



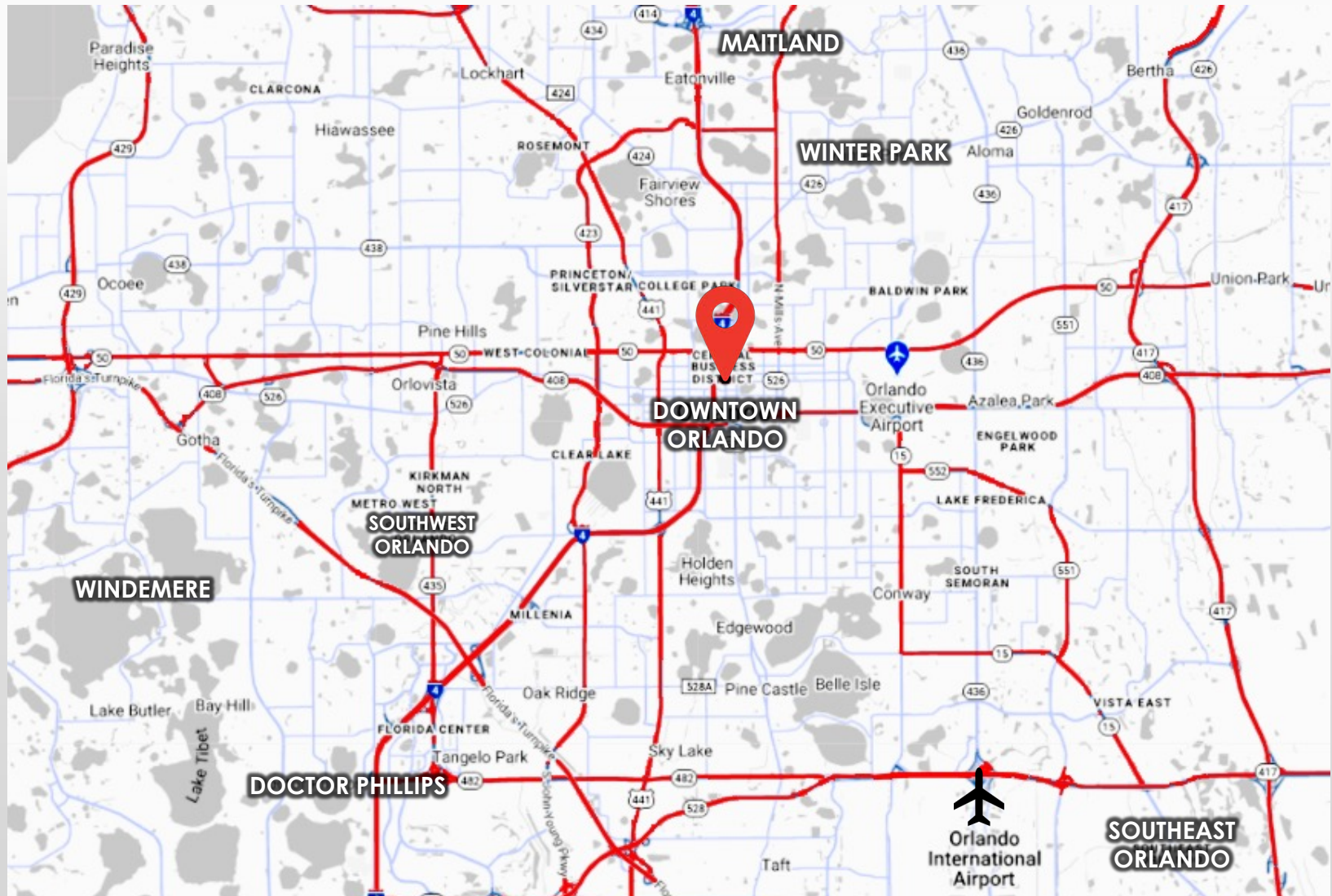
DOWNTOWN RETAIL

401 N MAGNOLIA AVE. ORLANDO, FL 32801

PREMIER SPACE IN THE HEART OF
"THE CITY BEAUTIFUL"



LOCATION, **LOCATION**, LOCATION



SITUATED IN **LAKE EOLA HEIGHTS**, THIS RETAIL SITE IS IN THE HEART OF ORLANDO'S DOWNTOWN- MAKING **HERE** A PERFECT SPOT FOR **YOUR BUSINESS**.

