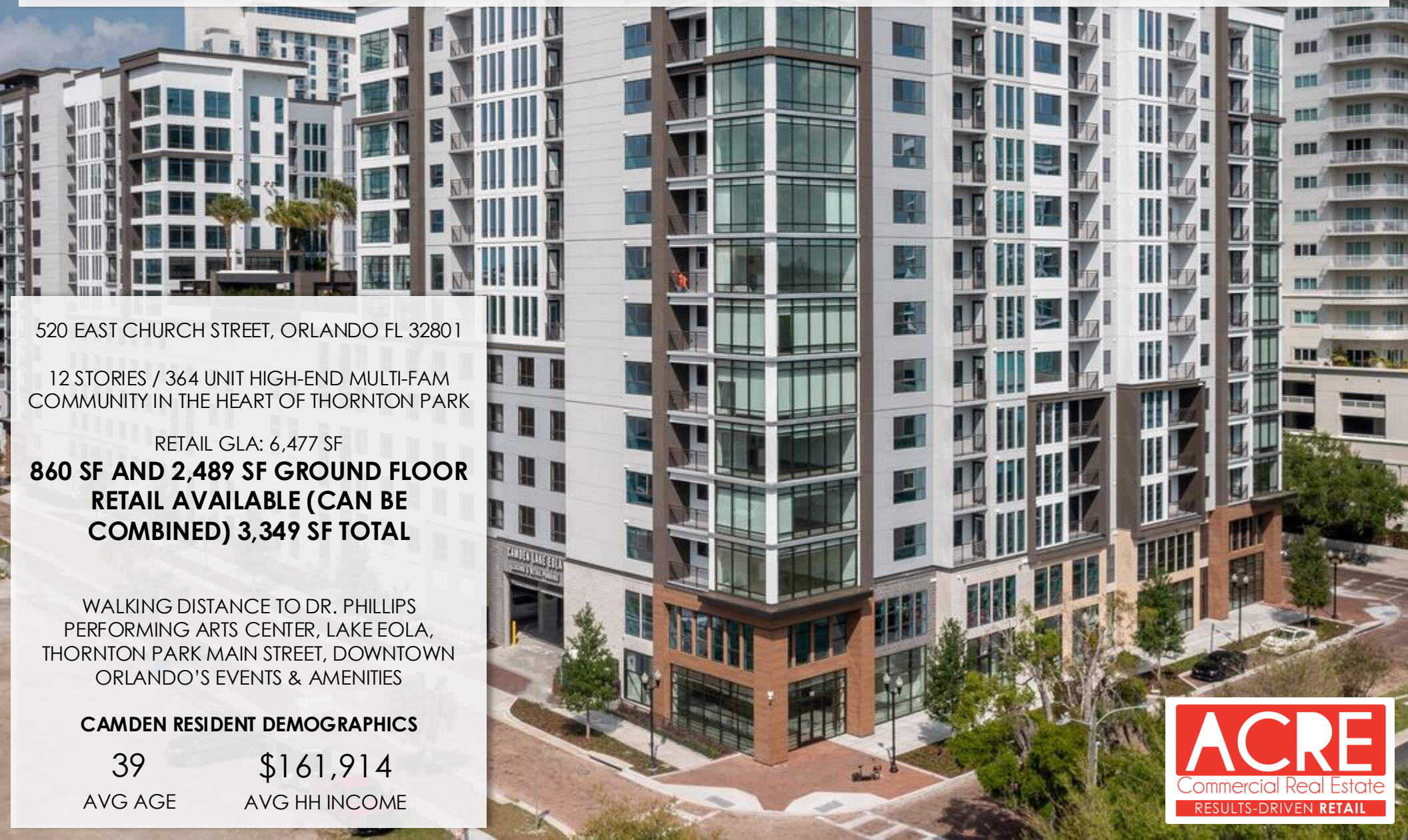


RETAIL SPACE FOR LEASE IN THORNTON PARK



520 EAST CHURCH STREET, ORLANDO FL 32801

12 STORIES / 364 UNIT HIGH-END MULTI-FAM
COMMUNITY IN THE HEART OF THORNTON PARK

RETAIL GLA: 6,477 SF

**860 SF AND 2,489 SF GROUND FLOOR
RETAIL AVAILABLE (CAN BE
COMBINED) 3,349 SF TOTAL**

