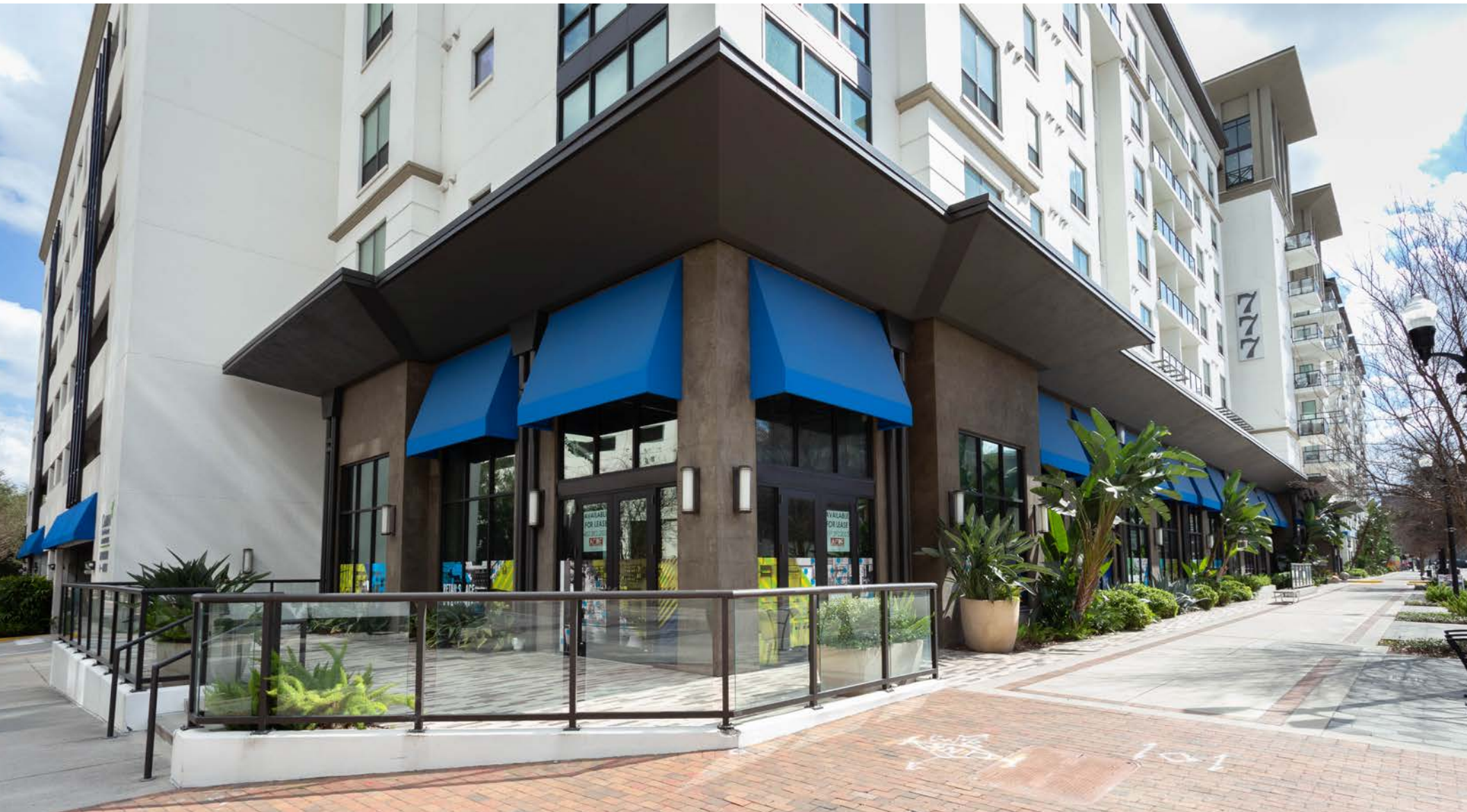


CAMDEN NORTH QUARTER



**PRIME RETAIL SPACE IN
DOWNTOWN ORLANDO**

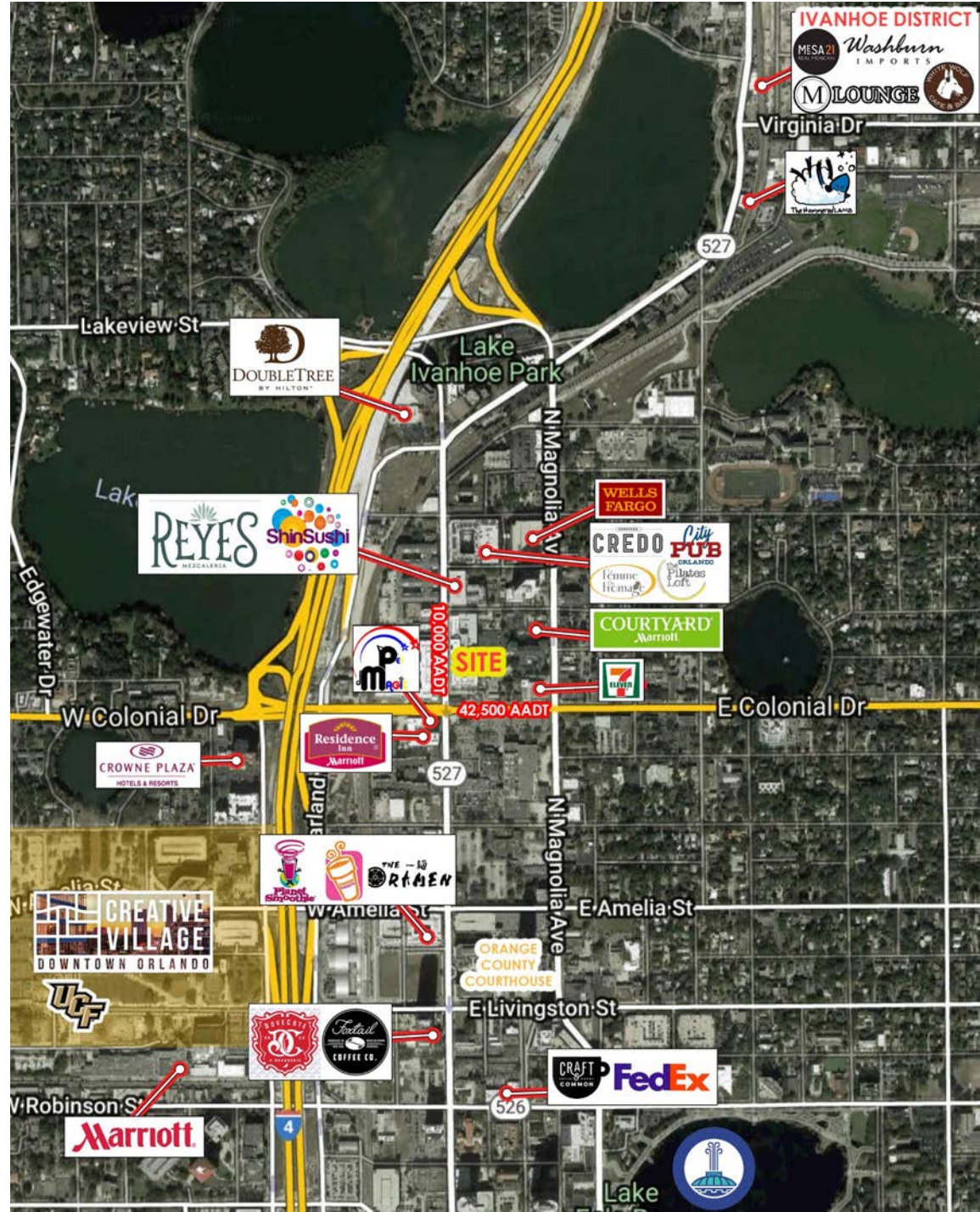
777 N ORANGE AVE. ORLANDO, FL 32801

CAMDEN NORTH QUARTER

PRIME RETAIL & RESTAURANT SPACE IN DOWNTOWN ORLANDO'S NORTH QUARTER DISTRICT

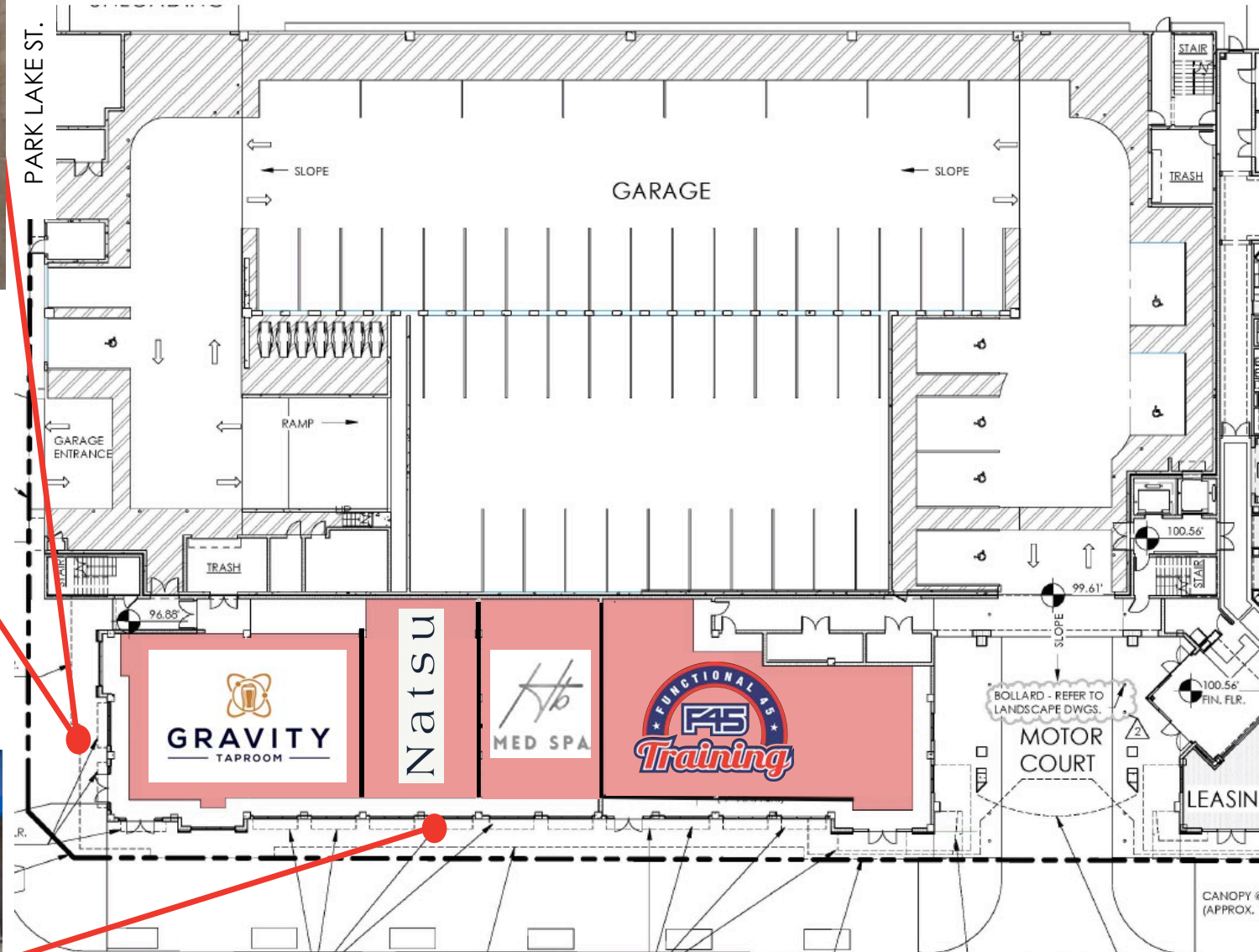
FULLY LEASED!

- RETAIL SPACE WITH N. ORANGE AVE. FRONTAGE-GROUND FLOOR OF CAMDEN NORTH QUARTER APARTMENTS (268 UNITS)
- JOIN NUMEROUS POPULAR & UNIQUE RETAIL BRANDS: REYES MEXICAN, SHIN SUSHI, THE PILATES LOFT & MORE
- HIGH WALKABILITY FACTOR, INCLUDING TO DOWNTOWN & 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



SITE PLAN

CAMDEN NORTH QUARTER



AWNING SIGN. @ 2ND FLR. (APPROX. 10'-0" A.F.F.)

CANOPY @ T.O. 2ND FLR. (APPROX. 17'-0" A.F.F.)

AWNING SIGN. @ 2ND FLR. (APPROX. 10'-0" A.F.F.)

CORNICE @ T.O. 9TH FLR. (APPROX. 100'-0" A.F.F.)

UNIT BALC. @ 4TH - 8TH FLR.

SIGNAGE @ T.O. 2ND FLR. (APPROX. 15'-8" A.F.F.)

