

FULLY
LEASED!

ACRE
Commercial Real Estate



RADIUS

361 N ROSALIND AVE | ORLANDO, FL 32801

11,741 SF OF RETAIL / RESTAURANT / OFFICE SPACE IN DOWNTOWN ORLANDO

Walking Distance to Lake Eola, Orange County Courthouse, Creative Village, Downtown Hotspots and more

An opportunity for creativity-space available for micro-restaurants, local businesses and national brands alike

Ground floor retail of the 13 story / 389-unit Radius multi-family development starting at 706 square feet

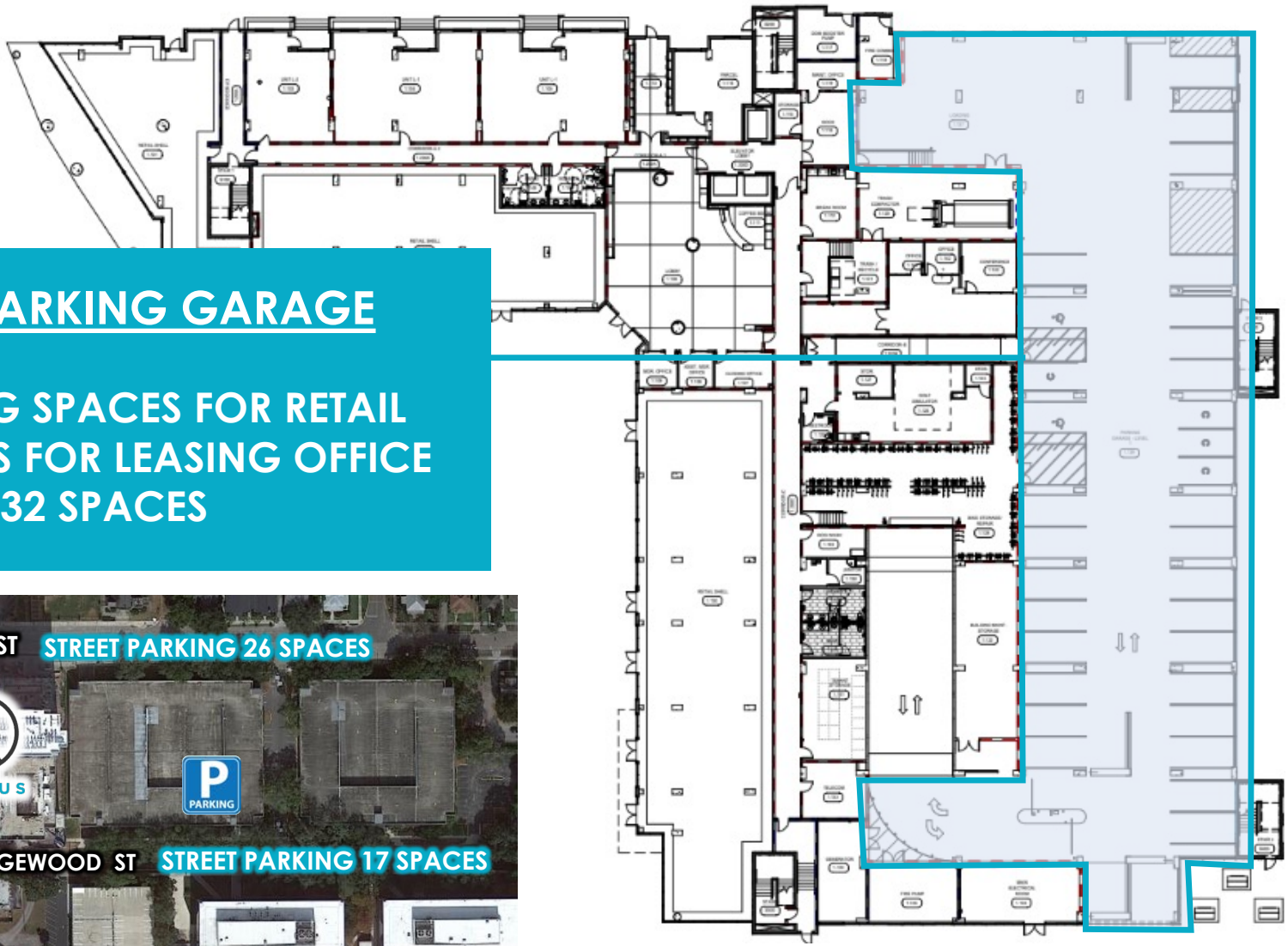


STE	SF
1	THE DRAKE 2,356 SF
2/3	RISE SOUTHERN BISCUITS & RIGHTEOUS CHICKEN 1,716 SF
4	THE MANGO FRESH 744 SF
5	DING TEA 1,316 SF
6/7	THE NOW MASSAGE 2,590 SF
8	COOK IT 706 SF
9	1,170 SF IT GRL FIT
10	NECTAR AESTHETICS 1,143 SF
GLA	11,741 SF



