

# RETAIL SPACE FOR LEASE IN THORNTON PARK



**4% TO COBROKER FOR DEALS CLOSED BY THE END OF THE YEAR**

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

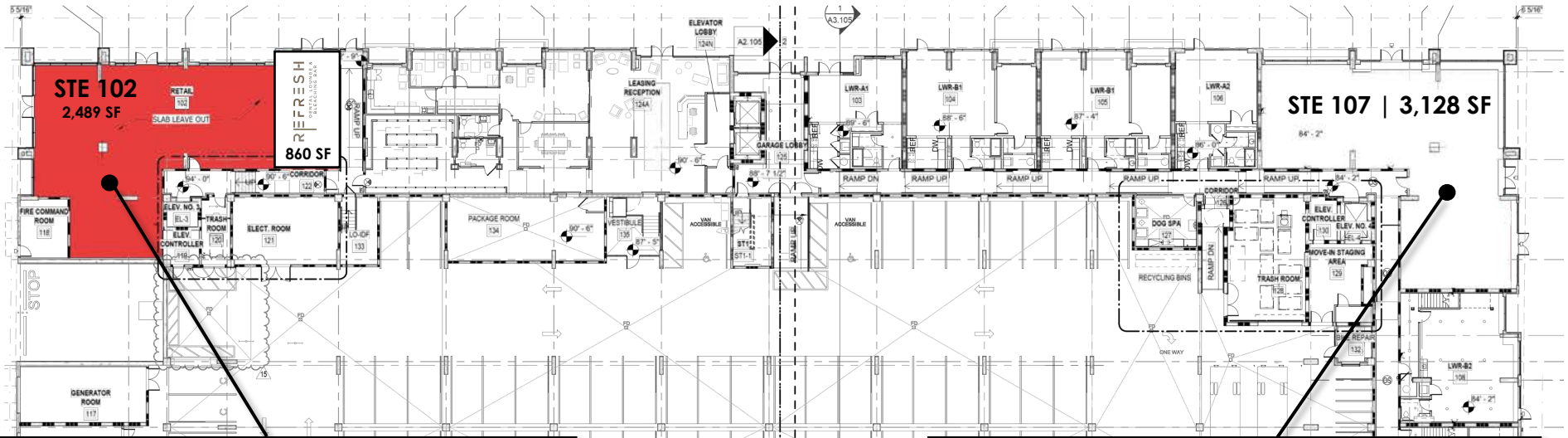




E CHURCH STREET

SOSCEOLO AVE

S EOLA DRIVE



STE 102



STE 107



MARIPOSA STREET

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

**18,837**  
Population (1 mi)

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

**94**  
Walkability Score

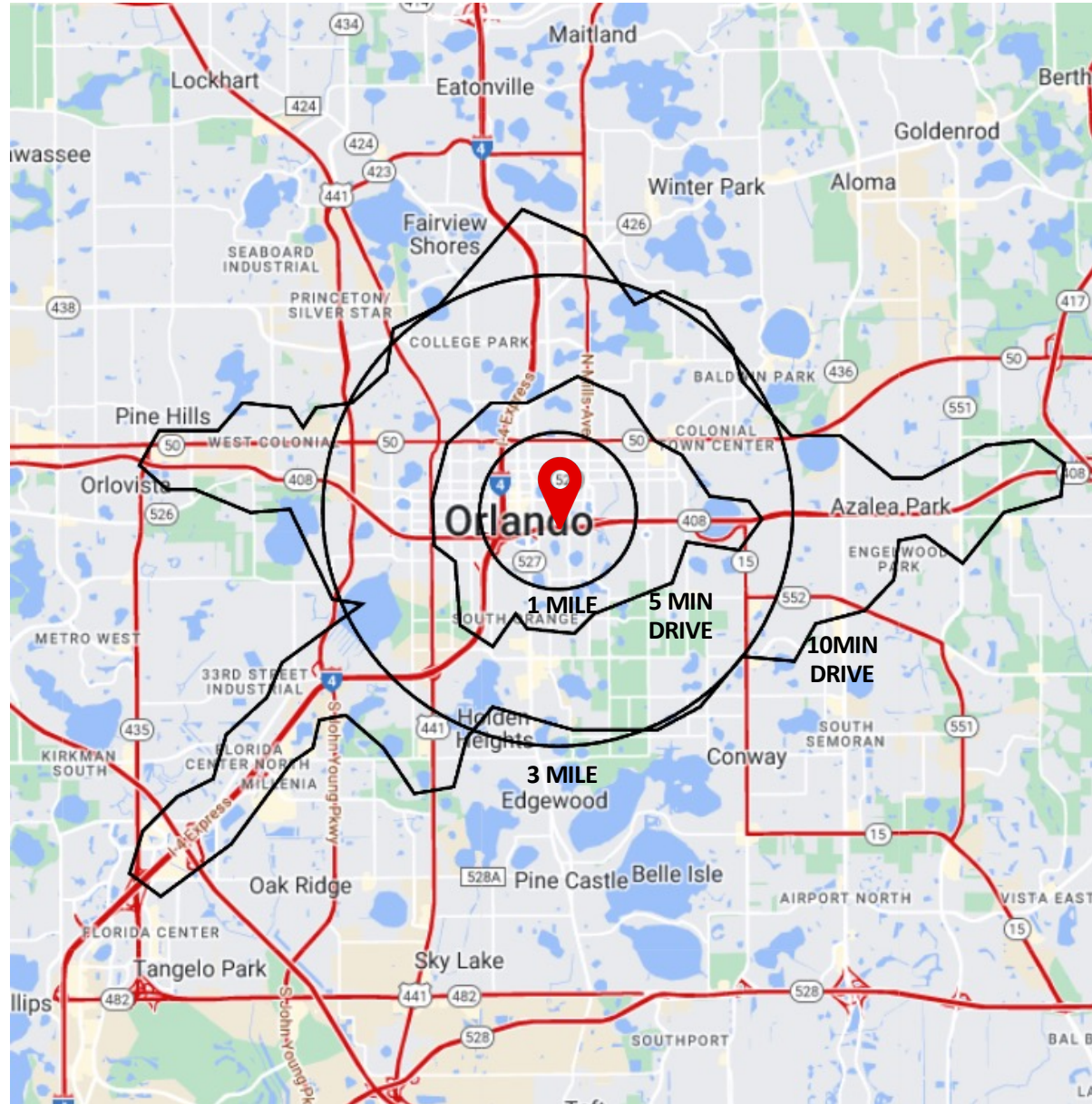
**11,108**  
Households (1 mi)

**75**  
Bike Score

**99,110**  
Downtown Orlando  
Employees

**60**  
Transit Score

**96.1%**  
Downtown Orlando  
Retail Occupancy



	1 MILE RADIUS	3 MILE RADIUS	5 MIN DRIVE	10 MIN DRIVE
TOTAL POPULATION	18,837	114,246	41,956	173,380
HOUSEHOLDS	11,108	53,551	21,807	76,296
EMPLOYEES	43,033	111,846	68,054	144,750
BUSINESSES	5,453	15,556	8,555	144,750
MEDIAN AGE	40.9	39.6	39.2	38.1
AVG. HOUSEHOLD INCOME	\$136,511	\$116,816	\$117,417	\$103,392
MED. HOUSEHOLD INCOME	\$91,273	\$88,992	\$84,700	\$78,700





