

THE NORA

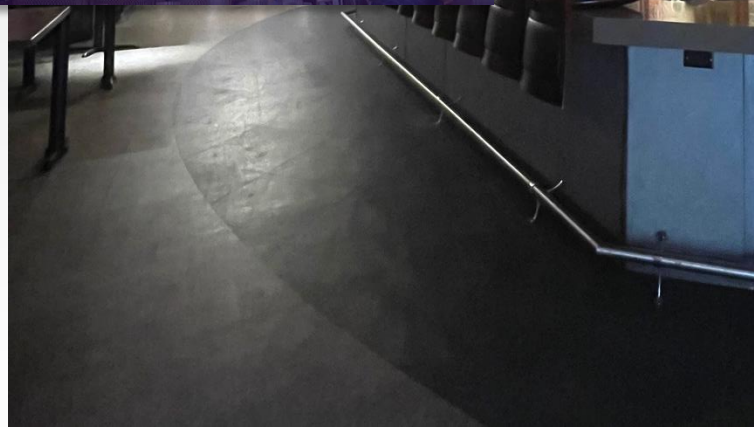
2ND GENERATION
FITNESS
IN THE HEART OF ORLANDO



861 NORTH ORANGE AVENUE ORLANDO, FL 32801



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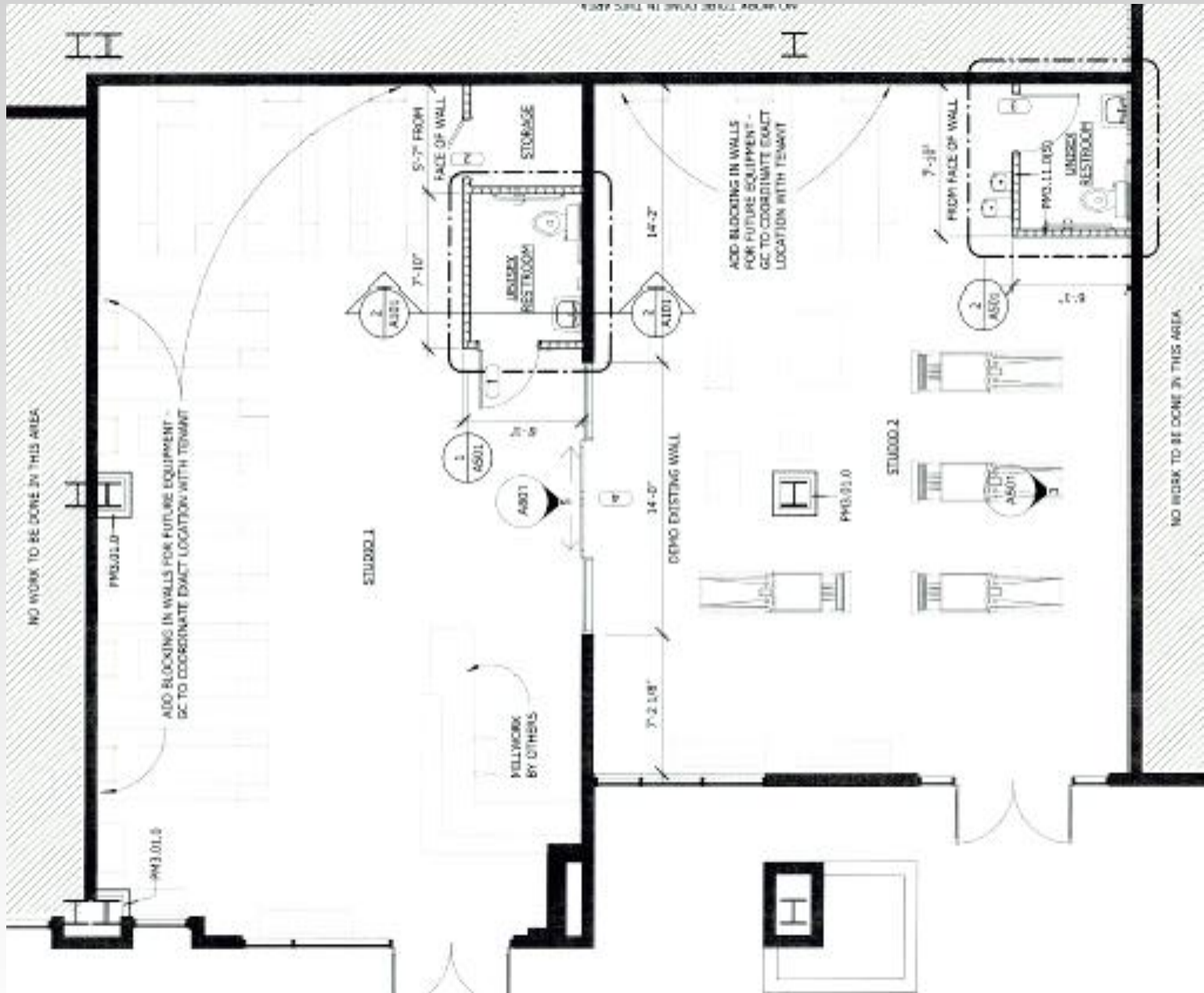




