

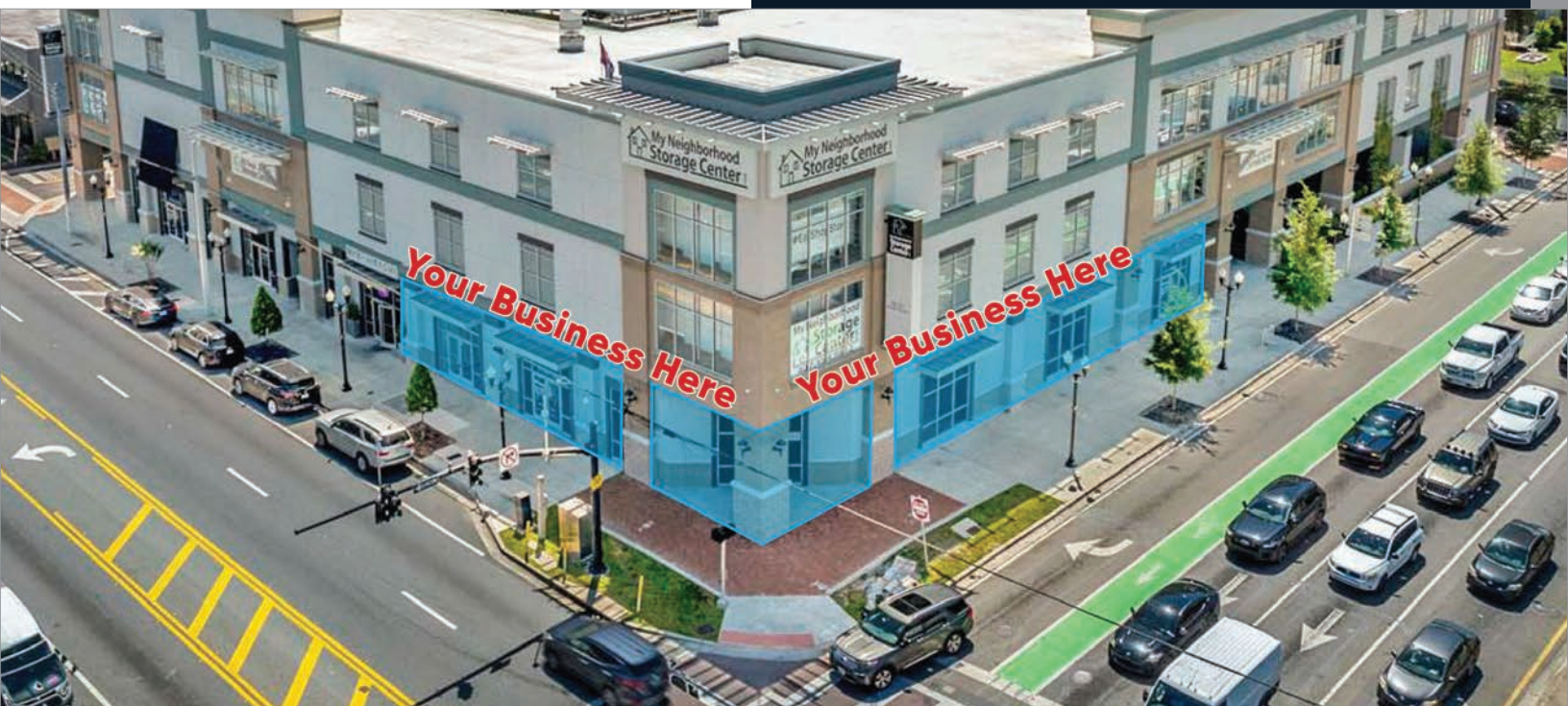


Bishop Beale Duncan
COMMERCIAL REAL ESTATE

LIBERTY CORNER

100 East Colonial Drive
Orlando, Florida 32803

SPACE AVAILABLE DOWNTOWN



FOR LEASE

- + Available SF: 1,344 – 7,075 SF
- + 2nd & 3rd FL: Self Storage
- + Frontage: 215' on E. Hwy 50
- + Usage: Retail/Medical Office

“City officials expect an almost **10%** downtown population jump in the next half-decade.”