PLEASE NOTE:

**ALL SPACES HAVE ACCESS TO
COMMON AREA RESTROOMS**



FIRST FLOOR PARKING GARAGE

28 OPEN PARKING SPACES FOR RETAIL
4 PARKING SPACES FOR LEASING OFFICE
TOTAL: 32 SPACES

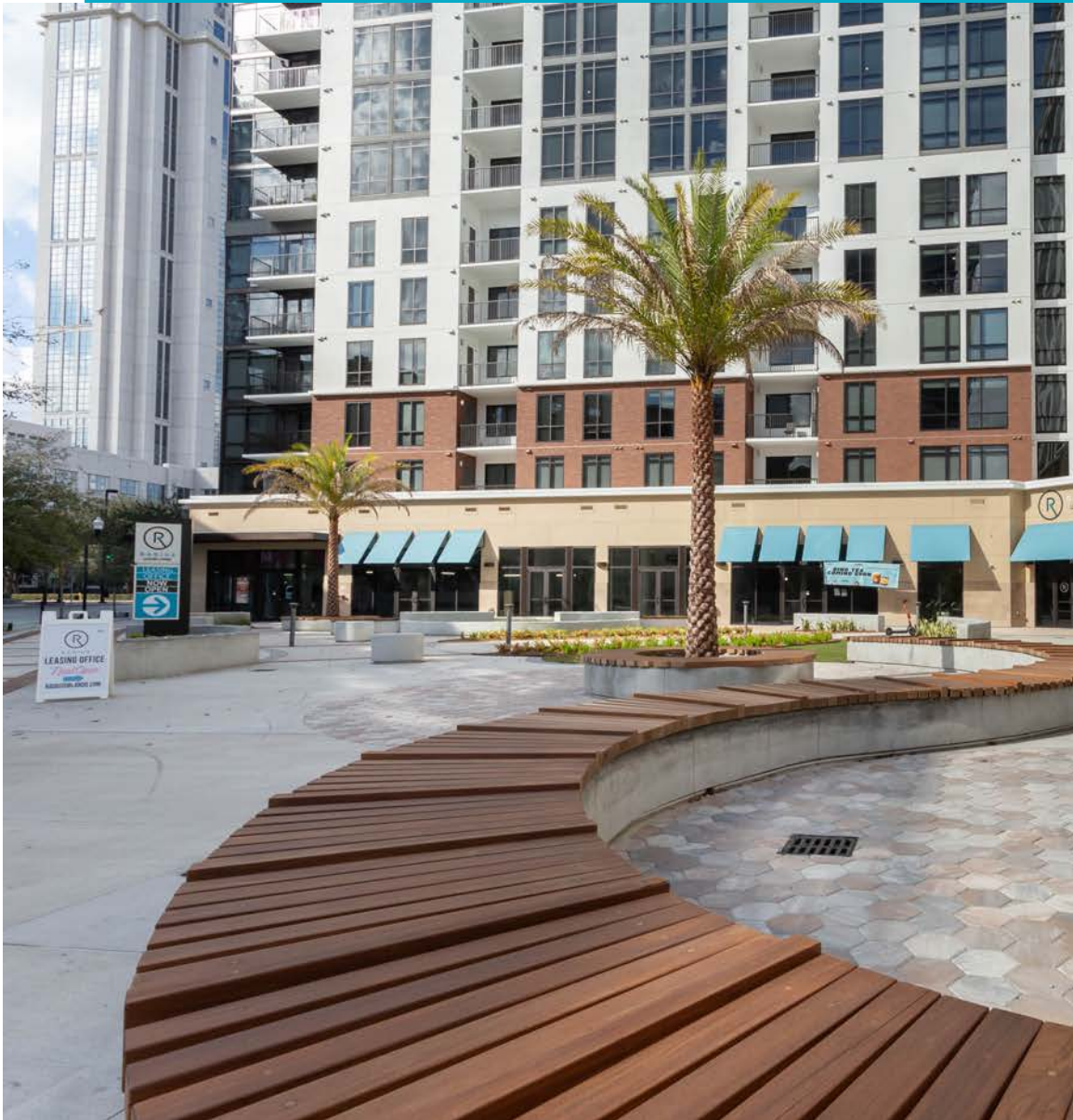


STREET PARKING AVAILABLE

26 SPACES ON E LIVINGSTON ST.
17 SPACES ON E RIDGEWOOD ST.

RADIUS OUTDOOR COURTYARD

A PLACE TO GATHER.