WALKING DISTANCE TO DR. PHILLIPS
PERFORMING ARTS CENTER, LAKE EOLA,
THORNTON PARK MAIN STREET, DOWNTOWN
ORLANDO'S EVENTS & AMENITIES

CAMDEN RESIDENT DEMOGRAPHICS

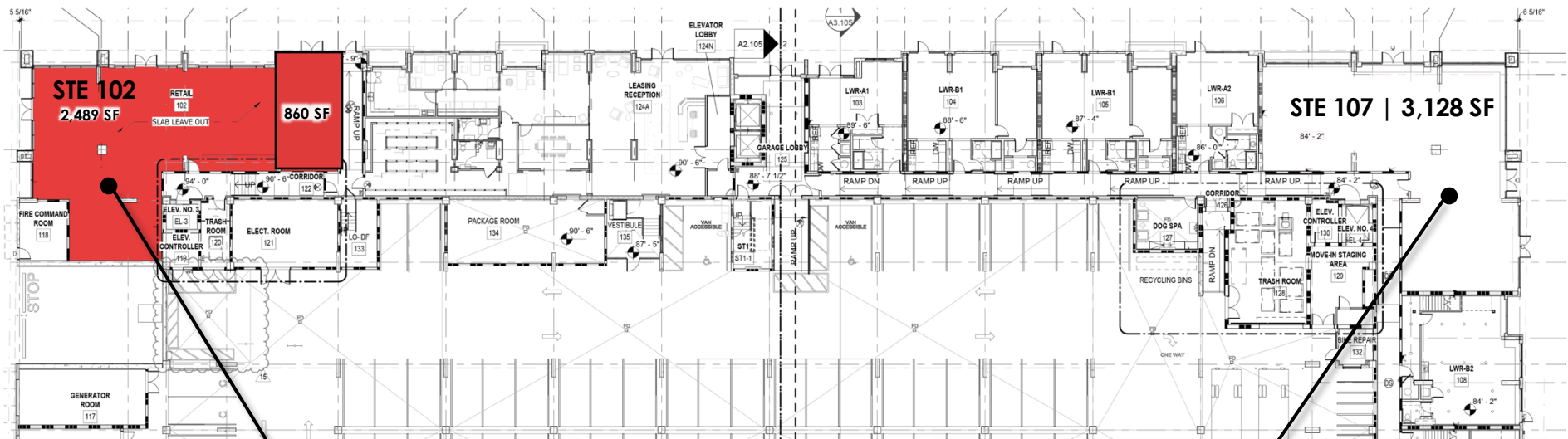
39	\$161,914
AVG AGE	AVG HH INCOME



E CHURCH STREET

SOSCEOLO AVE

S EOLA DRIVE



STE 102

CAN BE COMBINED
(GRADE CHANGE BETWEEN SPACES)