NORTH ORANGE AVE.

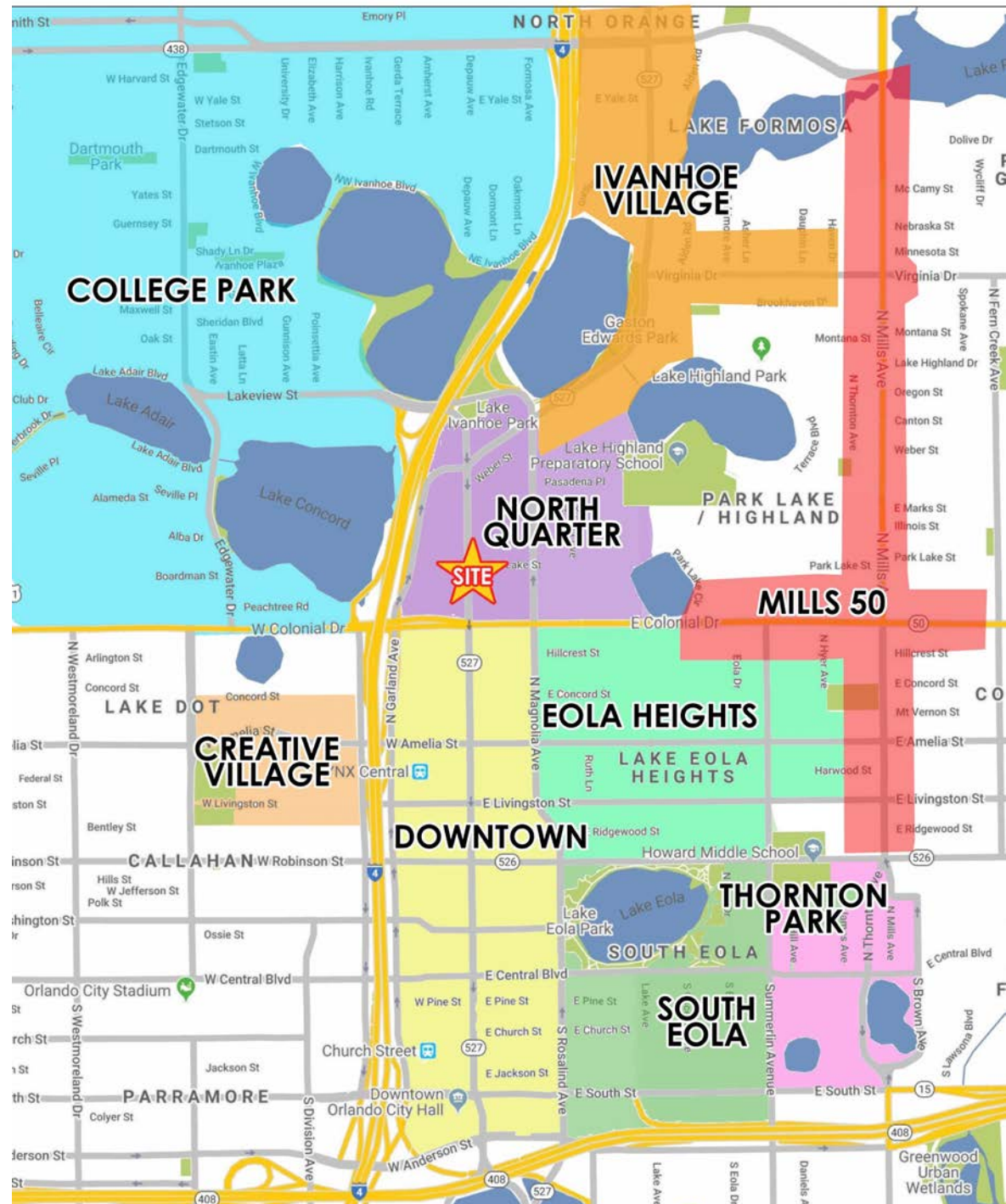
THE NORTH QUARTER DISTRICT

COMMUNITY-DRIVEN | WALKABLE | ECLECTIC

The North Quarter District is a unique and identifiable community with mix of medium to high intensity office and employment units with residential space to create a self-sustaining neighborhood.

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

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.