DEMOGRAPHICS

 **20,414**
Population (1 mi)

 **\$89,972**
Avg HH Income (1 mi)

 **93**
Walkability Score

 **11,524**
Households (1 mi)

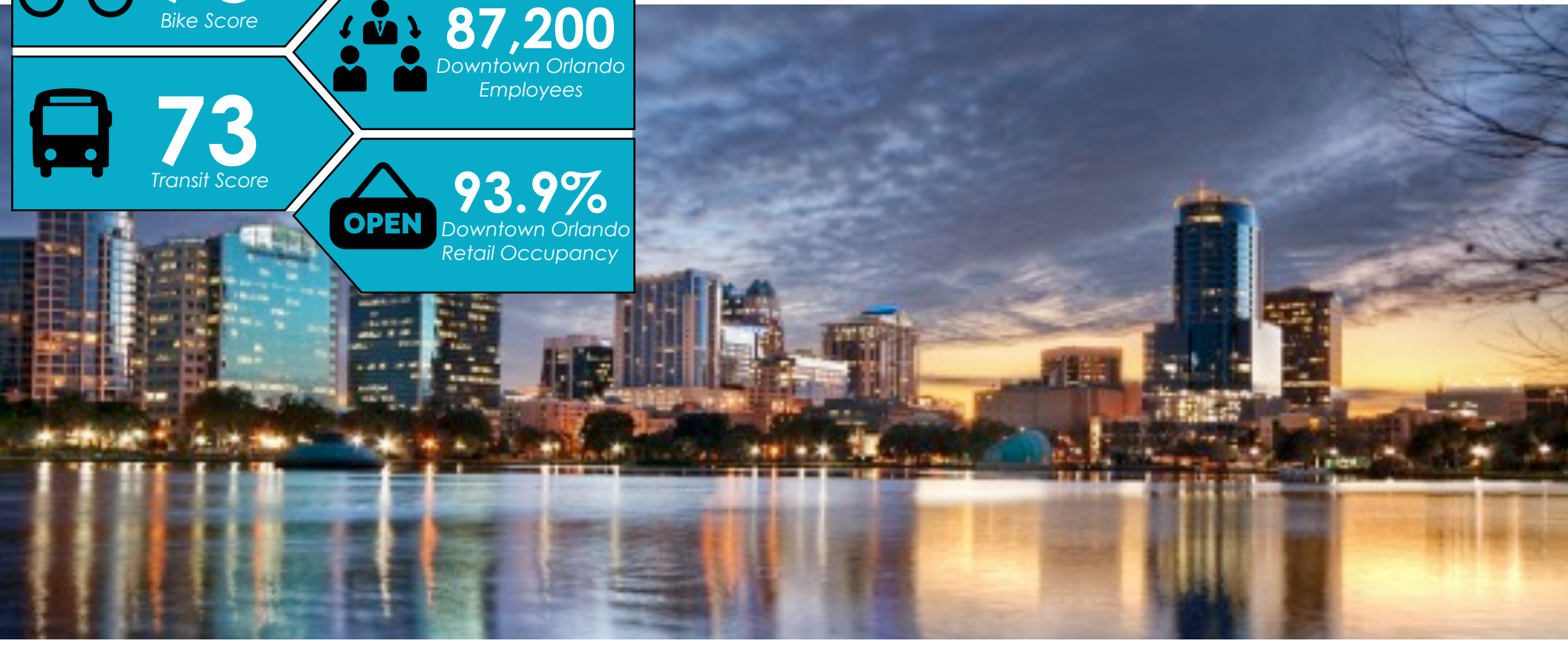
 **75**
Bike Score

 **87,200**
Downtown Orlando
Employees

 **73**
Transit Score

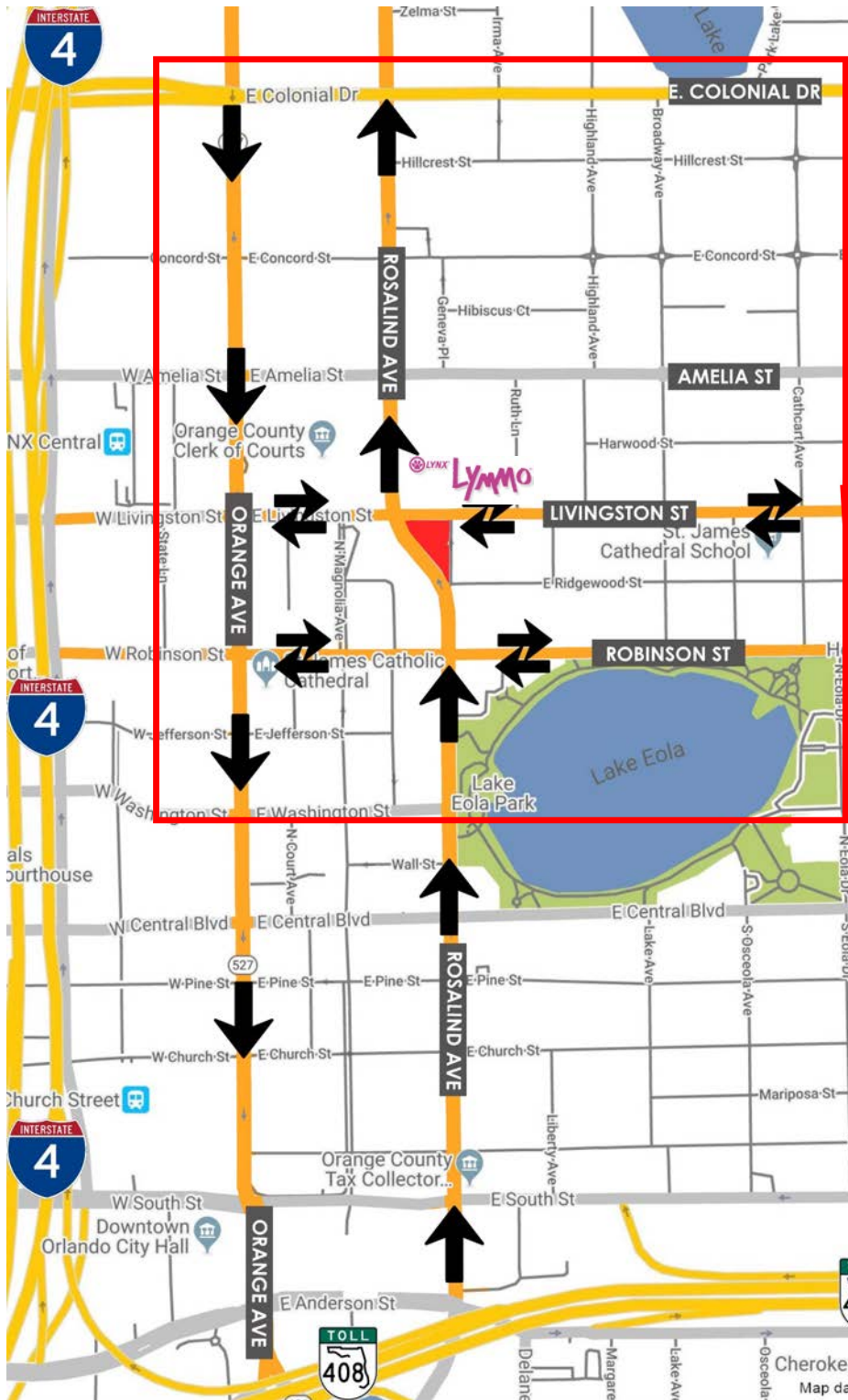
 **93.9%**
Downtown Orlando
Retail Occupancy

	1 MILE	3 MILE	5 MILE
2023 POPULATION	20,414	104,160	295,496
HOUSEHOLDS	11,524	48,902	123,861
BUSINESSES	6,399	16,253	31,614
DAYTIME POPULATION	51,141	128,471	238,807
AVG. HH INCOME	\$89,972	\$93,242	\$81,760



PROPERTY ACCESS POINTS

- High walkability, located one block from Lake Eola and one block from the Orange County Courthouse
- Access from the South via Rosalind Ave., the main thoroughfare through Downtown. Access from the North from E. Colonial Dr. via N. Orange Ave. or local roads
- East and West access via Livingston St. and Robinson St.



A REDESIGNED CORRIDOR

With support from FDOT and the City of Orlando, the Robinson Street corridor (between Downtown and the Milk District) will soon get a make-over.

This comes after a public study shows a demand for increased pedestrian and bicyclists' safety.