STE 107

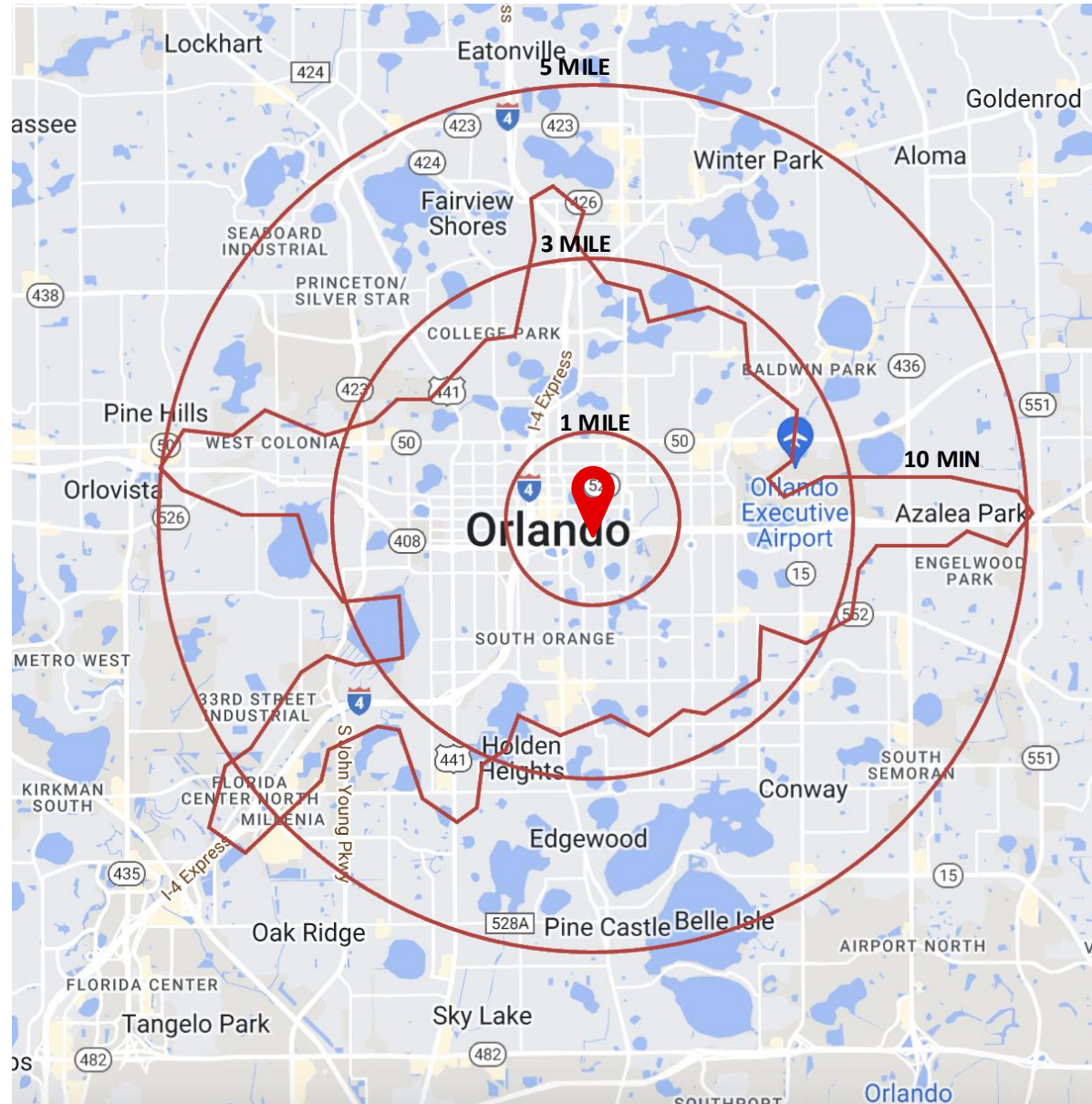
