

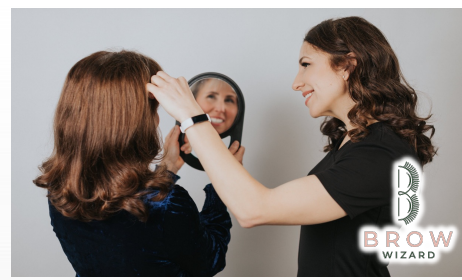
PRIME DOWNTOWN ORLANDO

RETAIL/OFFICE SPACE AVAILABLE



47 ROBINSON- MAGNOLIA QUARTERS

JOIN THESE TENANTS!

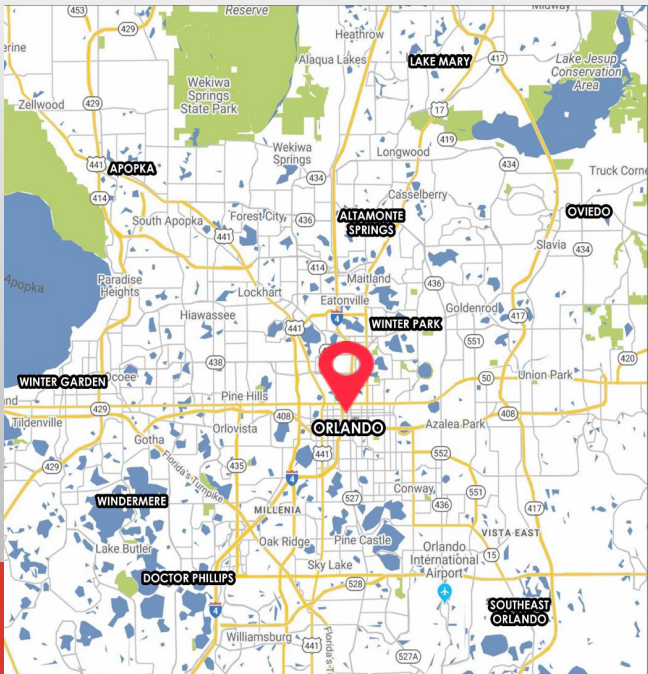


THE PROPERTY

- 47 E ROBINSON ST. ORLANDO, FL 32801
- **3,404- 4,600 SF AVAILABLE**

PROPERTY FEATURES

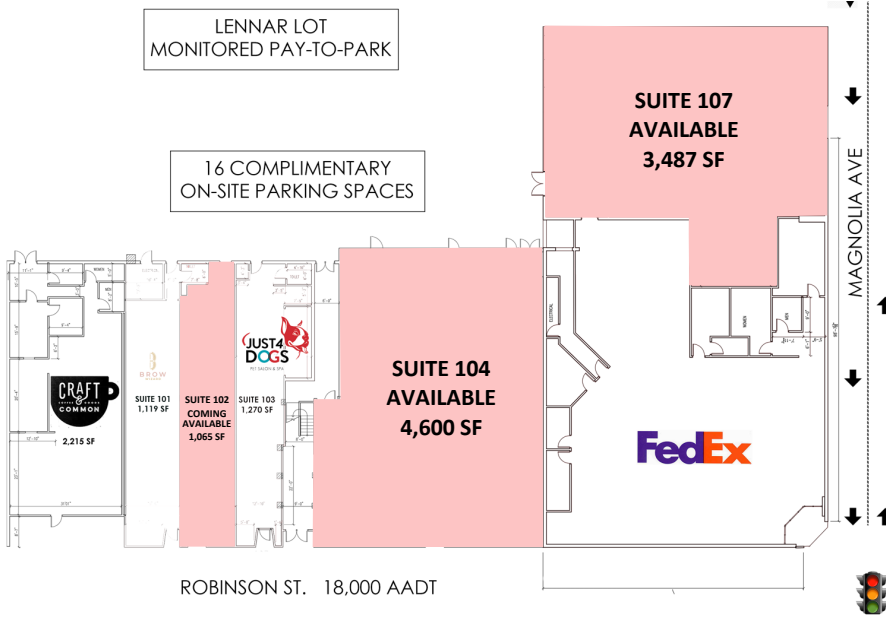
- RENOVATIONS UNDERWAY
- LOCATED ON THE CORNER OF MAGNOLIA & ROBINSON ST., WITH EXCELLENT VISIBILITY, WALKABILITY, AND FRONTAGE
- CENTRAL TO MULTIPLE MAJOR MIXED-USE RETAIL AND RESIDENTIAL DEVELOPMENTS
- WALKING DISTANCE TO LAKE EOLA, ORANGE COUNTY COURTHOUSE, CREATIVE VILLAGE, UCF DOWNTOWN, LNYX CENTRAL STATION, SUNRAIL AND MORE!
- **RARE FIND- ON-SITE PARKING:** COMPLIMENTARY BUILDING PARKING, PAID SPOTS, AND METERED OPTIONS