DYNAMIC DOWNTOWN



TOP-NOTCH TRANSIT



WALKER'S PARADISE

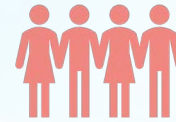


CONVENIENT CRUISING



DEMOGRAPHICS

POPULATION



1 MI- 19,916
3 MI- 103,104
5 MI- 293,574

AVG HH INCOME



1 MI- \$90,965
3 MI- \$92,652
5 MI- \$81,021

DAYTIME POPULATION



1 MI- 51,140
3 MI- 128,478
5 MI- 239,343

MEDIAN AGE



1 MI- 36.7
3 MI- 38.8
5 MI- 37.1

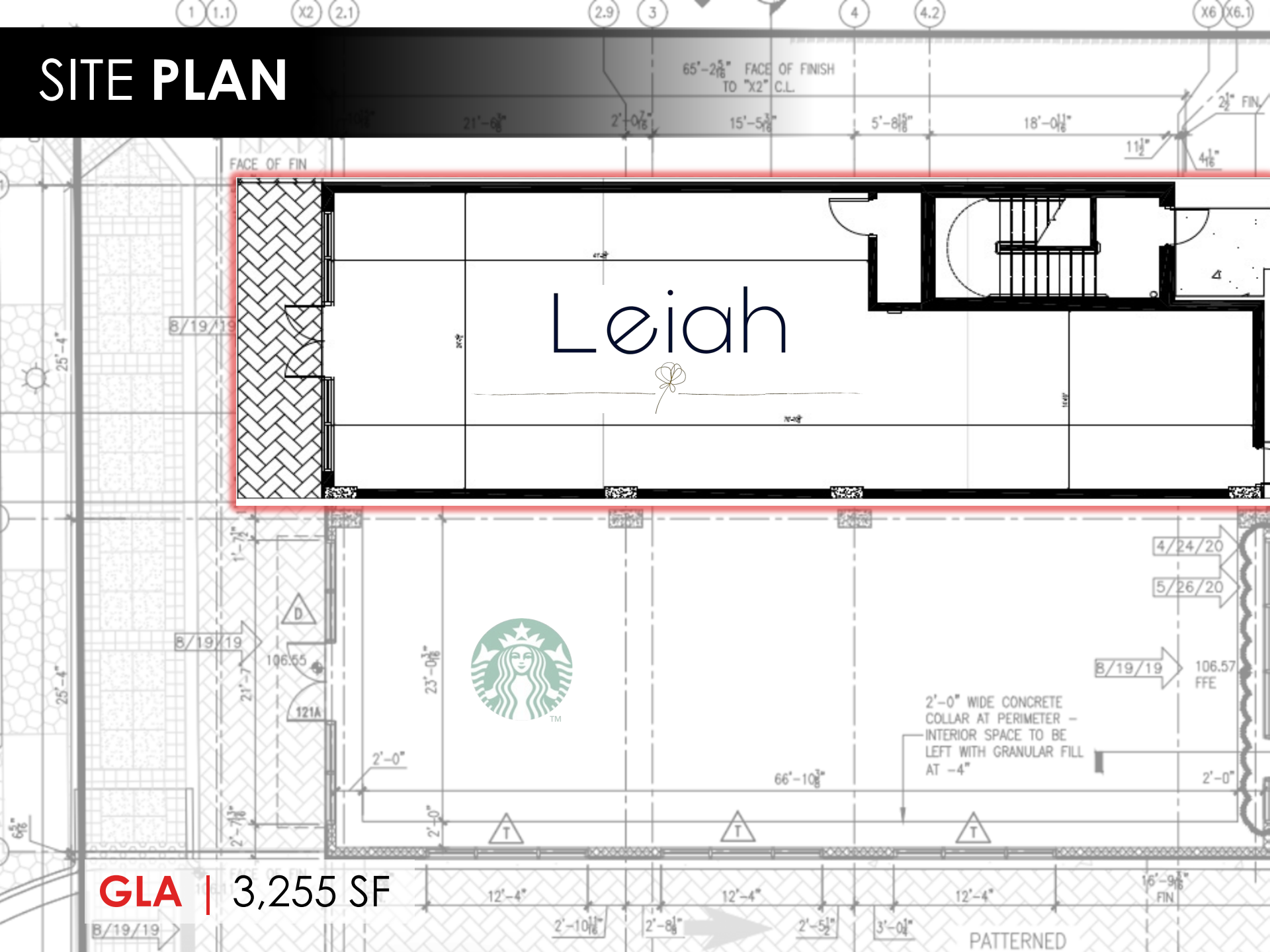
LAKE EOLA PARK
5 MIN WALK FROM SITE



SITE SPECIFICATIONS

- **FULLY LEASED!**
- SPACE ON GROUND FLOOR OF HOTEL WITH 123 KEYS
- STREETFRONT VISIBILITY ON MAGNOLIA AVENUE- 14,400 CARS DAILY
- WALKABLE LOCATION IN THE HEART OF DOWNTOWN ORLANDO
- MINUTES FROM LAKE EOLA PARK AND ACROSS THE STREET FROM THE ORANGE COUNTY COURTHOUSE

SITE PLAN



GLA | 3,255 SF

PARKING



RETAIL VISION



WITH STRONG DEMOGRAPHICS AND EXCELLENT VISIBILITY, THIS LOCATION IS A PREMIER **OPPORTUNITY** IN DOWNTOWN ORLANDO. THIS **WALKABLE** SITE NEIGHBORS A COFFEE SHOP, ORANGE COUNTY COURTYHOUSE, RESTAURANTS AND MORE!

