

# THE NORA

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2ND GENERATION  
**RESTAURANT &  
COFFEE SHOP SPACE**  
IN THE HEART OF ORLANDO



861 NORTH ORANGE AVENUE ORLANDO, FL 32801

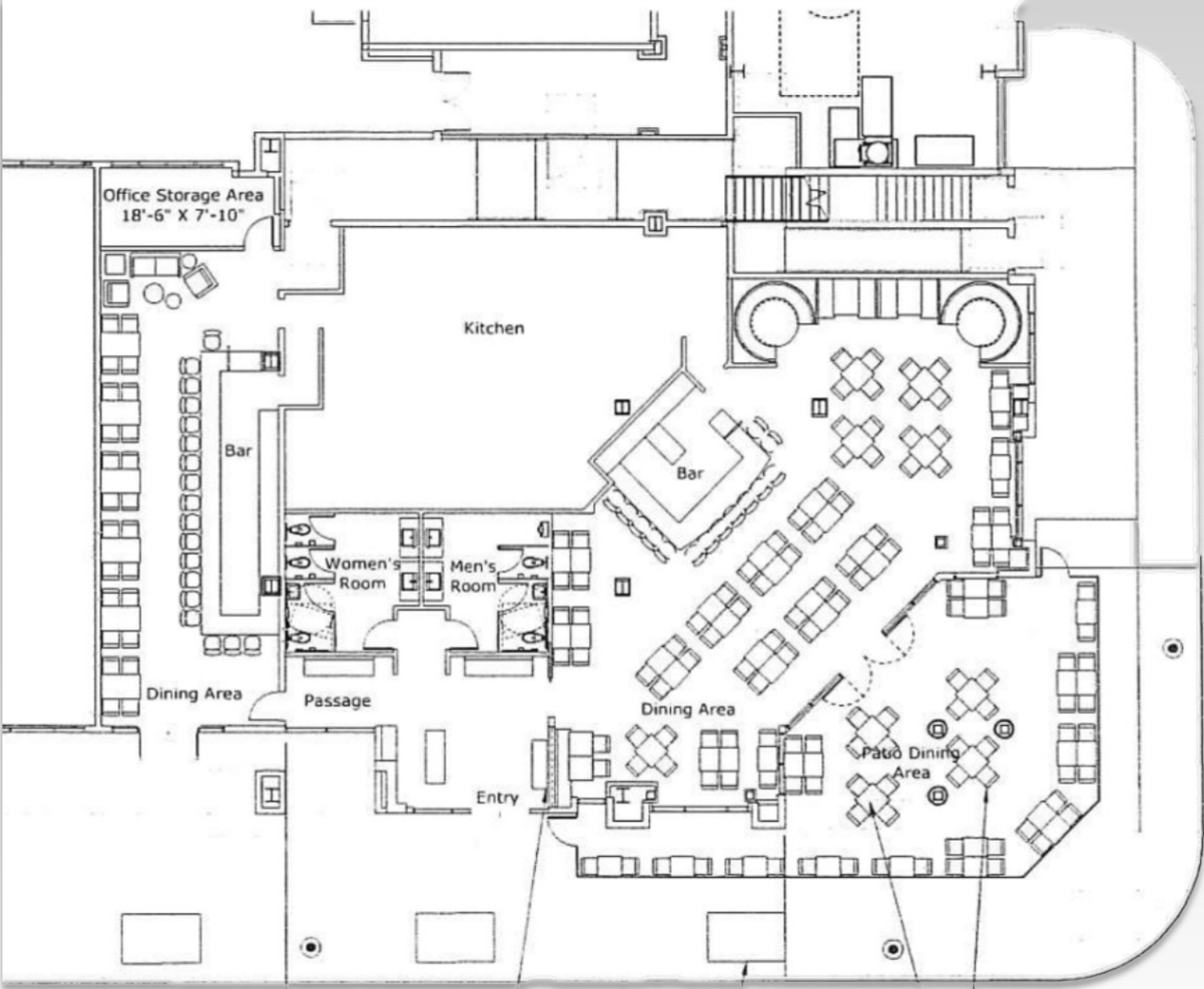




- **4,882 SF ENDCAP AVAILABLE WITH 984 SF PATIO**
- **2,273 SF INLINE SPACE**
- RESTAURANT SPACE WITH FULLY EQUIPPED KITCHEN
- COFFEE SHOP SPACE WITH WALK-IN COOLER & FREEZER
- RETAIL SPACE WITH N. ORANGE AVENUE FRONTAGE- GROUND FLOOR OF THE NORA APARTMENTS (246 UNITS)
- HIGHLY WALKABLE TO DOWNTOWN ORLANDO & LAKE IVANHOE DISTRICT
- MINUTES FROM TWO I-4 EXCHANGES
- STRONG DENSITY OF CLASS A MULTI-FAMILY RESIDENCIES (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

