

# 27 EAST ROBINSON STREET

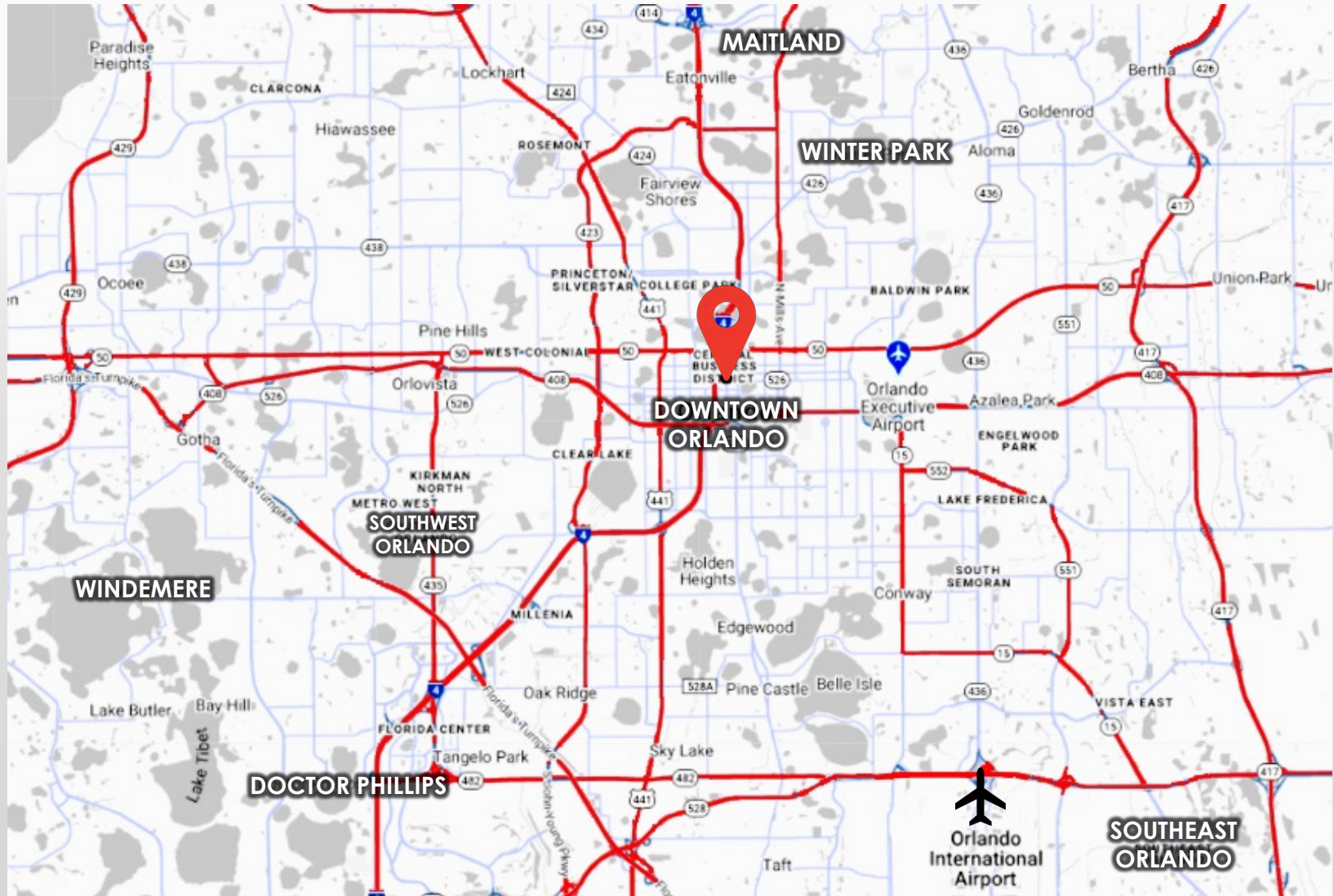
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27 EAST ROBINSON STREET ORLANDO, FL 32801

PREMIER **RETAIL** SPACE IN THE HEART OF  
"THE CITY BEAUTIFUL"