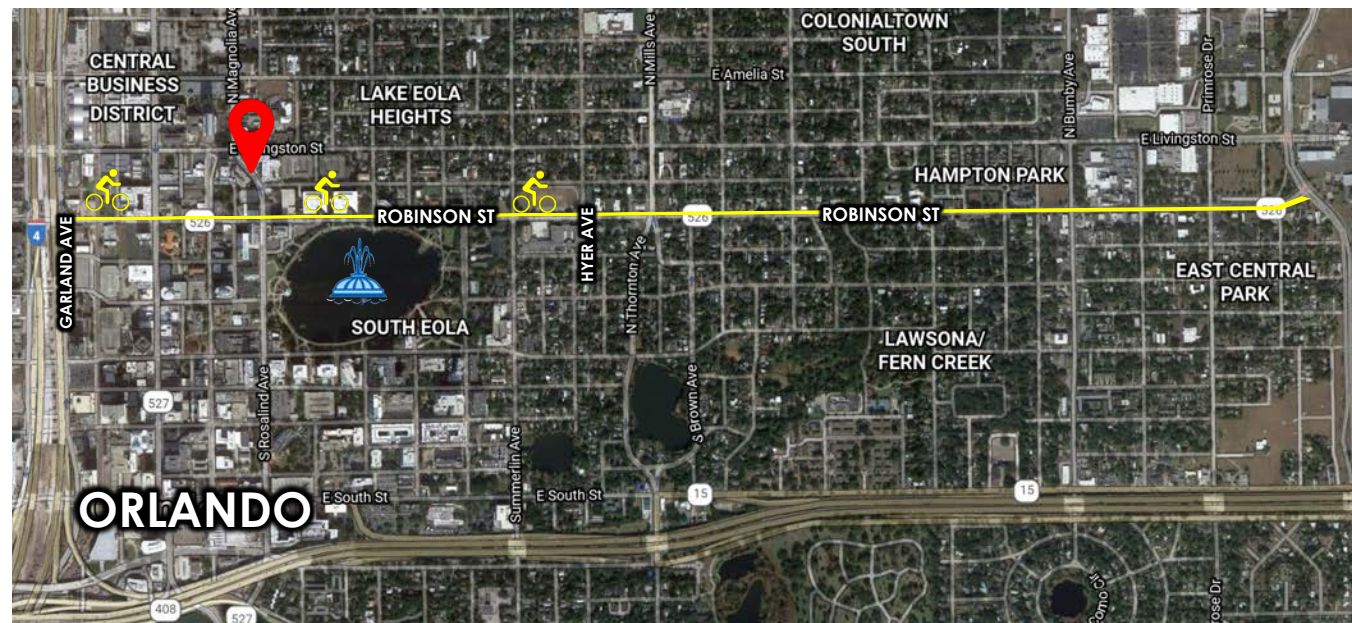


Conceptual rendering at Robinson St. and Rosalind Ave.

