronts of ±2,141 to ±2,367 SF beside Florida's busiest Floor & Decor.

Contact Garrett for plans, rates, delivery dates or a site tour.

4 ACRE COMMERCIAL



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