Great  
**HISTORIC**  
 District

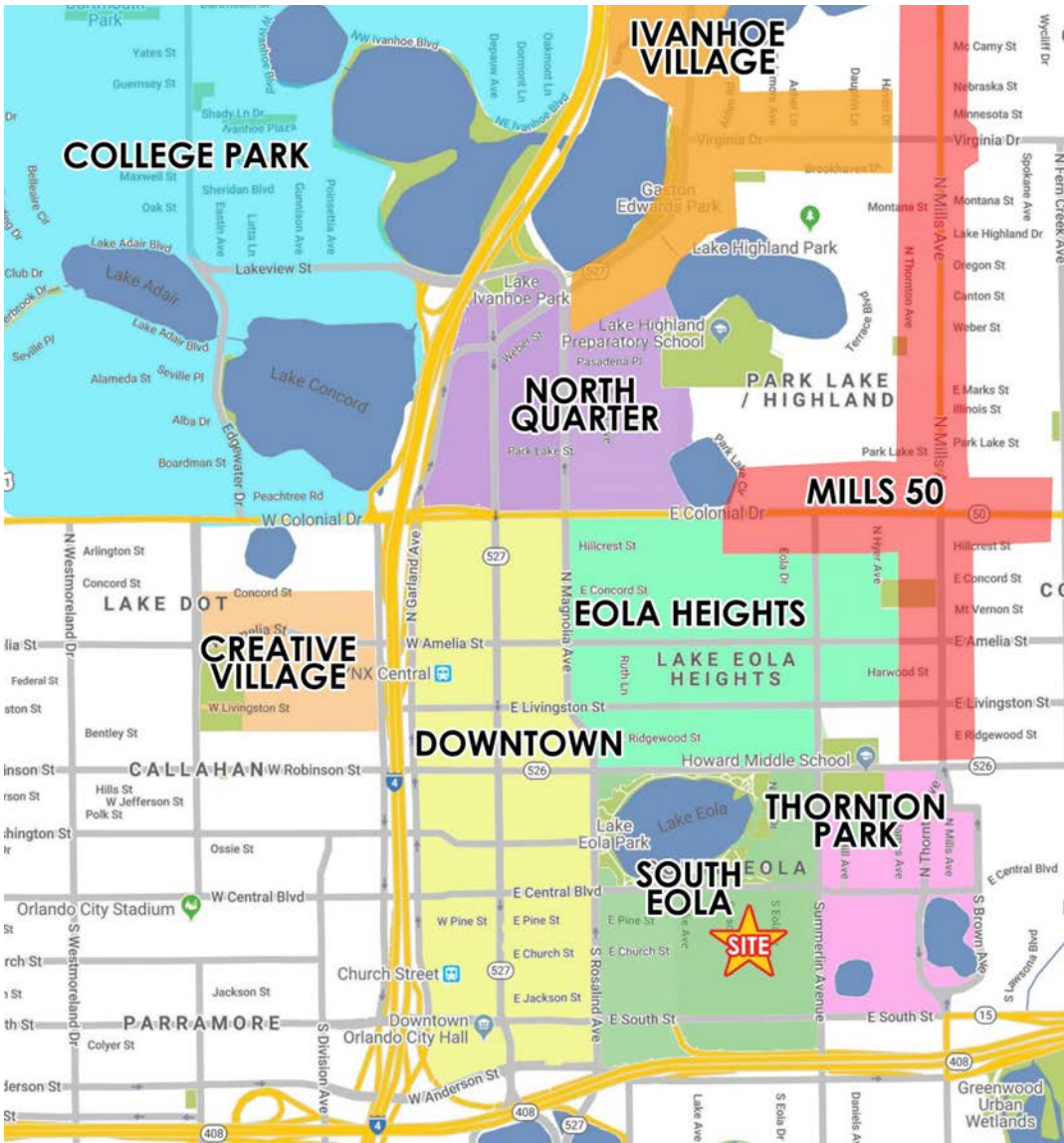
Part of  
**MAIN STREET**  
 America

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

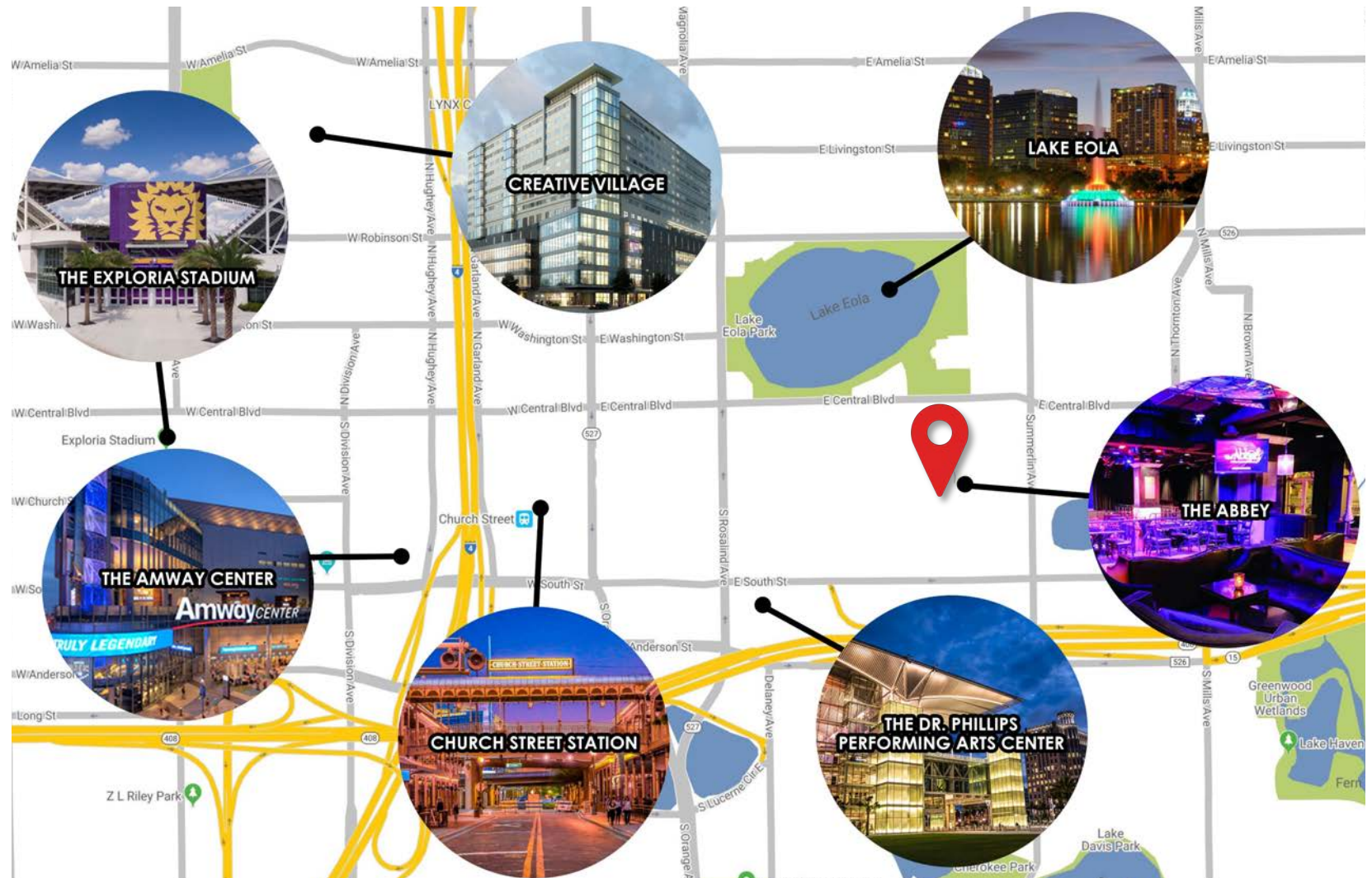
## CHURCH STREET STATION

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

## THE AMWAY CENTER

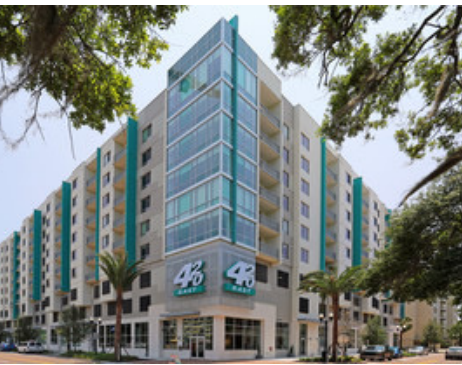
20,000 capacity

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](#)

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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



**SUNRAIL**  
CENTRAL FLORIDA'S COMMUTER TRAIN

sunrail.com 855.RAIL.411  
Easy LYNX connections

**LEGEND**

- LYMMO**
- Orange Line - Downtown
- Orange Line - North Quarter
- Grapefruit Line
- Lime Line
- Stops only as shown
- Transfer point
- SunRail line and station
- LYNX SuperStop
- Point of Interest

SEE ROUTE SCHEDULES FOR DETAILED INFO

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

VP of Sales & Leasing  
Central Florida Office  
[serenity@acrefl.com](mailto:serenity@acrefl.com)  
Cell- (904) 887-3302  
Office- (407) 392-2055 x1

## SANDI BARGFREDE

Managing Partner  
[sandi@acrefl.com](mailto:sandi@acrefl.com)  
Cell- (407) 491-8149  
Office- (407) 392-2055 x1

**SERVING RETAIL MARKETS THROUGHOUT FLORIDA**

**CENTRAL FLORIDA** | 47 E. ROBINSON STREET | SUITE 230 | ORLANDO, FL 32801  
**WEST COAST FLORIDA** | 730 S. STERLING AVENUE | SUITE 212 | TAMPA, FL 33609  
**OFFICE** | (407) 392.2055 | **FAX** | (321) 400.1138 | [WWW.ACREFL.COM](http://WWW.ACREFL.COM)



@acreflorida