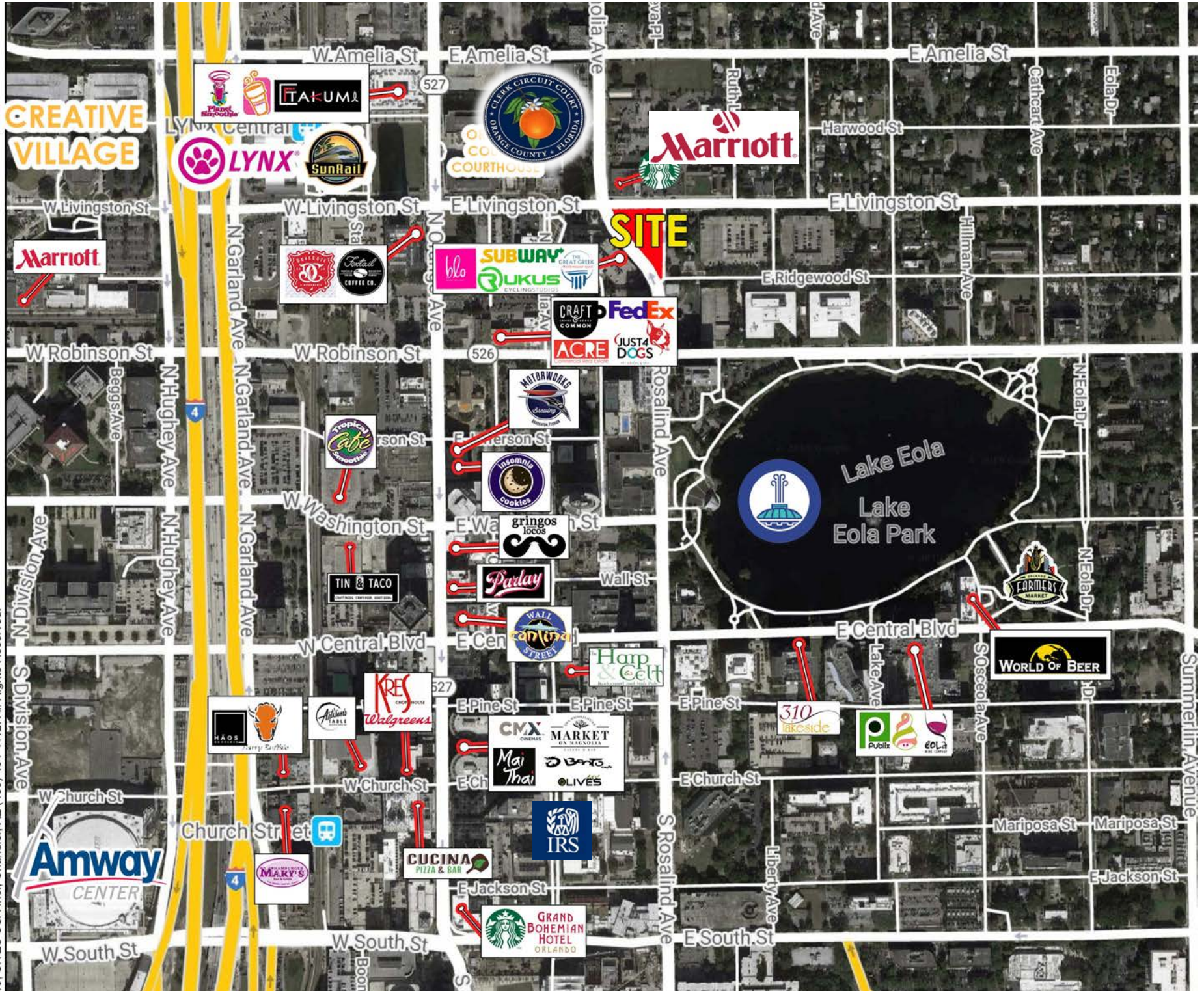
CHANGES TO ROBINSON STREET INCLUDE:

WALKABLE | BIKEABLE | ENJOYABLE

- 4-LANE ROAD TO 3-LANE CORRIDOR
- TWO-WAY CYCLE TRACK/SHARED PATH IN SOUTHERNMOST LANE BETWEEN GARLAND AND HYER AVENUES
- PERMANENT ON-STREET PARKING SPACES
- ADDITION OF BICYCLE SIGNALS
- RESTRICTION OF RIGHT TURNS ON ORANGE AVENUE



DOWNTOWN AERIAL



SURROUNDING RESIDENTIAL



1	Skyhouse	320
2	Magnolia Mixed-Use (proposed)	232
3	Central Station	279
4	Society Orlando (UC)	704
5	MAA Robinson	369
6	Metropolitan at Lake Eola	129
7	The Vue	375
8	Aspire	164
9	Reeves House	39
10	Radius	389

2,768 UNITS

232 PROPOSED UNITS

3,000 TOTAL UNITS

PARKING

DOWNTOWN RETAIL STIMULUS PROGRAM

**TENANTS CAN RECEIVE UP TO \$100,000
TO RELOCATE OR OPEN A BUSINESS IN
DOWNTOWN ORLANDO!**

DOWNTOWN IS ON THE RISE AND SO
ARE THE INCENTIVES. BUSINESSES
COULD BE ELIGIBLE TO RECEIVE
\$100,000 IN TENANT IMPROVEMENTS
AND RENT EXPENSES.

TO LEARN MORE VISIT:

[RETAIL STIMULUS PROGRAM](#)

THE ACRE TEAM IS HERE TO HELP
TENANTS LOCATE THEIR DREAM SPACE
AND GAIN ACCESS TO ALL INCENTIVES
PROVIDED BY THE CITY OF ORLANDO.

PARCEL X OFFICE BUILDING (UC)

- 185,000 sf of office space
- 50% leased
- Future potential tenants:



CREATIVE VILLAGE

SIDEWALK CAFES THROUGHOUT DOWNTOWN

The city of Orlando is looking into giving restaurants an incentive to create or improve sidewalk cafes.

