THE SHOPPES AT ORLANDO FASHION SQUARE

FOR LEASE · 3 RETAIL SUITES · 2,141–2,367 SF

THE SHOPPES · E COLONIAL DR AT MAGUIRE BLVD · FLOOR & DECOR ANCHORED

FLOOR & DECOR · OCEAN BUFFET · LONGHORN · OLIVE GARDEN · CAVA · ASPEN DENTAL · DEL TACO · TARGET ACROSS MAGUIRE



PAD 1 · NEW CONSTRUCTION


PAD 5 · END CAPS


SUITE H · PATIO END CAP


COLONIAL & MAGUIRE

FOR LEASE · NEW-CONSTRUCTION RETAIL · IN-TOWN ORLANDO

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 and Target directly across Maguire. Two new pad buildings are being built on the Maguire edge: Pad 1 breaks ground in October 2026 with Pilates Addiction and Honeycoat Nail Spa signed and the ±2,275 SF Suite H remaining, and Pad 5 follows with two end caps of ±2,367 and ±2,141 SF. Each suite comes with its own storefront, building signage, a patio opportunity and parking at the door.

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

±2,367 SF
Suite J · Pad 5 north end cap · available

±2,141 SF
Suite K · Pad 5 south end cap · available

75.7K VPD
E Colonial Dr + Maguire Blvd at the signal[1]

102K
Residents within 3 miles · $352K avg. home value[2]

4.7%
Orlando retail vacancy, Q2 2026 · $31.24 avg. NNN ask[3]

3119 E COLONIAL DRIVE · ORLANDO, FL 32803

[1] FDOT per prior marketing package · [2] Prior marketing package · [3] Colliers, Q2 2026

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AVAILABLE SPACE

Two new buildings, three end-cap suites

THE SHOPPES AT ORLANDO FASHION SQUARE



THE SHOPPES AT ORLANDO FASHION SQUARE · PADS 1 AND 5 ON MAGUIRE BLVD · TARGET ACROSS THE STREET

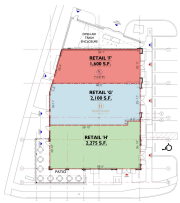
WHY THE SHOPPES

A proven lot. Floor & Decor, two dinner houses, CAVA, Aspen Dental and Ocean Buffet already bring the customer; Target is across Maguire.

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

Your own storefront. New construction with building signage, glass on two sides of each end cap and a patio on the Maguire side.

Tight market. Orlando retail vacancy was 4.7% in Q2 2026 with average NNN asking rents of $31.24/SF, and almost no small-format space is being built in town.



Suite H

±2,275 SF · PAD 1 · AVAILABLE

South end cap of Pad 1

The south end cap of a three-suite building, about 58' 10" × 35' 10" with a patio on the Maguire side, beside Pilates Addiction and Honeycoat Nail Spa.



Suite J

±2,367 SF · PAD 5 · AVAILABLE

North end cap of Pad 5

The corner nearest Pad 1 and the Maguire entrance, with glass on two sides and a patio; combine with Suite K for ±4,508 SF.



Suite K

±2,141 SF · PAD 5 · AVAILABLE

South end cap facing the lot

Walk-in visibility from the Colonial-side parking field, its own entrance and signage on two elevations.

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. Suite areas per the architectural site plan (Pad 1 LOD 08-20-26, SA Group) and subject to final design; renderings conceptual, tenant names shown are placeholders. Rates per written proposal. Traffic counts per prior marketing package; market data Colliers, 2026 State of Florida Retail (Q2 2026). Site plan not to scale; pad locations approximate. No 3D virtual tour at this time. 4 Acre Commercial Real Estate does not warrant the accuracy of the information contained herein; all information should be verified prior to lease.

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