- **2,106 SF INLINE SPACE**
- FITNESS SPACE
- RETAIL SPACE WITH N. ORANGE AVENUE FRONTAGE- GROUND FLOOR OF THE NORA APARTMENTS (246 UNITS)
- HIGHLY WALKABLE TO DOWNTOWN ORLANDO & LAKE IVANHOE DISTRICT
- MINUTES FROM TWO I-4 EXCHANGES
- STRONG DENSITY OF CLASS A MULTI-FAMILY RESIDENCES (1,500+) AND SEVERAL HOTELS WITHIN WALKING DISTANCE
- LIMITED RETAIL VACANCY IN DIRECT CORRIDOR, CONNECTING MILLS 50, IVANHOE VILLAGE, WINTER PARK AND COLLEGE PARK TO DOWNTOWN

FLOOR PLAN

FITNESS SPACE



N ORANGE AVENUE

DEMOGRAPHICS

POPULATION

1 MI- 20,396
3 MI- 106,655
5 MI- 307,228

AVG HH INCOME

1 MI- \$139,968
3 MI- \$142,522
5 MI- \$117,767

DAYTIME POPULATION

1 MI- 36,441
3 MI- 147,916
5 MI- 319,928

MEDIAN AGE

1 MI- 33.6
3 MI- 38.8
5 MI- 37.8

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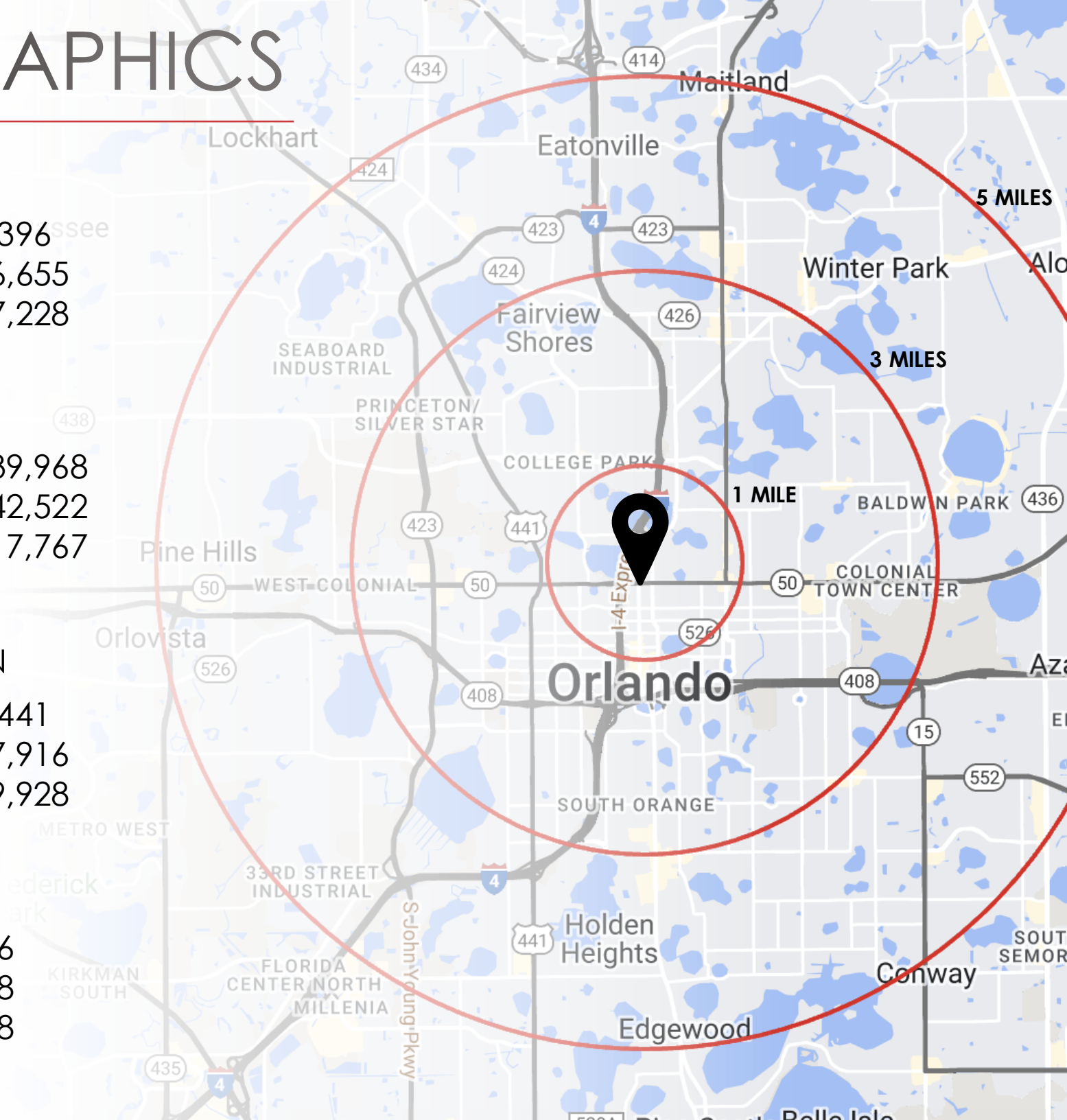