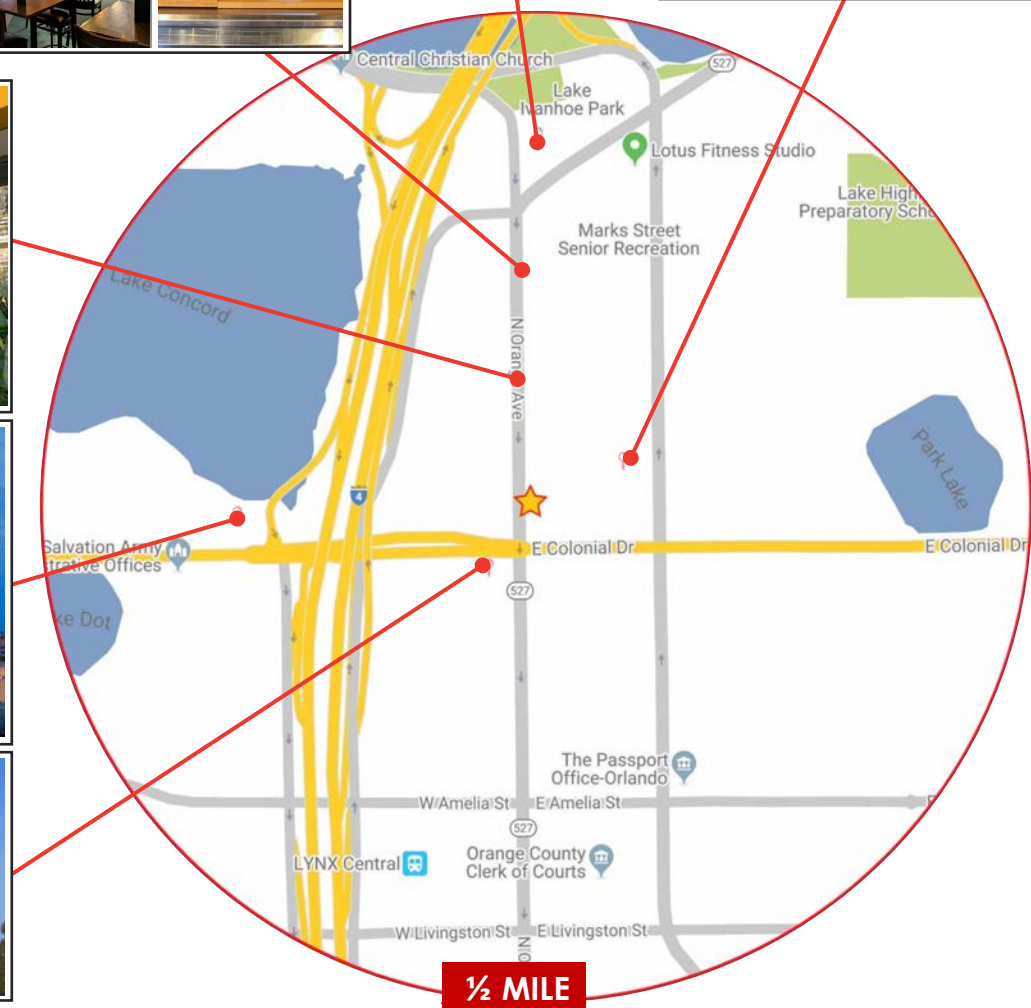
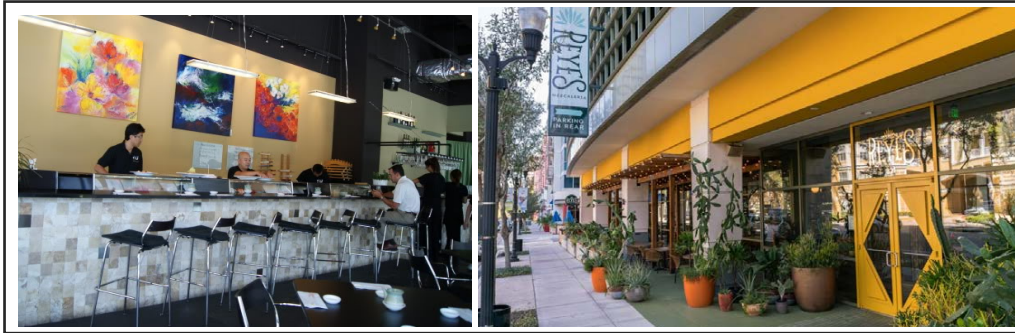
THE NORTH QUARTER DISTRICT