RESTAURANT SPACE

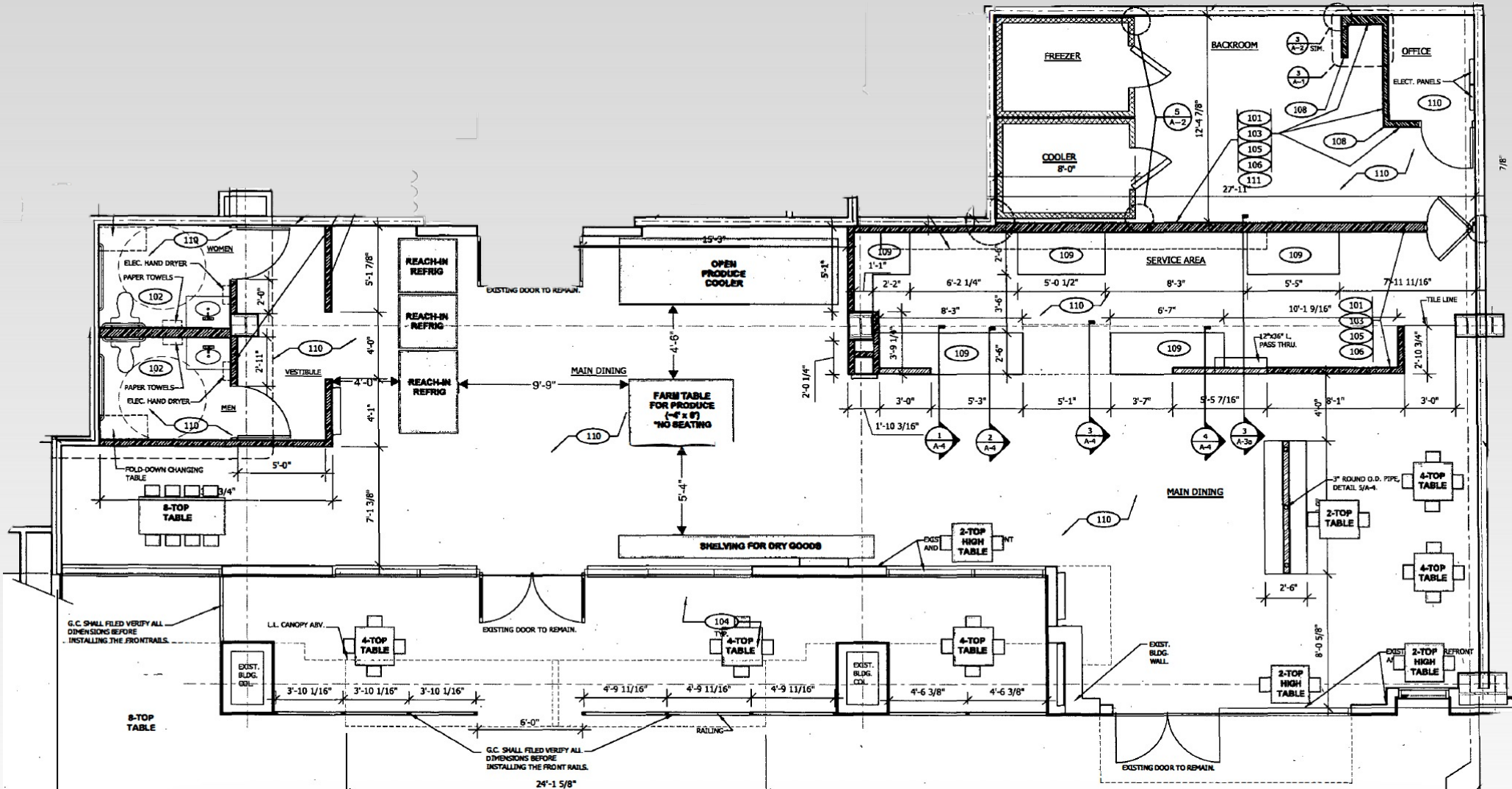


N ORANGE AVENUE | 9,500 AADT



# FLOOR PLAN

## COFFEE SHOP SPACE



N ORANGE AVENUE | 9,500 AADT

# DEMOGRAPHICS

## POPULATION



1 MI- 17,377  