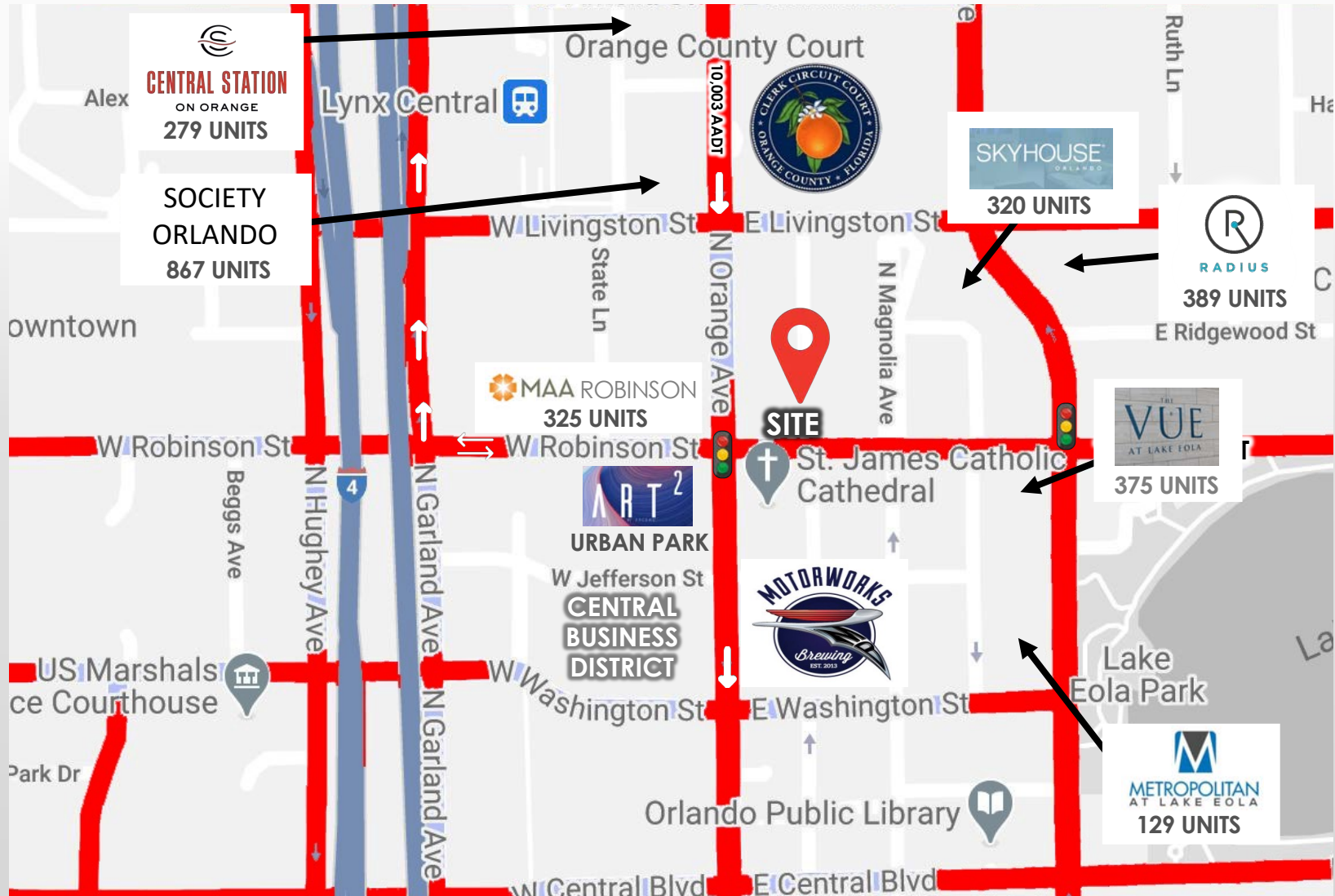


# LOCATION, **LOCATION**, LOCATION



SITUATED IN THE **CENTRAL BUSINESS DISTRICT**, 27 ROBINSON IS IN THE HEART OF ORLANDO'S DOWNTOWN-  
MAKING **HERE** A PERFECT SPOT FOR **YOUR BUSINESS**.

# IN THE CENTER OF IT ALL



TOP-NOTCH TRANSIT



WALKER'S PARADISE



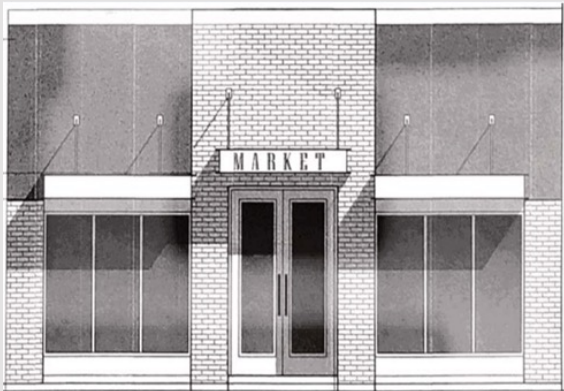
CONVENIENT CRUISING





## SITE SPECIFICATIONS

- **3,081 SF FULLY LEASED!**
- STOREFRONT RENOVATIONS COMPLETED, MURAL, GARAGE DOORS, ETC- COMING SOON!
- AVAILABLE PARKING BEHIND BUILDING
- STREETFRONT VISIBILITY ON ROBINSON STREET- 17,793 CARS DAILY
- WALKABLE LOCATION IN THE HEART OF DOWNTOWN ORLANDO



# SITE PLAN



ROBINSON STREET  
17,793 AADT

# RETAIL VISION



WITH GREAT VISIBILITY AND HIP RENOVATIONS IN PROCESS, 27 ROBINSON IS A PREMIER **OPPORTUNITY** IN DOWNTOWN. THIS **WALKABLE** SITE NEIGHBORS A TRENDY COFFEE SHOP, BEAUTY SALON, RESTAURANTS AND MORE!