"The sidewalk café incentive program is designed to encourage downtown businesses to enhance their outdoor sidewalk café spaces to promote a lively, vibrant and consistent streetscape," spokeswoman Samantha Holston told Orlando Business Journal.



SITE

Art2 | URBAN PARK

Downtown Orlando will soon get a new park. This urban oasis will be the heart of the area and will include several attractions.

- Space for 2 food trucks
- Interactive screen
- Hammocks to rent
- Green space
- Art gallery/ stage
- 2 story shipping container structure with a cafe



W Washington St

E Jefferson St

N Rosalind Ave

DOWNTOWN POINTS OF INTEREST

EXPLORIA STADIUM

25,500 capacity

Home to Orlando City Soccer Team & Orlando Pride National Women's Soccer League

CREATIVE VILLAGE

68-AC mixed use urban infill neighborhood. Home to UCF/Valencia Downtown campus, offices, retail, residential and hotels

LAKE EOLA

Orlando's destination park & home to the famous swans, a wide variety of events, Walt Disney Amphitheatre & Orlando Farmer's Market

ORANGE COUNTY COURTHOUSE

23-level courthouse tower, comprising of the 9th Judicial Circuit Court

THE DR. PHILLIPS CENTER

The two-block expanse is home to four premier theaters & school of the arts, with 5,125 capacity