3 MI- 98,592  
5 MI- 290,254

## AVG HH INCOME



1 MI- \$109,313  
3 MI- \$125,526  
5 MI- \$109,874

## DAYTIME POPULATION

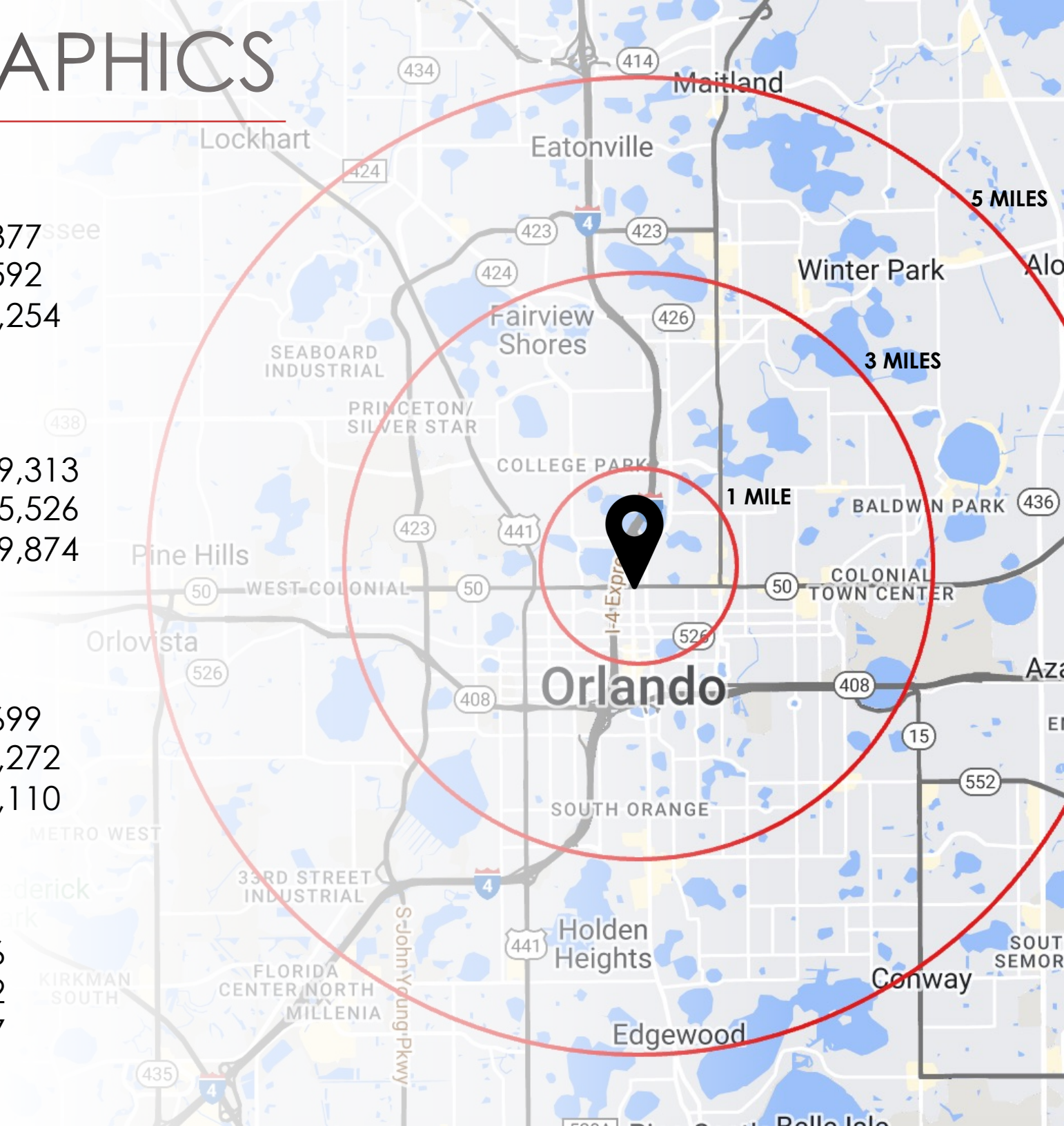


1 MI- 31,699  
3 MI- 118,272  
5 MI- 227,110

