

RETAIL SPACE FOR LEASE IN THORNTON PARK

CAMDEN 
Lake Eola

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

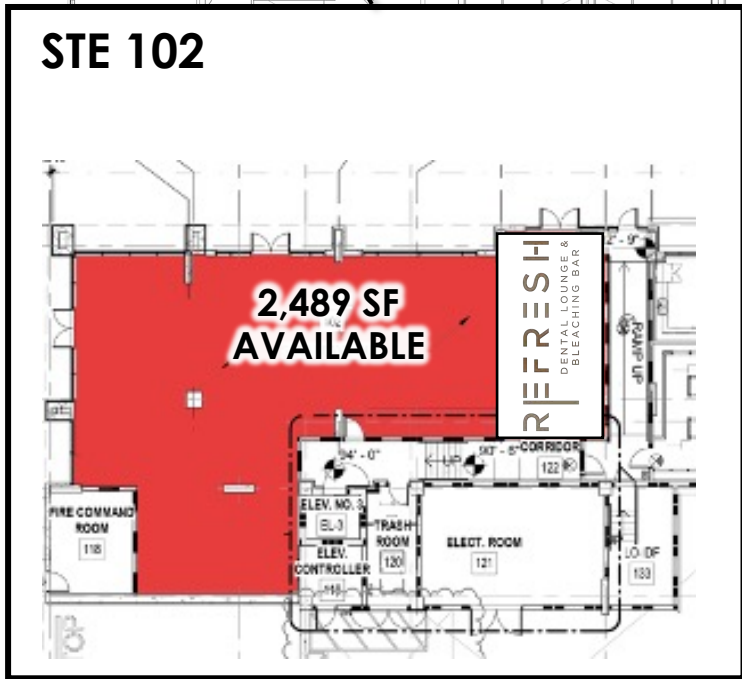
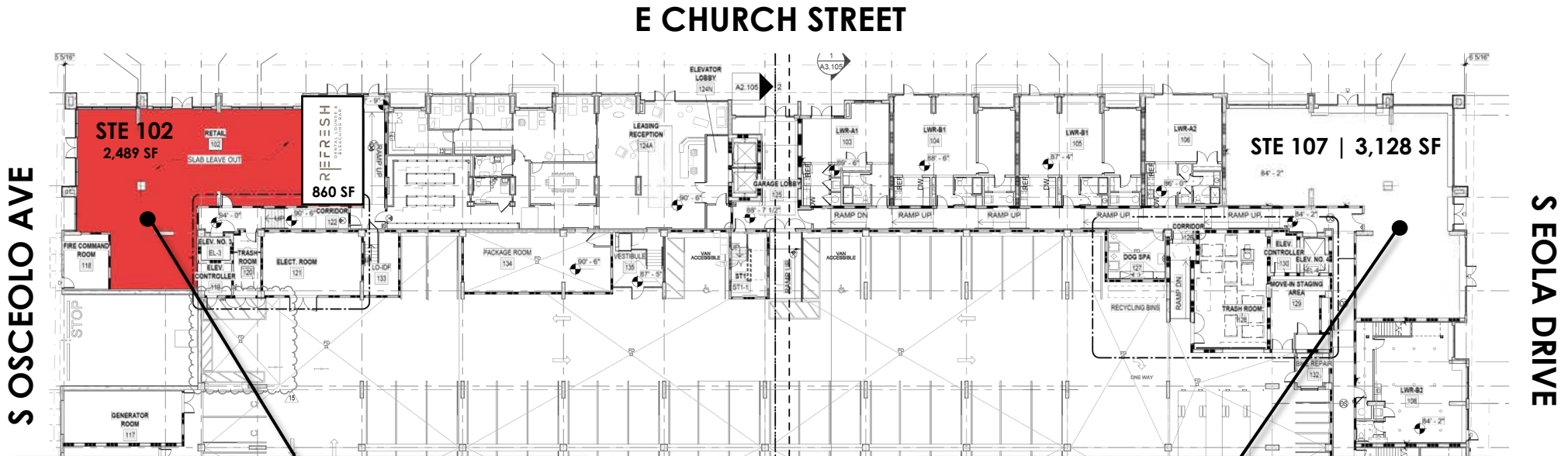
2,489 SF GROUND FLOOR RETAIL