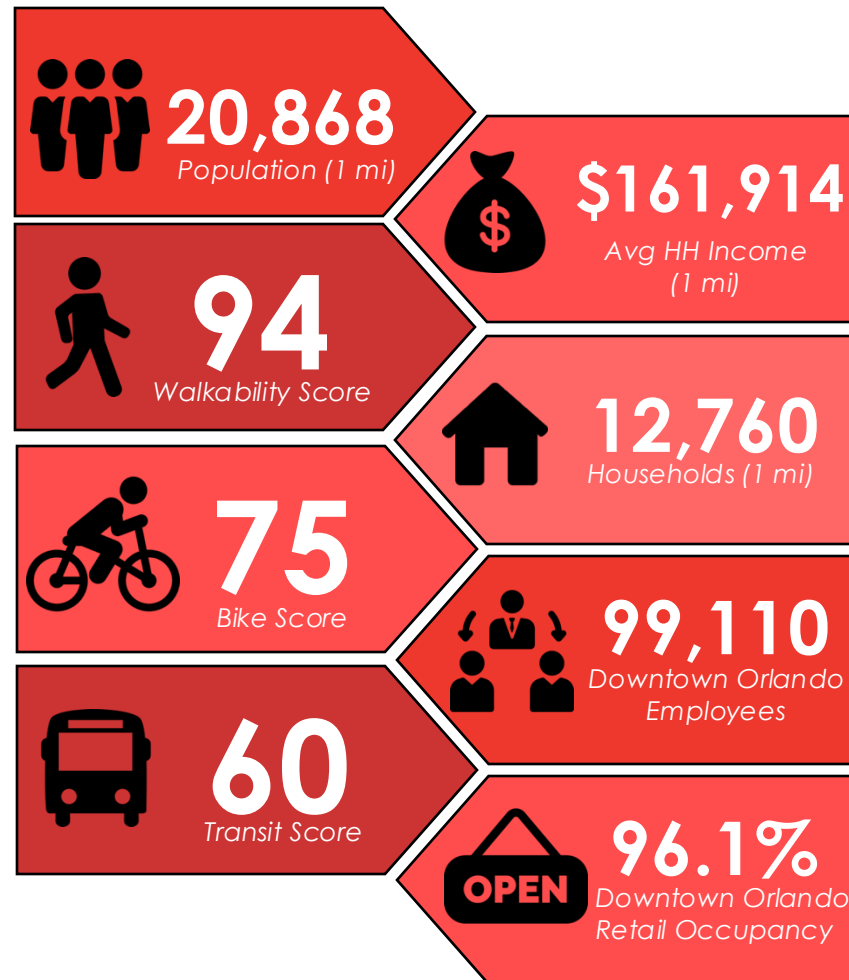
**EOLA NAIL & SKIN
CARE BAR**