COMMUNITY-DRIVEN | WALKABLE | ECLECTIC

1,731 UNITS

5 MULTI-FAM BUILDINGS

4 HOTELS **3** DESTINATION RESTAURANTS



4,943

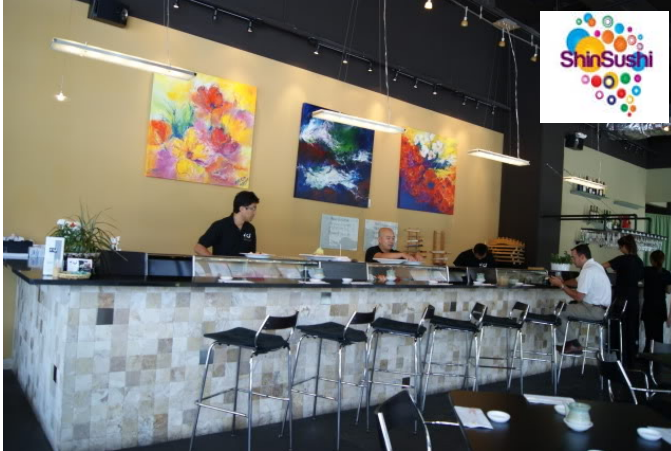
POPULATION
WITHIN 1/2 MILE

\$55 MIL

HOUSEHOLD
EXPENDITURE

THE GATEWAY TO DOWNTOWN

NORTH QUARTER DISTRICT'S POPULAR RETAILERS



NEW EXPANSIONS IN THE NORTH QUARTER

STREET EXPANSIONS BEING CARRIED OUT IN THE NQ DISTRICT

Orlando converted its downtown streets into one-way arteries back in the 1970s to facilitate fast entrances and exits from the Central Business District at the beginning and end of the workday.

As the Downtown core becomes more mixed-use and residential, the needs have changed.

Two-way streets are proven to increase access to local businesses, simplify wayfinding, and reduce speeding.

The proposal for this corridor includes more pedestrian crossings, enhanced landscaping, protected two-way bike paths on both Magnolia and Orange Avenue, and designated bus lanes for Rapid Transit.

The City is still finalizing the funding for this project and an overall timeline to carry it out.

For more information on the plans, visit <https://www.slideshare.net/bungalower/north-quarter-vision-study>

Section 3- The Plan THE CORE DESIGN CONCEPT



Orange Avenue

Orange Avenue is currently one-way including three southbound travel lanes, on-street parking on both sides, and a 5-foot on-street bicycle lane⁶. Sidewalks along Orange Avenue have been enhanced to include an amenity zone with street trees, pedestrian scale lighting and other pedestrian and bicycle amenities (Figure 28).

The proposed two-way restoration includes one travel lane in each direction, designated left-turn lanes, northbound on-street parking on the east side, and a two-way separated bicycle facility at sidewalk-level on the west side. This proposed cross section (Figure 29) relocates the curb to provide a landscaped buffered area between the bicycle facility and moving traffic. The concept also identifies opportunities for landscape medians, where feasible, to enhance aesthetics, prevent unwanted traffic movements, and calm traffic (Figure 25).

Figure 28. Existing N. Orange Avenue looking north.