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

CAMDEN RESIDENT DEMOGRAPHICS

35 \$136,511
AVG. AGE AVG. HH INCOME





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

20,873
Population (1 mi)

\$136,511
Avg HH Income (1 mi)

94
Walkability Score

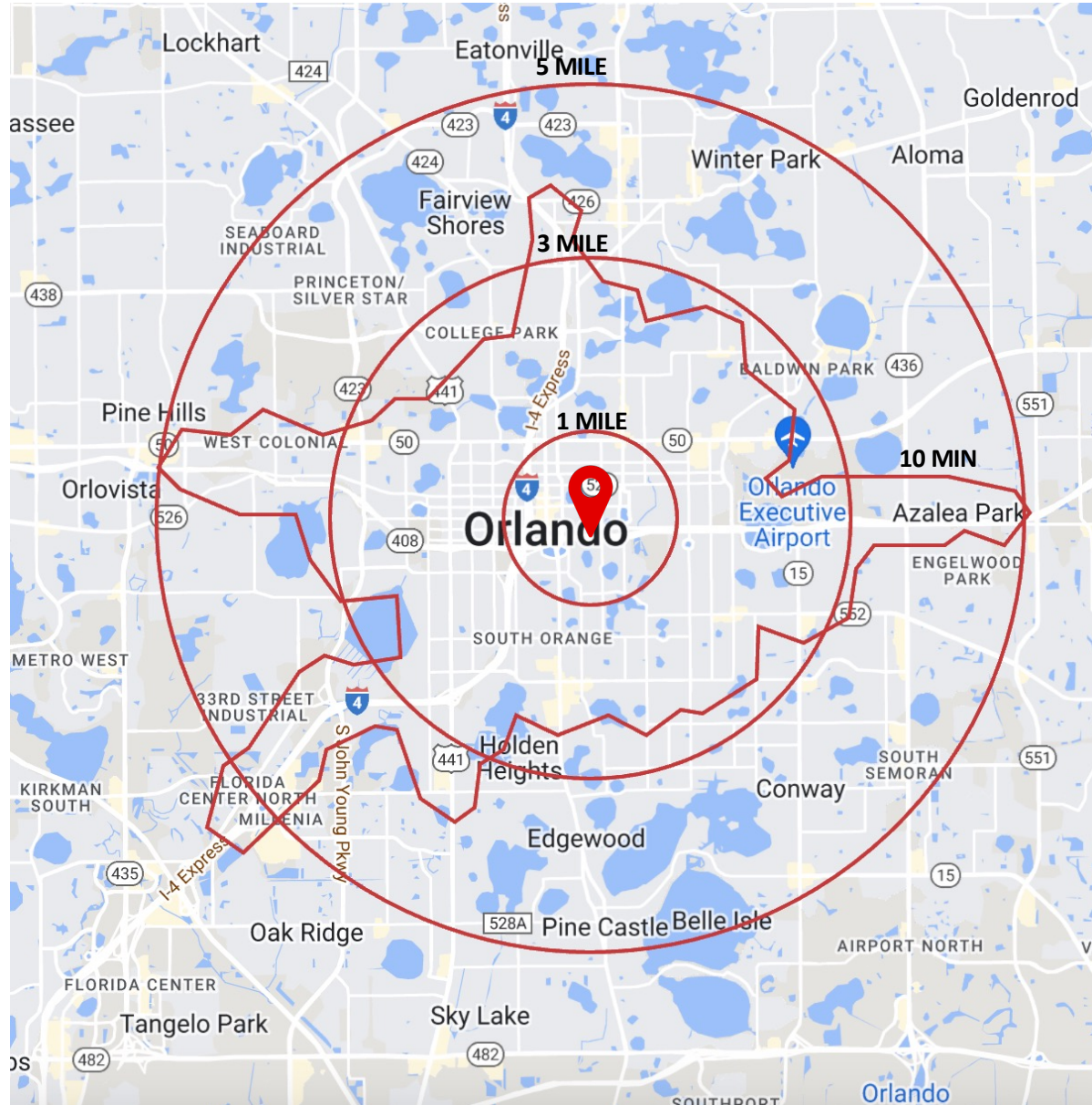
12,203
Households (1 mi)