MARIPOSA STREET

End-cap retail/restaurant space- with outdoor seating capability.

DEMOGRAPHICS



	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS	10 MIN DRIVE
TOTAL POPULATION	20,868	113,599	308,356	115,510
HOUSEHOLDS	12,760	55,758	134,339	54,833
EMPLOYEES	43,011	111,399	215,953	118,746
BUSINESSES	5,452	15,500	31,122	16,238
MEDIAN AGE	39.7	38.5	37.5	37.8
AVG. HOUSEHOLD INCOME	\$161,914	\$135,303	\$117,721	\$122,539

AERIAL OVERVIEW



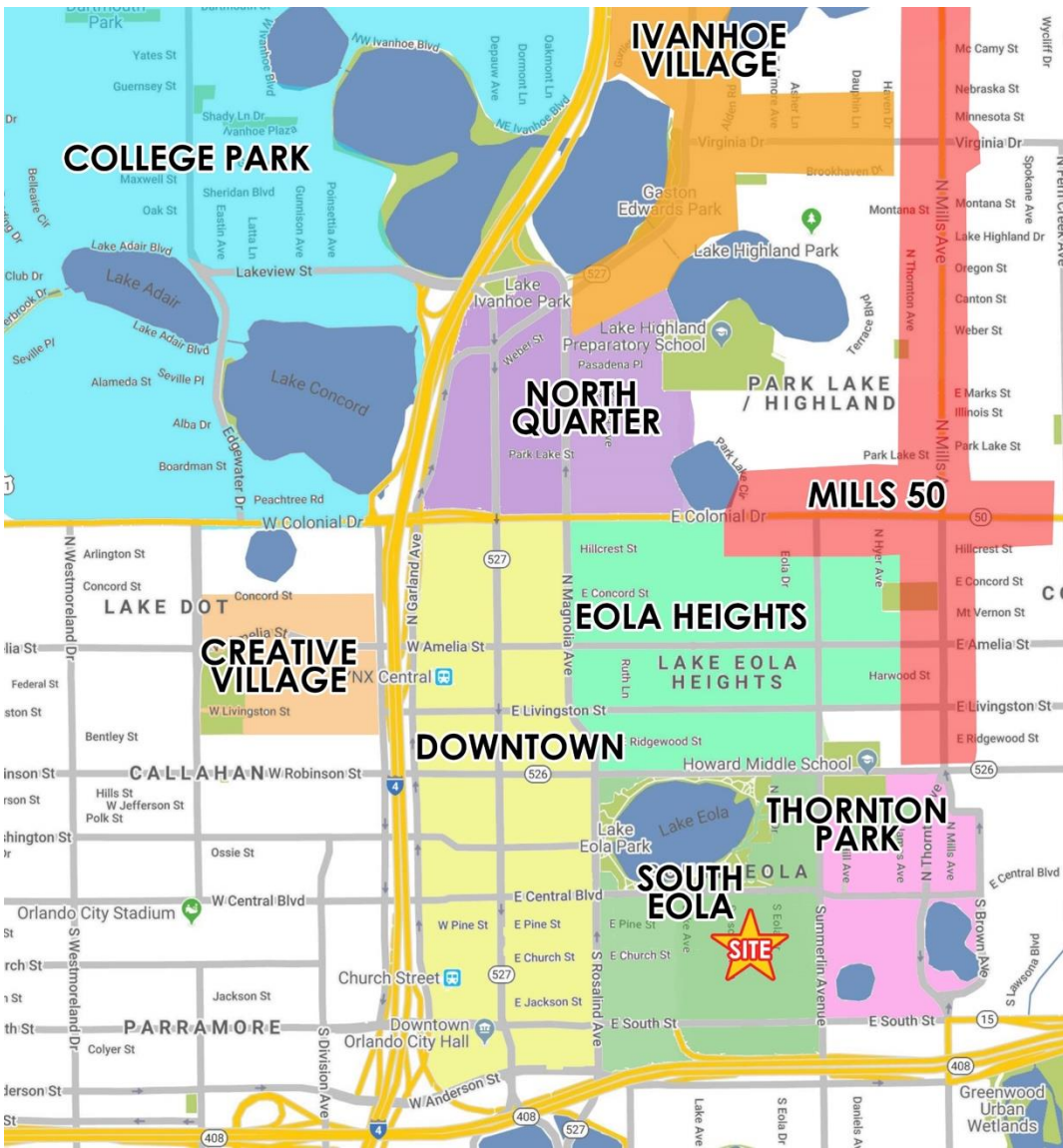
Great
HISTORIC
District

Part of
MAIN STREET
America

Wide Variety of
LOCAL
Events

Join The
VIBRANT
Tapestry

THORNTON PARK & SOUTH EOLA



“THE #1 DOWNTOWN DISTRICT IN ORLANDO”

The Thornton Park & South Eola Districts features numerous upscale eateries, inviting neighborhood bars, & trendy boutiques.

Styles of homes range from 1920s bungalows to Craftsman-style structures to Tudor Revivals, all of them lining renovated brick streets with pristine landscaping. Adaptive reuse is also a calling card of the community.

Thornton Park has a very cosmopolitan feel, as it is the location of exclusive restaurants, high-end fashion boutiques, and The Sanctuary, which has some of the most expensive condo units in Orlando.

The Districts have also become one of the most desirable and expensive places to live in downtown, attracting young professionals as well as urban dwellers. As a result, the area has become a lively 24/7 neighborhood, with a diverse mix of people.