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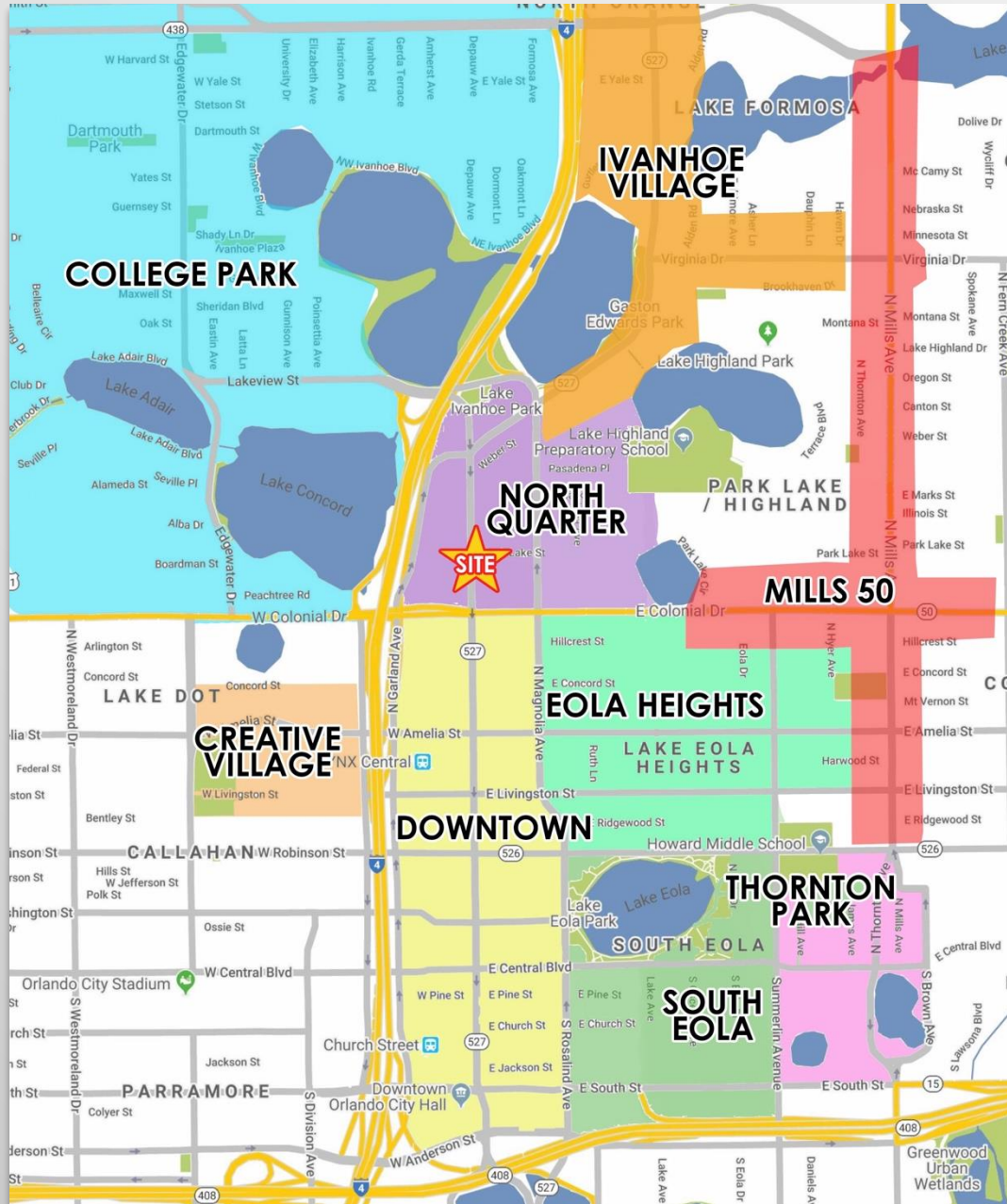


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NORTH QUARTER DISTRICT

THE GATEWAY TO DOWNTOWN



The North Quarter District is an art-centric and identifiable community with a mix of office and employment units with residential space to create a self-sustaining neighborhood that has been ranked the best neighborhood to live in within Orlando.

Central elements to the North Quarter District's success are an emphasis on open space and cultural linkages accentuated through tree-lined streets and plentiful artwork.

Because the North Quarter District serves as the gateway to the Downtown Core from the north, cultural elements that depict the area's uniqueness and celebrate the prominence of water are abundant.