CONTACT

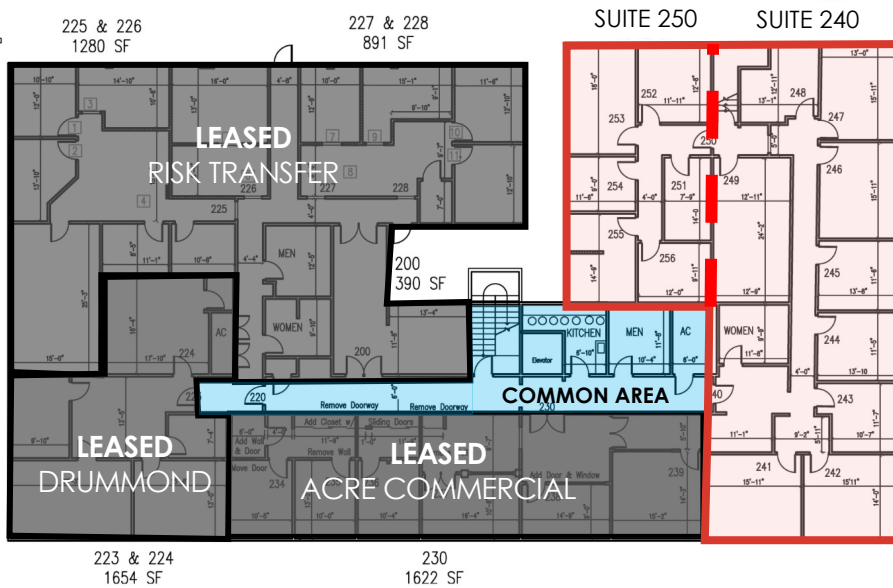
SERENITY LORENZ
VP OF SALES & LEASING
(C) 904.887.3302
serenity@acrefl.com

SITE PLAN / DEMOS



FIRST FLOOR

3,487-4,600 SF AVAILABLE



SECOND FLOOR

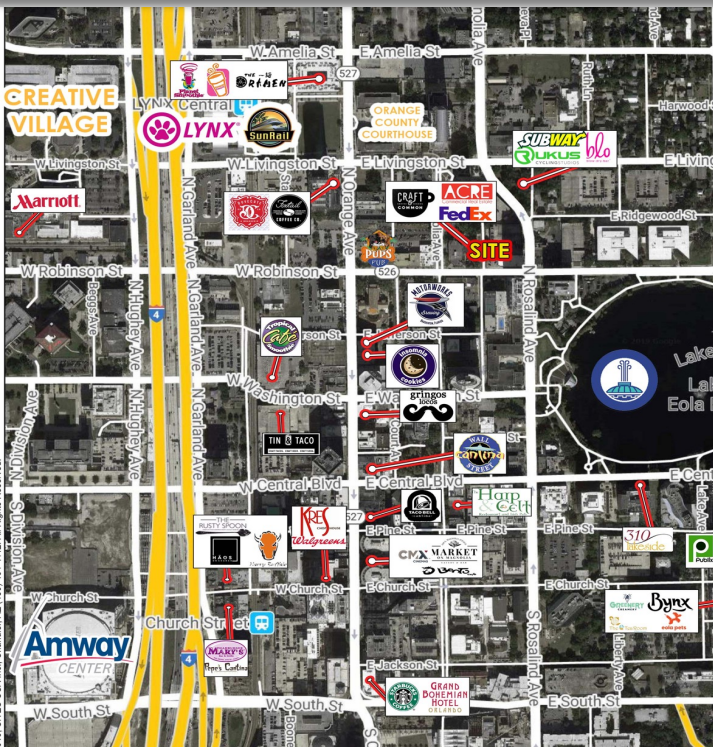
3,404 SF AVAILABLE (DIVISIBLE)

SUITE 250 1,042 SF SUITE 240 2,362 SF

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 POPULATION	24,948	103,995	294,457
AVG HH INCOME	\$103,571	\$119,745	\$107,162
DAYTIME POPULATION	47,931	113,271	216,969