75
Bike Score

99,110
Downtown Orlando Employees

60
Transit Score

96.1%
Downtown Orlando Retail Occupancy



	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS	10 MIN DRIVE
TOTAL POPULATION	20,873	112,524	301,383	119,452
HOUSEHOLDS	12,203	54,033	130,167	55,454
EMPLOYEES	43,033	111,846	214,520	120,981
BUSINESSES	5,453	15,556	30,884	16,435
MEDIAN AGE	40.2	39.6	38.2	38.7
AVG. HOUSEHOLD INCOME	\$127,788	\$119,001	\$106,211	\$105,237



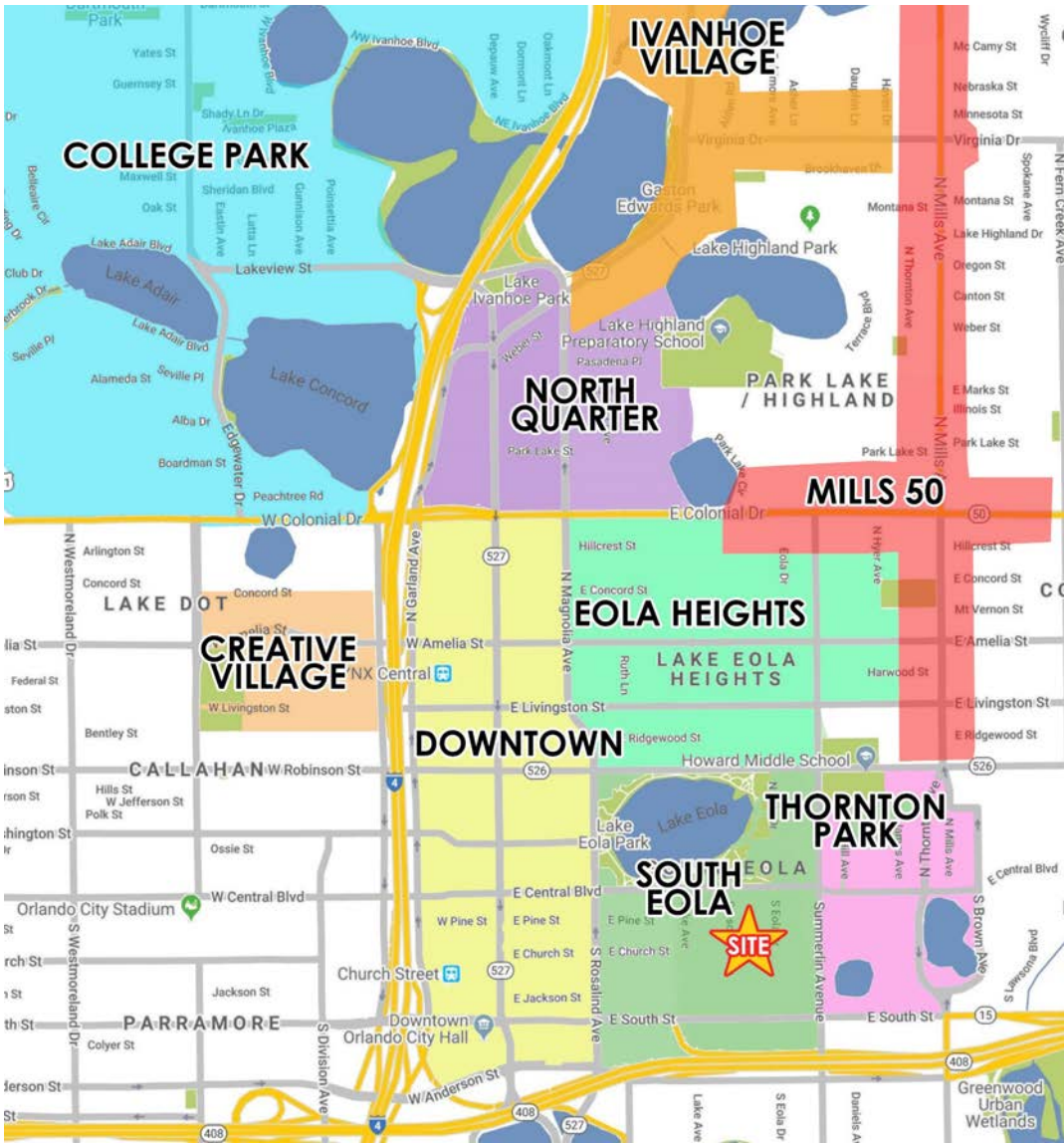
Great
HISTORIC
District

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

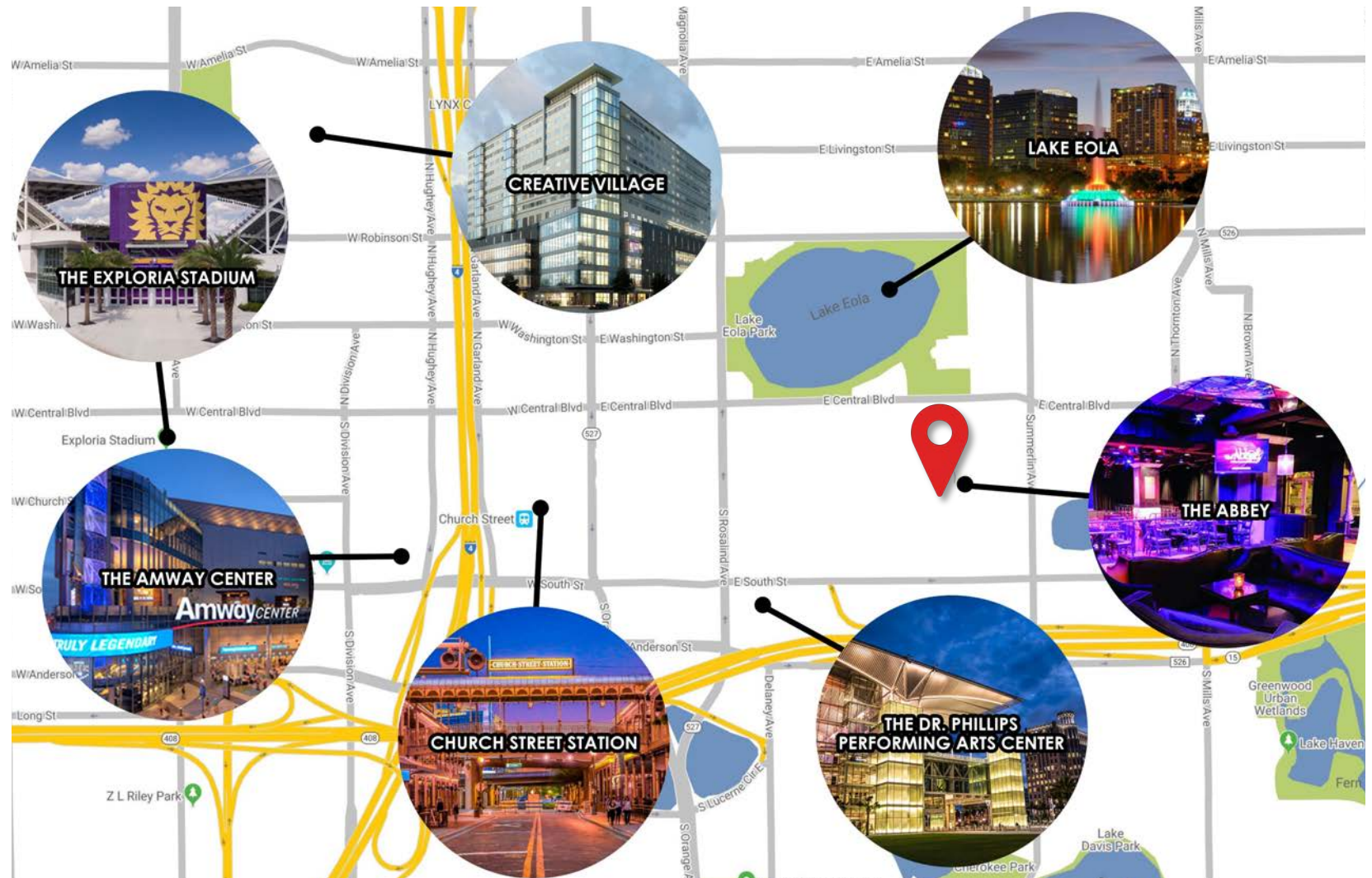
CHURCH STREET STATION

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

THE AMWAY CENTER

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