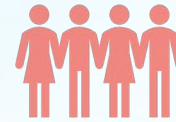
## SEEKING USERS FOR..

- BISTROS
- WINE BARS
- MARKETS
- CLOTHING BOUTIQUES
- BOUTIQUE FITNESS



# DEMOGRAPHICS

## POPULATION



1 MI- 21,942  
3 MI- 95,217  
5 MI- 287,891

## AVG HH INCOME



1 MI- \$82,120  
3 MI- \$92,917  
5 MI- \$81,321

## DAYTIME POPULATION



1 MI- 49,733  
3 MI- 117,370  
5 MI- 220,023

## MEDIAN AGE



1 MI- 39.0  
3 MI- 38.9  
5 MI- 37.1

LAKE EOLA PARK  
5 MIN WALK FROM SITE

# ON THE UP AND UP

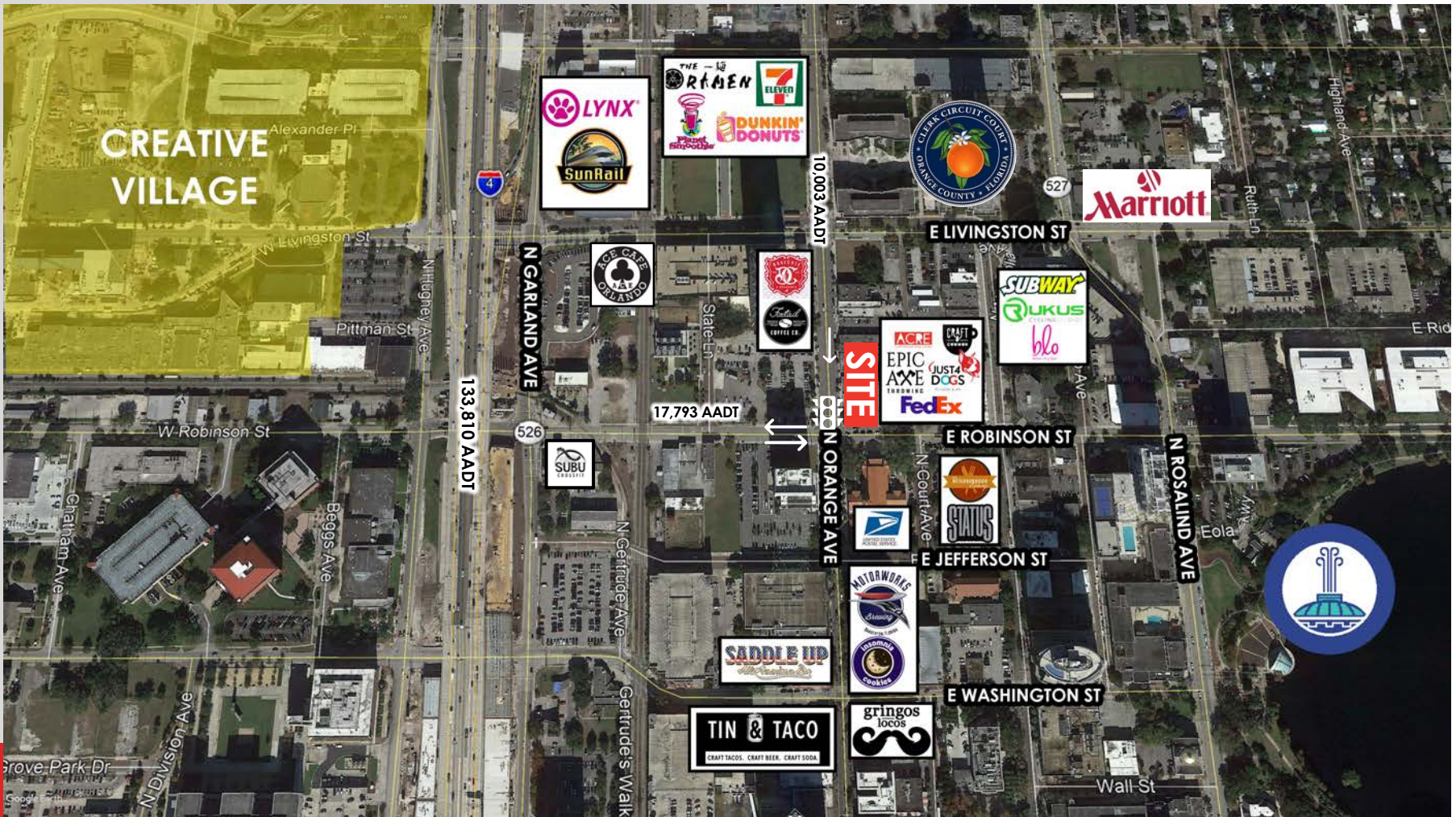
FROM RISING OFFICE TOWERS, HOTELS, AND APARTMENT BUILDINGS THAT RADIATE THE SKYLINE- DOWNTOWN ORLANDO IS **THRIVING**.