## MEDIAN AGE

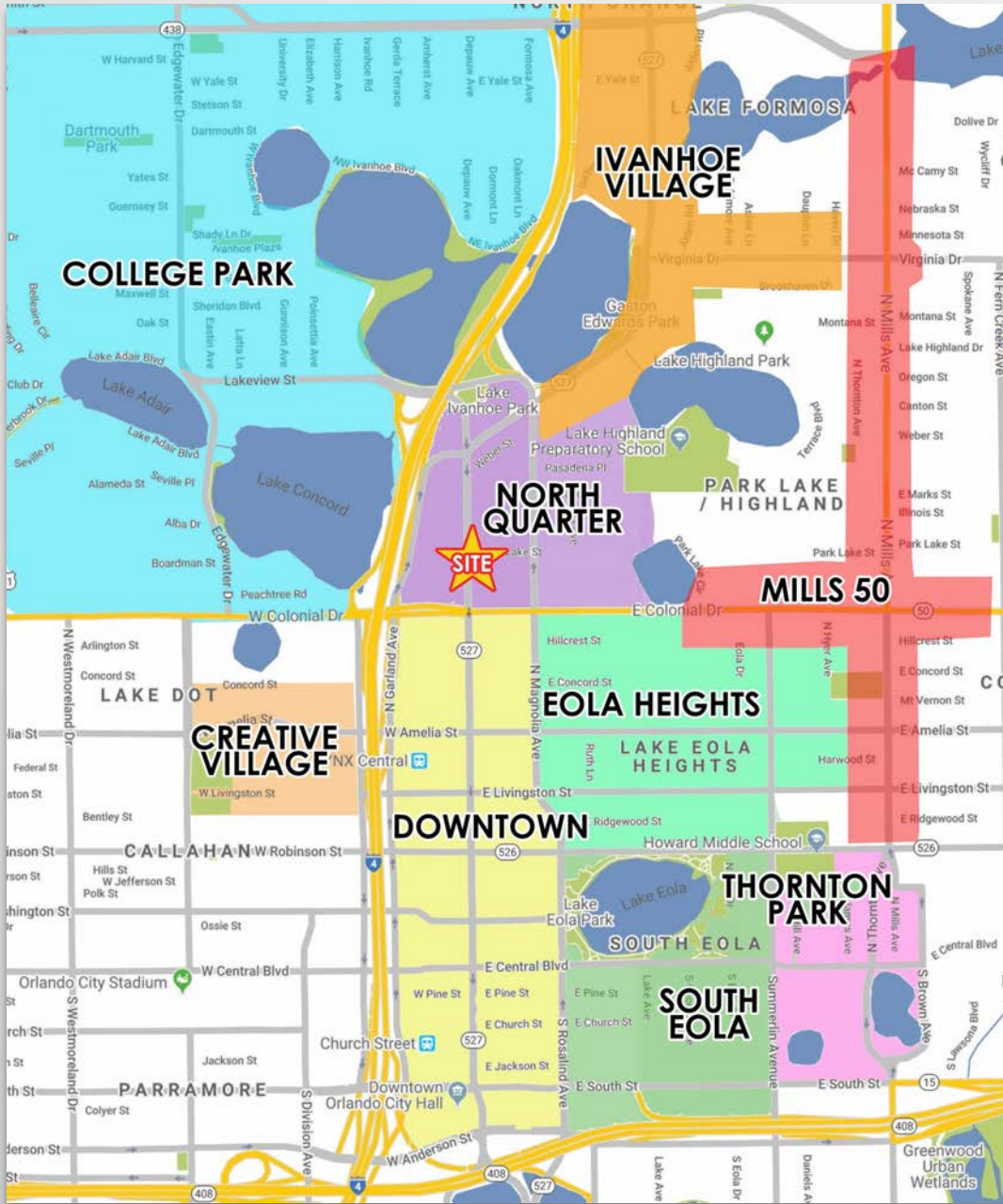


1 MI- 35.6  
3 MI- 40.2  
5 MI- 38.7



# 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

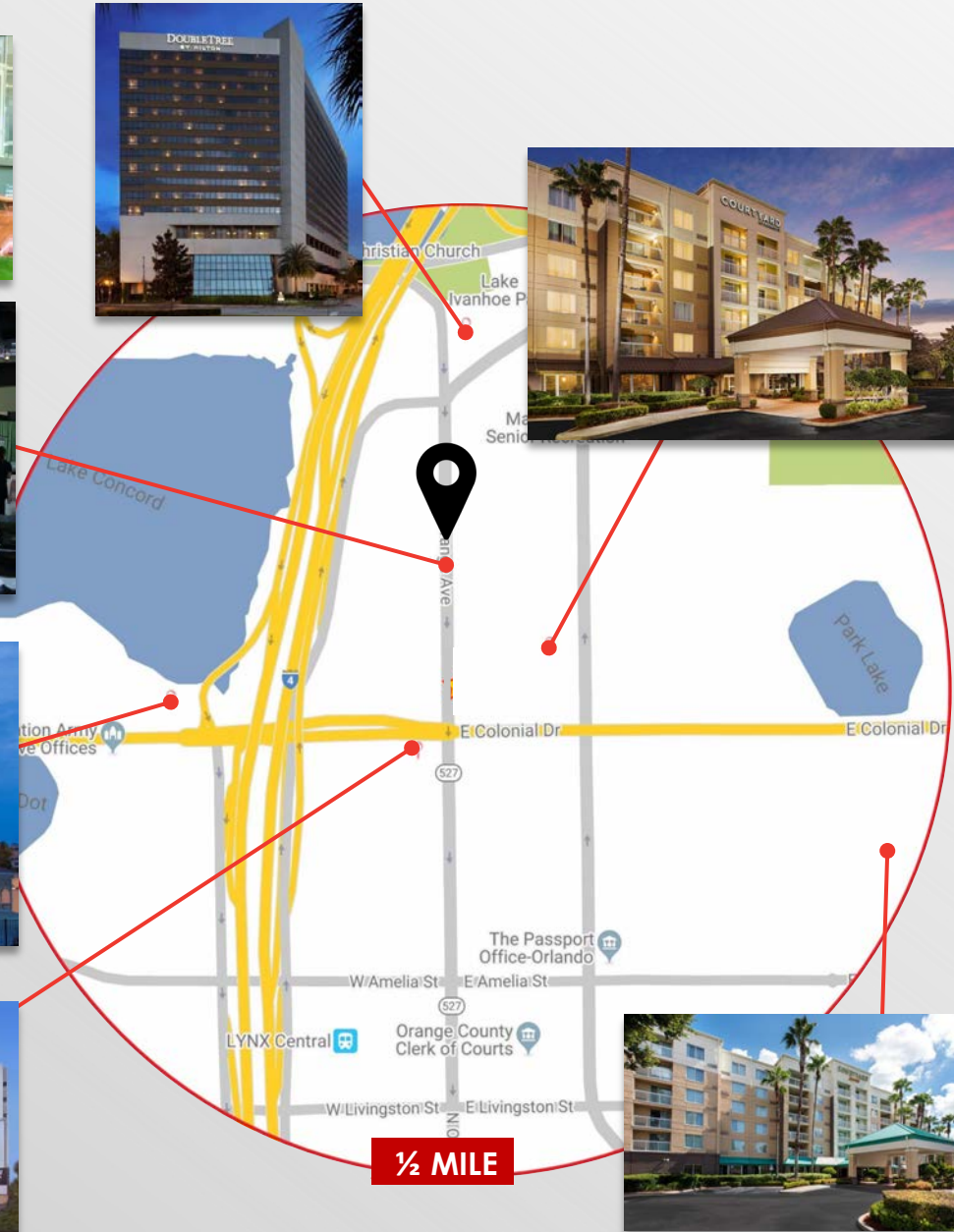
POPULATION  
WITHIN ½ MILE

\$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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SERVING RETAIL MARKETS THROUGHOUT FLORIDA

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