#1

ORLANDO NEIGHBORHOOD
ACCORDING TO

NICHE 

NORTH QUARTER DISTRICT

NOTABLE RETAIL SCENE



NORTH QUARTER DISTRICT

4,042

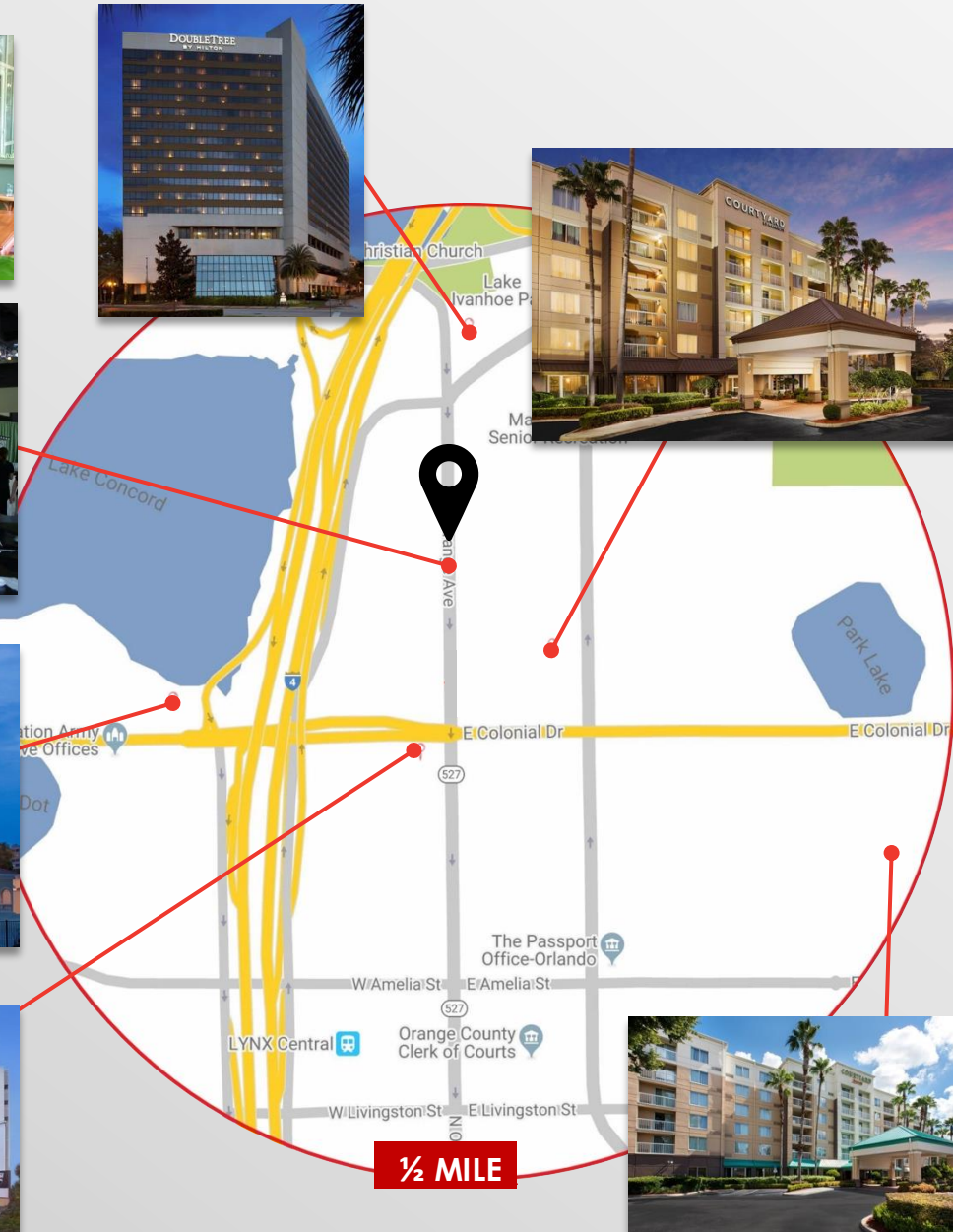
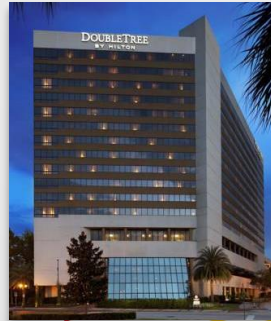
POPULATION
WITHIN ½ MILE

\$145 MIL

HOUSEHOLD
EXPENDITURE

1,731

MULTI-FAMILY
UNITS



5

MULTI-FAMILY
BUILDINGS

4

NOTABLE
HOTELS

3

DESTINATION
RESTAURANTS



THE NORA



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SANDI BARGFREDE

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SAMMY GABBAI

Leasing Associate
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