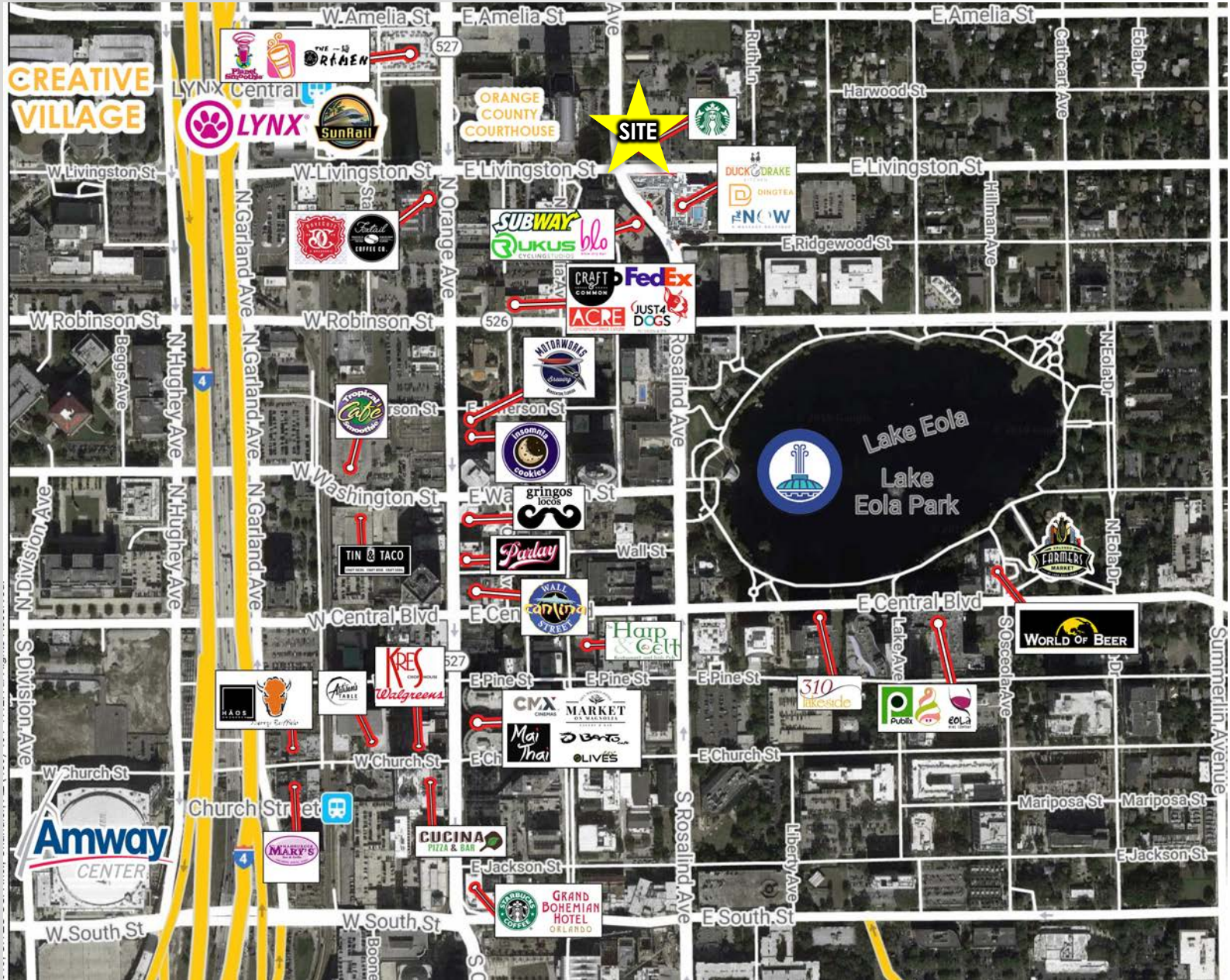


SEEKING USERS FOR..

- FAST-CASUAL
- BEAUTY/SERVICE
- SWEETS & TREATS
- BOUTIQUE FITNESS
- CLOTHING BOUTIQUES



SURROUNDING RETAIL



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.

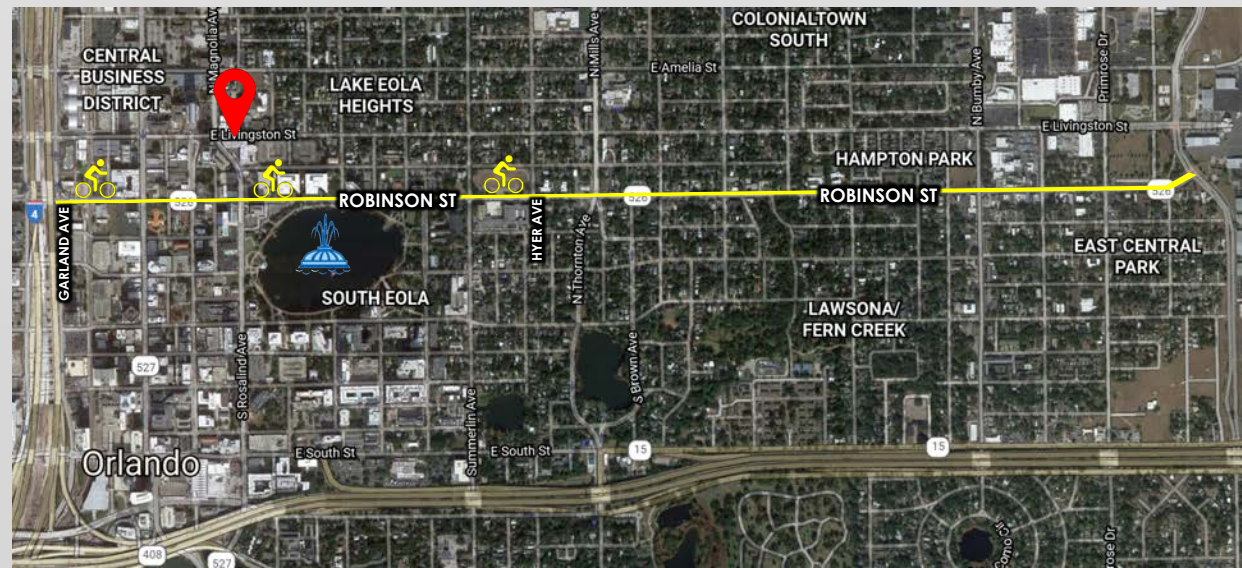
THIS COMES AFTER A PUBLIC STUDY SHOWS A DEMAND FOR INCREASED PEDESTRIAN AND BICYCLISTS SAFETY.

CHANGES TO ROBINSON STREET INCLUDE:

- 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



WALKABLE | BIKEABLE | ENJOYABLE



DOWNTOWN RETAIL STIMULUS PROGRAM

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

TO LEARN MORE VISIT:

[RETAIL STIMULUS PROGRAM](#)

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

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

NOTEWORTHY NEWS

W Amelia St

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

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.



E Jefferson St

LIVE LIKE THE LOCALS

2,768 UNITS | 232 PROPOSED UNITS

3,000 TOTAL UNITS



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

CONTACT ACRE



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SERVING RETAIL MARKETS THROUGHOUT FLORIDA

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WEST COAST FLORIDA | 730 S. STERLING AVENUE | SUITE 212 | TAMPA, FL 33609
OFFICE | (407) 392. 2055 | **FAX** | (321) 400.1138 | WWW.ACREFL.COM

Lic. Real Estate Broker