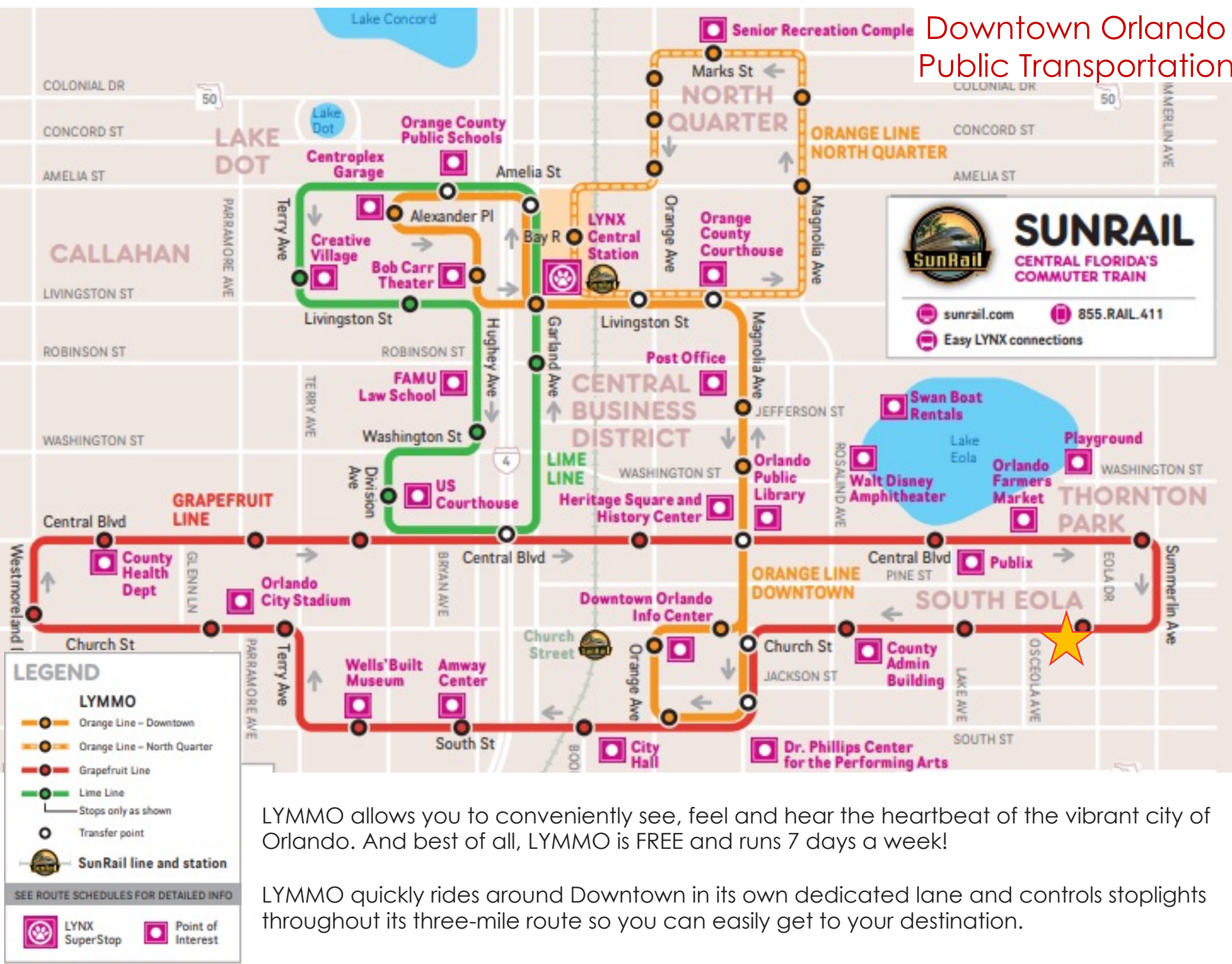
DOWNTOWN IS ON THE RISE AND SO ARE THE INCENTIVES. BUSINESSES COULD BE ELIGIBLE TO RECEIVE UP TO \$400,000 (RESTAURANTS) AND \$150,000 (RETAILERS) IN TENANT IMPROVEMENTS AND RENT EXPENSES ACCORDING TO THE COMMUNITY REDEVELOPMENT AGENCY.

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.

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