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

THE ABBEY

Thornton Park's premier entertainment venue, hosting concerts, theatre, cabaret & more

THE DR. PHILLIPS CENTER

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

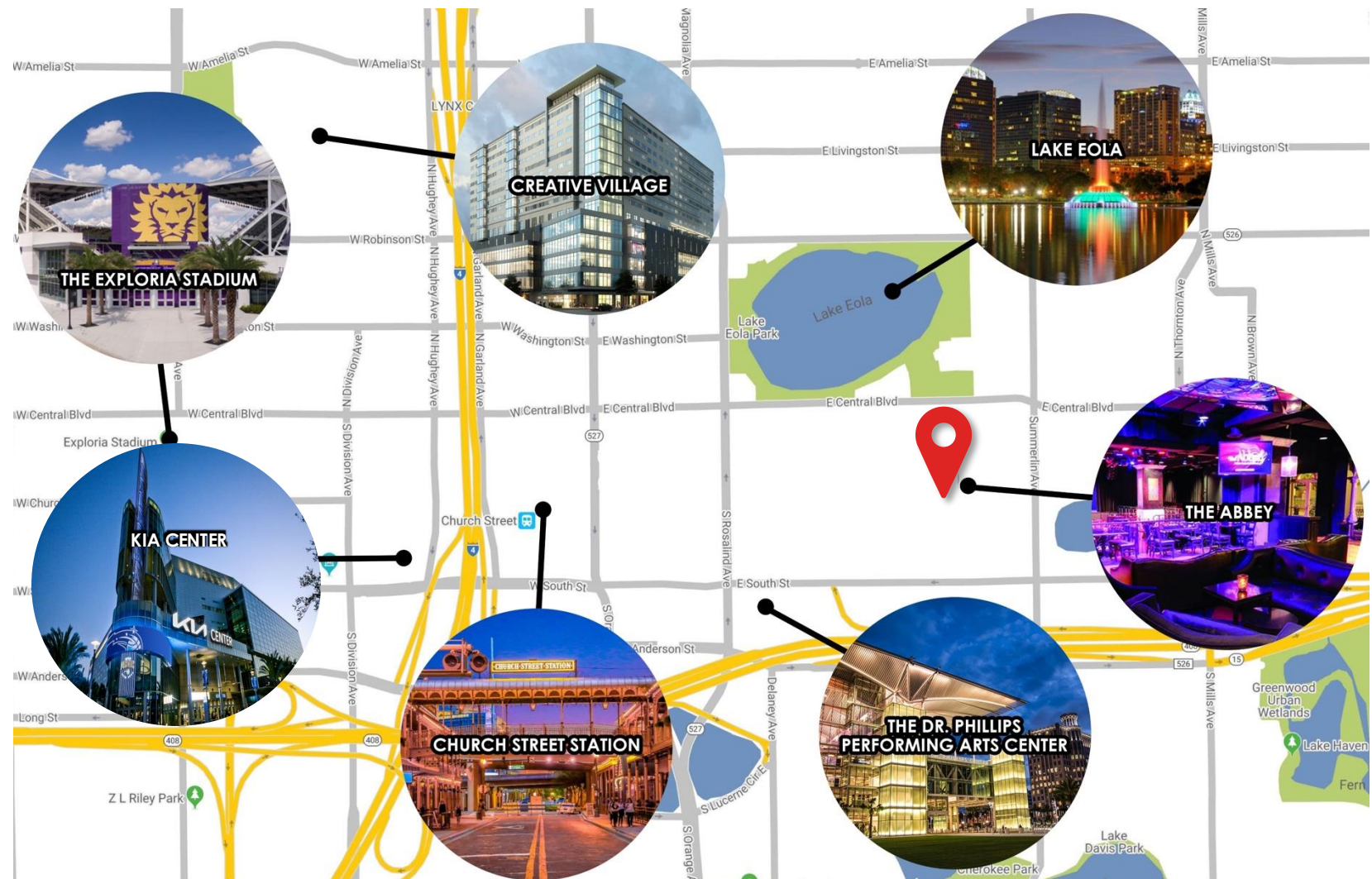
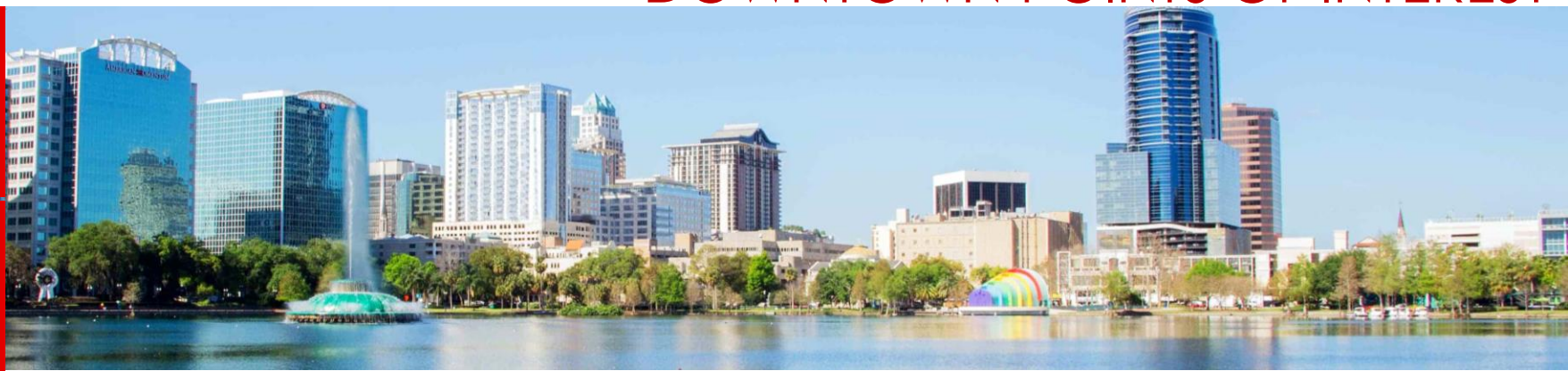
CHURCH STREET STATION