TRADE MAP / ORLANDO OVERVIEW

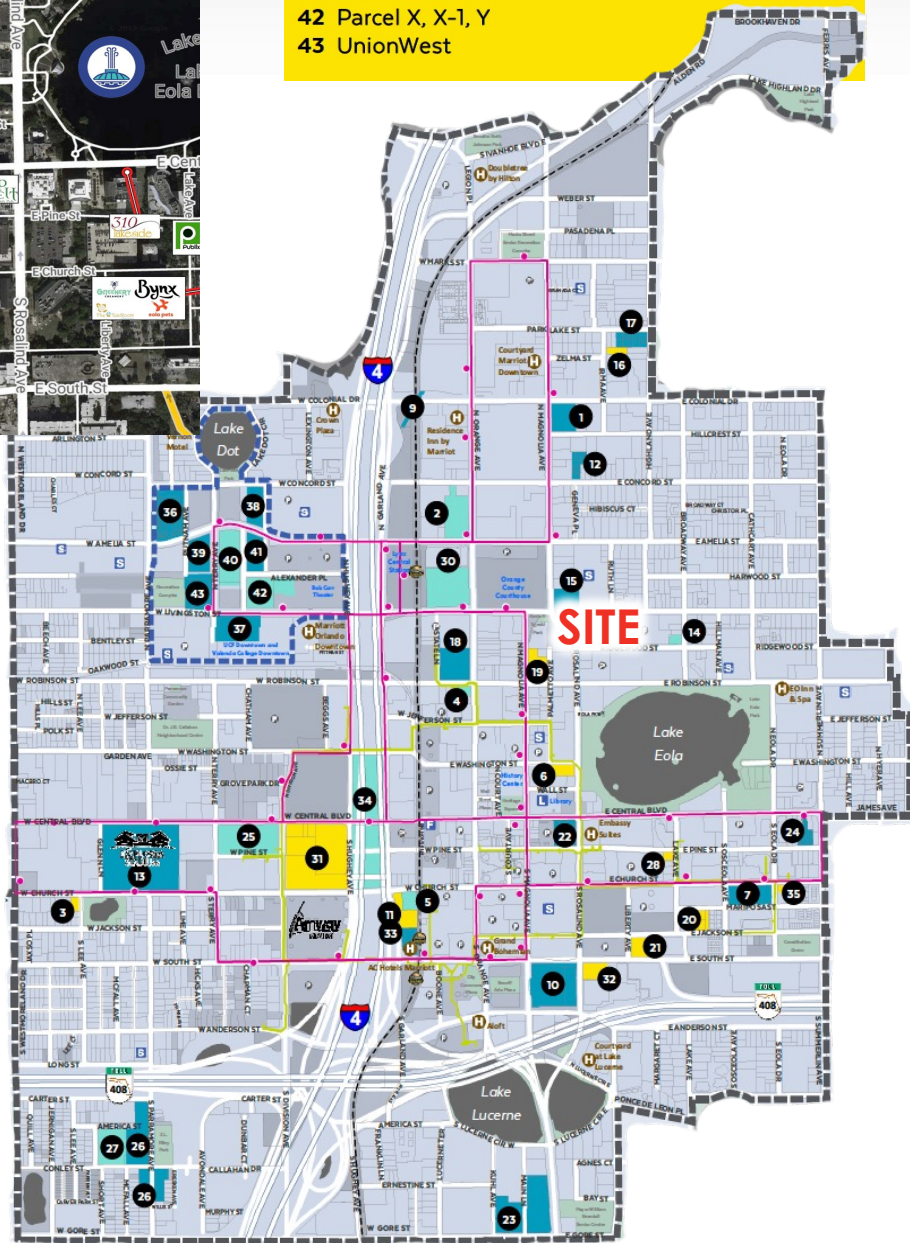


CREATIVE VILLAGE

- 36 Amelia Court
- 37 Dr. Phillips Academic Commons
- 38 Electronic Arts (EA) Orlando
- 39 The Julian
- 40 Luminary Green
- 41 Modera
- 42 Parcel X, X-1, Y
- 43 UnionWest

PROJECTS

- 1 107 Hillcrest
- 2 The 500
- 3 802 W. Church St.
- 4 Art2
- 5 Bumby Arcade Food Hall
- 6 Cambria Suites Hotel
- 7 Camden Lake Eola
- 8 Camping World Stadium
- 9 Colonial Dr. Overpass
- 10 Dr. Phillips Center for the Performing Arts
- 11 The Edge at Church Street Station
- 12 Eola North
- 13 Exploria Stadium
- 14 Fountain Vu 5
- 15 Hilton Garden Inn Orlando Downtown and Home2 Suites by Hilton Orlando Downtown
- 16 Irma Apartments
- 17 Irving on Park
- 18 MAA Robinson Apartments
- 19 Magnolia Mixed-Use Development
- 20 Mariposa Grove
- 21 Monarch Tower
- 22 Mondrian on Lake Eola
- 23 Novel Lucerne
- 24 The Olive Townhouses
- 25 Orlando Magic Training Facility
- 26 Parramore Oaks - Phase I
- 27 Parramore Oaks - Phase II
- 28 Pine and Lake Mixed-Use Tower
- 29 Radius Apartment Tower
- 30 Society Orlando
- 31 Sports Entertainment District (SED)
- 32 The Signature
- 33 Truist Plaza at Church Street Station
- 34 Under - i
- 35 Vive on Lake Eola



RESULTS-DRIVEN RETAIL
LIC. REAL ESTATE BROKER

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: 321.400.1183 | www.acrefl.com