JACK WITTHAUS
ORLANDO BUSINESS JOURNAL

Highlights

- Located on the Signalized Hard Corner of East Colonial Drive and Magnolia Avenue.
- 2,700 Multifamily Units Within 3 Blocks & Over 1,500 Hotel Rooms Within 2 Miles
- 65,200 Total Daily Traffic Count
- 20,000 Residents in Downtown core
- [Click Here for more information on Orlando's recently announced Incentive Program of up to \\$400,000](#)

Radius	Population	Med. HH Income	Employees
1-Mile	18,423	\$95,321	44,878
2-Mile	56,328	\$94,440	79,959
3-Mile	102,387	\$93,157	119,023

JONATHAN CLAYTON

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This offer is subject to errors, omissions, prior sale or withdrawal without notice.

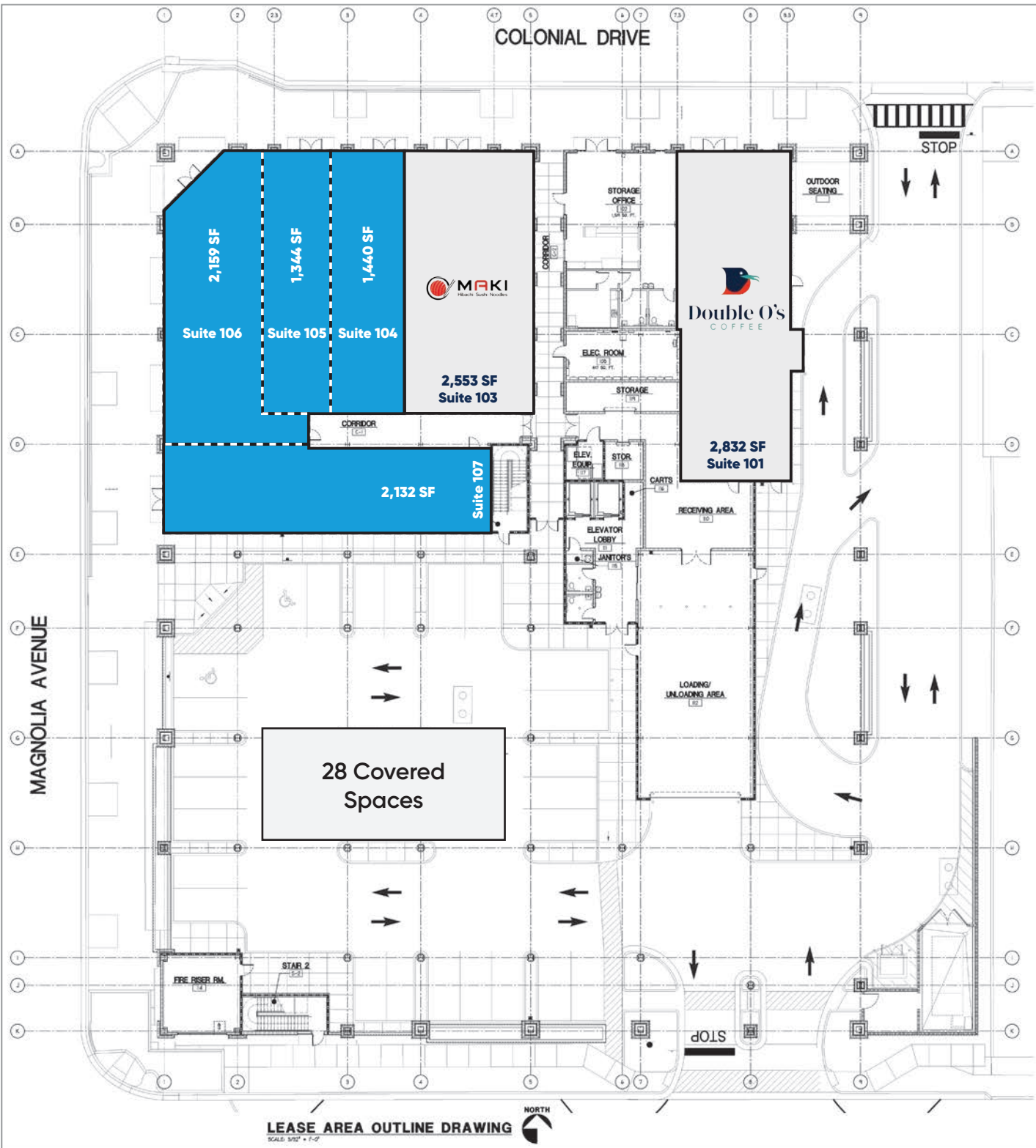


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www.BBDRE.com

Site Plan



Points of Interest Map



Downtown Points of Interest Map



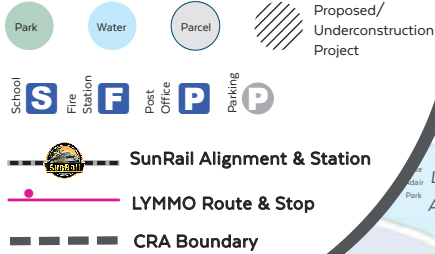
Condominium
(3,008 Units)