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

KIACENTER

20,000 capacity

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



SURROUNDING RESIDENTIAL COMMUNITIES



SITE	CAMDEN LAKE EOLA	364
1	The Grande	364
2	Lutheran Towers	304
3	Windsor Place	107
4	Osceola Brownstones	26
5	Star Tower	100
6	Camden Thornton Park	300
7	Citi Tower	235
8	Baptist Terrace	197
9	The Waverly	230
10	Paramount on Lake Eola	313
11-13	Post Parkside	238
14	530 East Central Condos	91
15	Eola South	23
16	Thornton Park Central	49
17	101 Eola	146
18	The Sanctuary	173
19	Summer Winds Townhomes	26
20	Thornton Park Brownstones	28
21	The Jackson	52

3,366 TOTAL UNITS

DOWNTOWN RETAIL & RESTAURANT STIMULUS PROGRAM

DOWNTOWN TENANTS CAN RECEIVE UP TO **\$400,000** FOR BUILD-OUTS AND RENTAL ASSISTANCE!

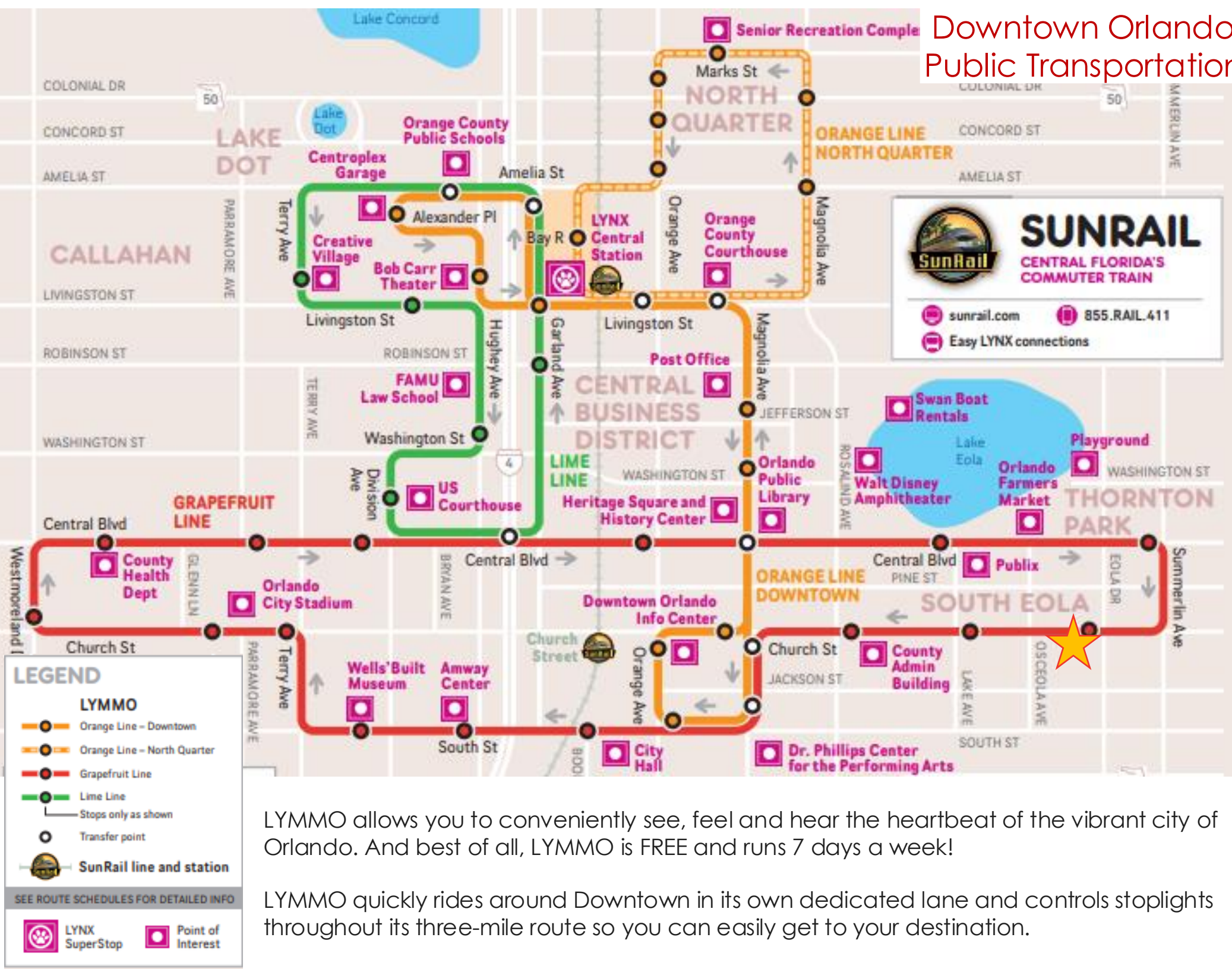
DOWNTOWN IS ON THE RISE AND SO ARE THE INCENTIVES. BUSINESSES COULD BE ELIGIBLE TO RECEIVE UP TO \$400,000 (RESTAURANTS) AND \$150,000 (RETAILERS) IN TENANT IMPROVEMENTS AND RENT EXPENSES ACCORDING TO THE COMMUNITY REDEVELOPMENT AGENCY.

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.

Downtown Orlando Public Transportation



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.

CONTACT ACRE



Lic. Real Estate Broker

SERENITY LORENZ

Senior Leasing Manager
Central Florida Office
serenity@acrefl.com
Cell- (904) 887-3302
Office- (407) 392-2055 x2

SANDI BARGFREDE

Managing Partner
sandi@acrefl.com
Cell- (407) 491-8149
Office- (407) 392-2055 x2

SERVING RETAIL MARKETS THROUGHOUT FLORIDA

CENTRAL FLORIDA | 47 E. ROBINSON STREET | SUITE 230 | ORLANDO, FL 32801
WEST COAST FLORIDA | 730 S. STERLING AVENUE | SUITE 210 | TAMPA, FL 33609
OFFICE | (407) 392.2055 | **FAX** | (321) 400.1138 | WWW.ACREFL.COM



@acreflorida