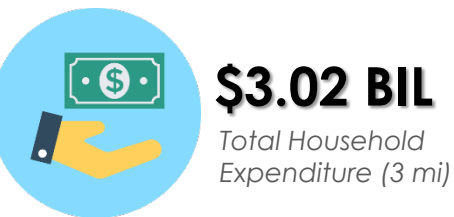
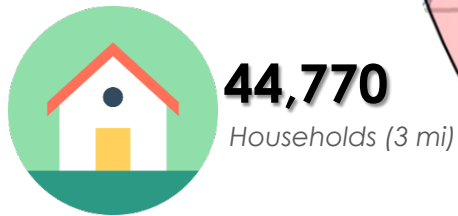
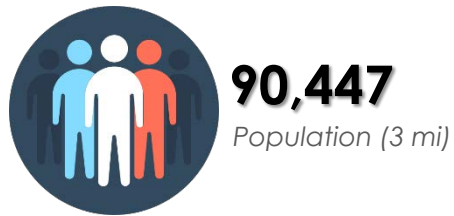
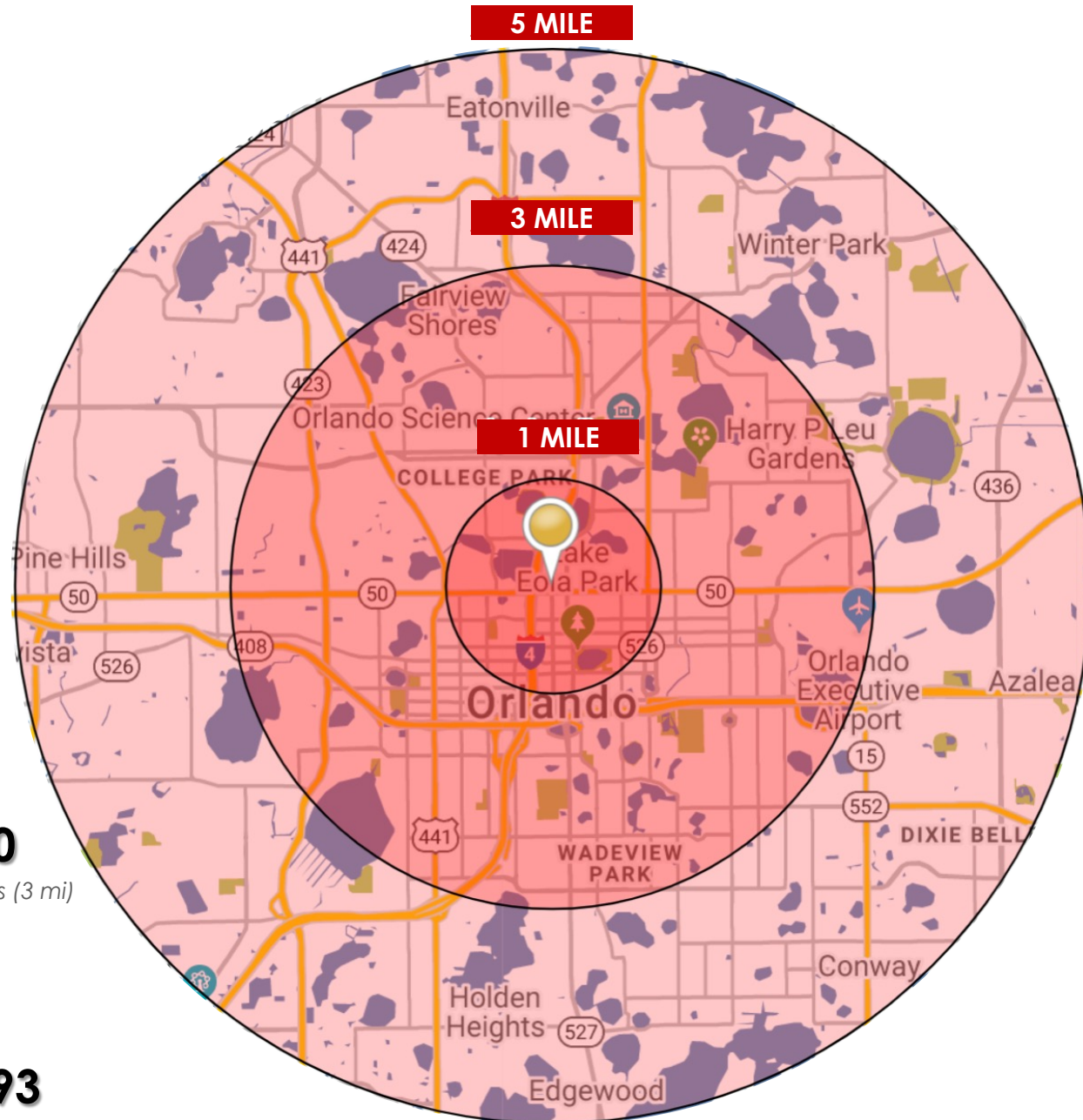
Figure 29. Proposed N. Orange Avenue cross-section looking north.



DEMOGRAPHICS

CAMDEN NORTH QUARTER

	1 MILE	3 MILE	5 MILE
2021 POPULATION	16,415	90,447	285,712
AVERAGE HH INCOME	\$93,305	\$95,525	\$83,014
MEDIAN AGE	36.9	39.1	37.3
DAYTIME POPULATION	42,313	123,493	223,301



LEASING INFORMATION

CAMDEN NORTH QUARTER



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