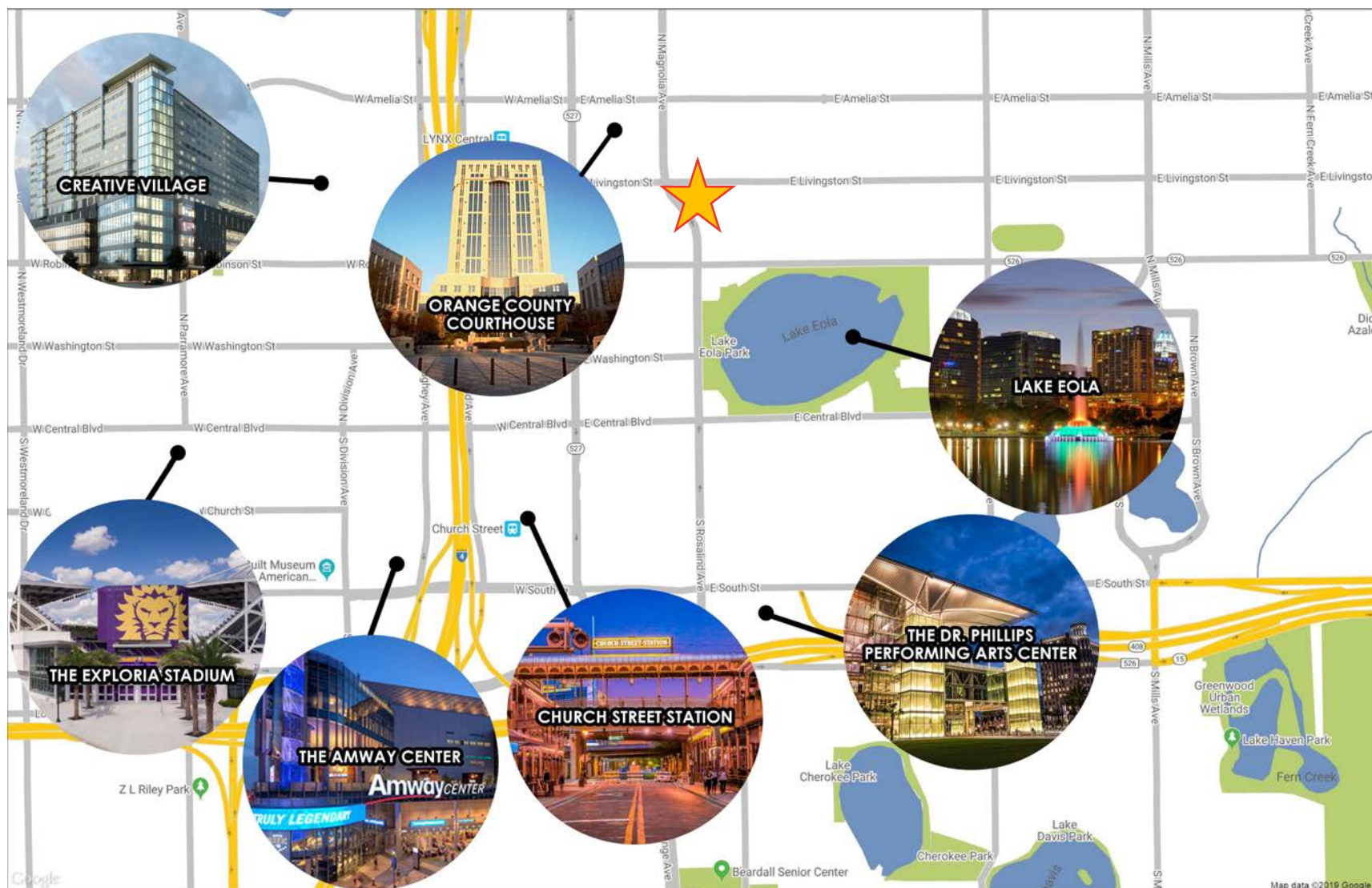
CHURCH STREET STATION

Historic train station and retail space, home to a variety of restaurants & an entertainment venue

THE AMWAY CENTER

20,000 capacity

Orlando's sports and entertainment venue home to the Orlando Magic, Solar Bears & Orlando Predators



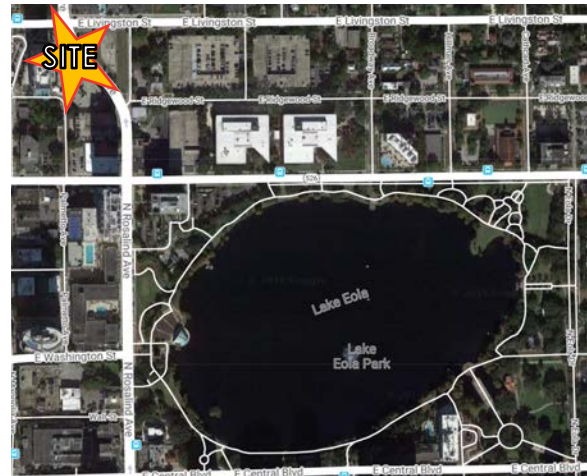
CREATIVE VILLAGE



Phase I is under construction and represents over \$550 million in vertical development & \$625 million in investment with over 350,000 square feet of higher education space, 965 multi-family units, and 640 student housing beds.

RECENTLY COMPLETED PROJECTS:

- 148,000 square foot UCF Downtown and Valencia College Downtown academic building- Dr. Phillips Academic Commons
- Renovation of the 115,000-square-foot UCF Communication & Media Building
- UnionWest, a 600-bed purpose-built student housing development with 105,000 square feet of UCF & Valencia academic space
- Amelia Court, 256-unit mixed-income apartment community
- The Julian Apartments, a 409-unit market-rate apartment project
- Modera Creative Village, a 292 Multi-family mixed-use project
- 2.3-acre Luminary Green Park



Downtown Orlando's destination park, with features including the Walt Disney Amphitheater, playground, historical statues and the famous Orlando swans.

Home to a wide variety of community events: the weekly Farmer's Market, annual Fiesta in the Park, Come out with Pride, Fireworks at the Fountain, Movieola, Christmas Tree lighting and more!



DOWNTOWN ORLANDO PUBLIC TRANSPORTATION



SUNRAIL
CENTRAL FLORIDA'S COMMUTER TRAIN

sunrail.com 855.RAIL.411
Easy LYNX connections

LEGEND

- LYMMO**
- Orange Line - Downtown
- Orange Line - North Quarter
- Grapefruit Line
- Lime Line
- Stops only as shown
- Transfer point
- SunRail line and station
- LYNX SuperStop
- Point of Interest

SEE ROUTE SCHEDULES FOR DETAILED INFO

LYMMO allows you to conveniently see, feel and hear the heartbeat of the vibrant city of Orlando. And best of all, LYMMO is FREE and runs 7 days a week!

LYMMO quickly rides around Downtown in its own dedicated lane and controls stoplights throughout its three-mile route so you can easily get to your destination.



RADIUS

RADIUS LEASING TEAM



Lic. Real Estate Broker

SERENITY LORENZ

VP of Sales & Leasing
Central Florida Office
serenity@acrefl.com
(904) 887-3302

SANDI BARGFREDE

Managing Partner
sandi@acrefl.com
(407) 491-8149

SERVING RETAIL MARKETS THROUGHOUT FLORIDA

CENTRAL FLORIDA | 47 E. ROBINSON STREET | SUITE 230 | ORLANDO, FL 32801
WEST COAST FLORIDA | 730 S. STERLING AVENUE | SUITE 212 | TAMPA, FL 33609
OFFICE | (407) 392. 2055 | **FAX** | (321) 400.1138 | WWW.ACREFL.COM



@acreflorida