JUST IN DOWNTOWN ORLANDO ALONE, A STAGGERING **31 PROJECTS** HAVE BEEN RECENTLY COMPLETED, IN-PROGRESS, OR PROPOSED- INCLUDING CREATIVE VILLAGE, THE SPORTS AND ENTERTAINMENT DISTRICT AND MORE.





# SURROUNDING RETAIL



## DID YOU KNOW?

THE TOTAL RETAIL EXPENDITURE FOR CONSUMERS IN 2021 WAS **\$360.64 MILLION** (WITHIN 1 MILE)!

# 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.

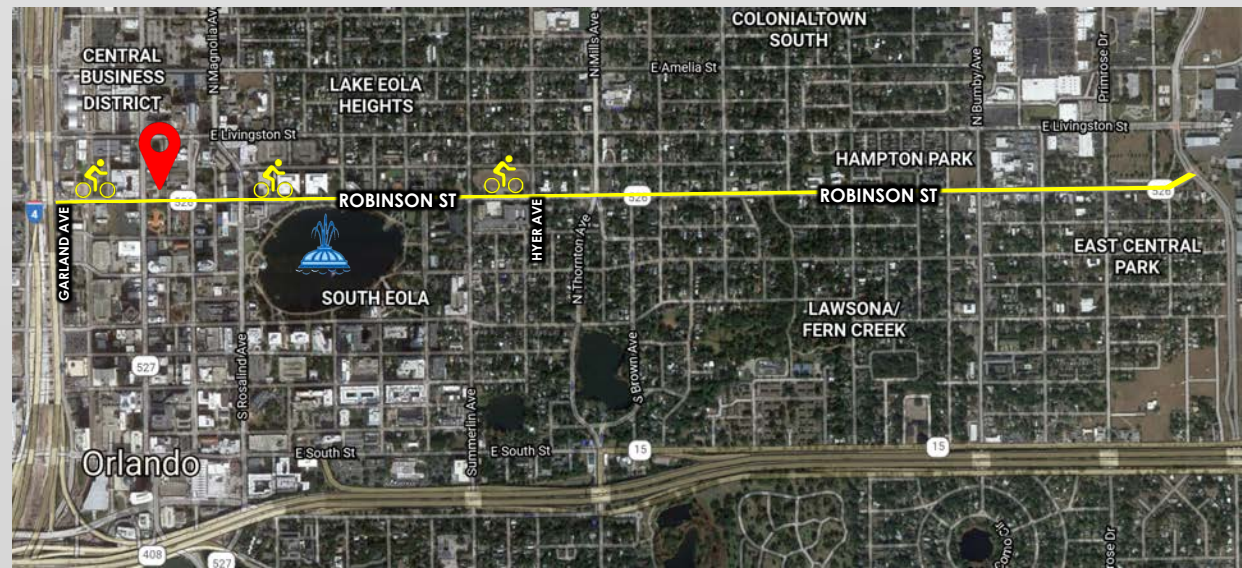
THIS COMES AFTER A PUBLIC STUDY SHOWS A DEMAND FOR INCREASED PEDESTRIAN AND BICYCLISTS SAFETY.

## 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.

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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.*



SITE

N Magnolia

E Jefferson St

# LIVE LIKE THE LOCALS

2,887 EXISTING UNITS | 340 PROPOSED UNITS

**3,227 TOTAL UNITS**



1	Skyhouse	320
2	Magnolia Mixed-Use (proposed)	40
3	Zoi House Orlando (proposed)	300
4	Central Station	279
5	Society Orlando	867
6	MAA Robinson	325
7	The Met at Lake Eola	129
8	Aspire	164
9	Reeves House	39
10	Radius	389
11	The Vue	375

**PARKING**

# CONTACT ACRE



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**SERVING RETAIL MARKETS THROUGHOUT FLORIDA AND SOUTH CAROLINA**

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