Senior
Apartment
(1,927 Units)

Apartment
(9,744 Units)

RESIDENTIAL BUILDINGS

LEGEND



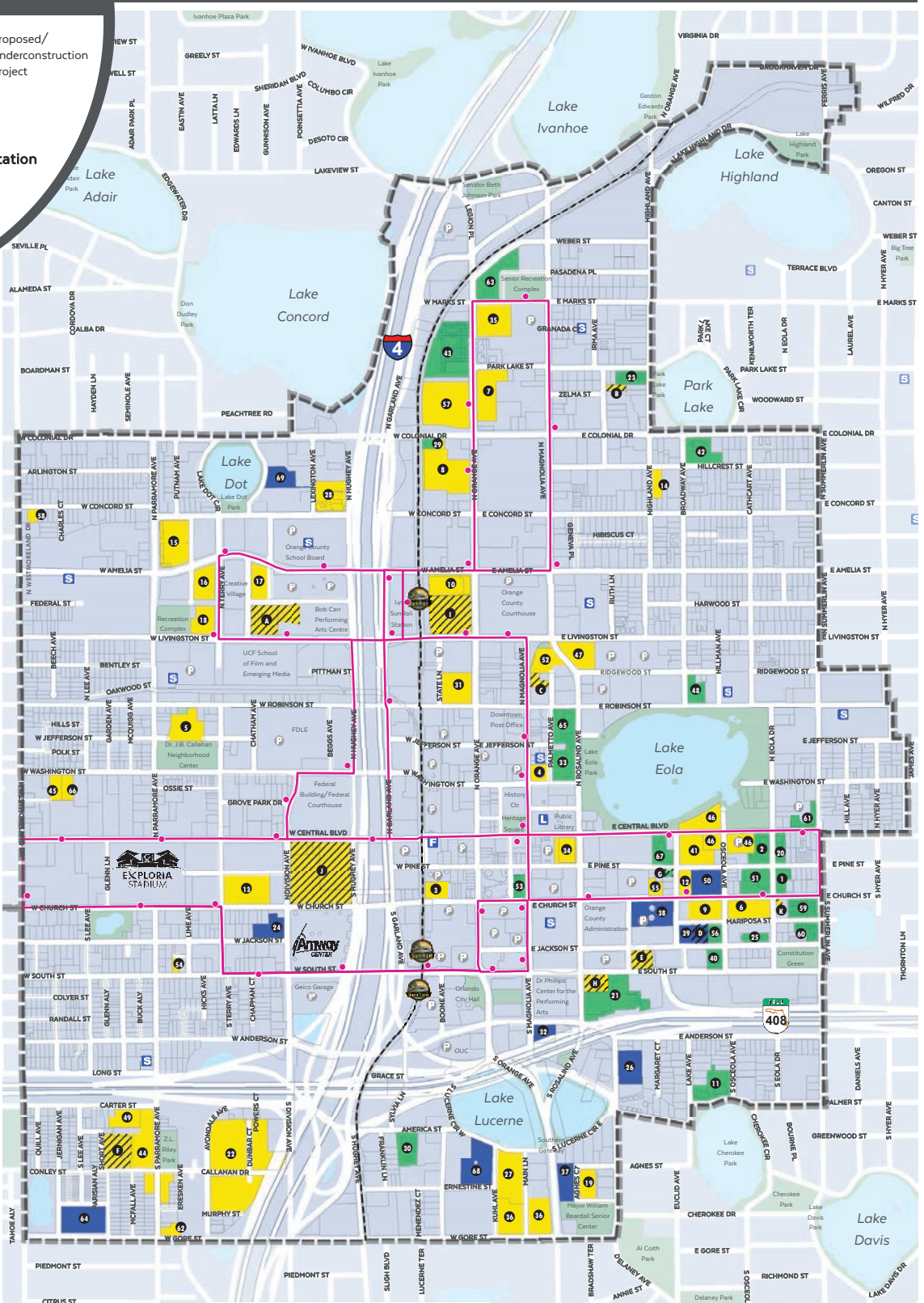
BUILDINGS

20 Residential Units or Greater

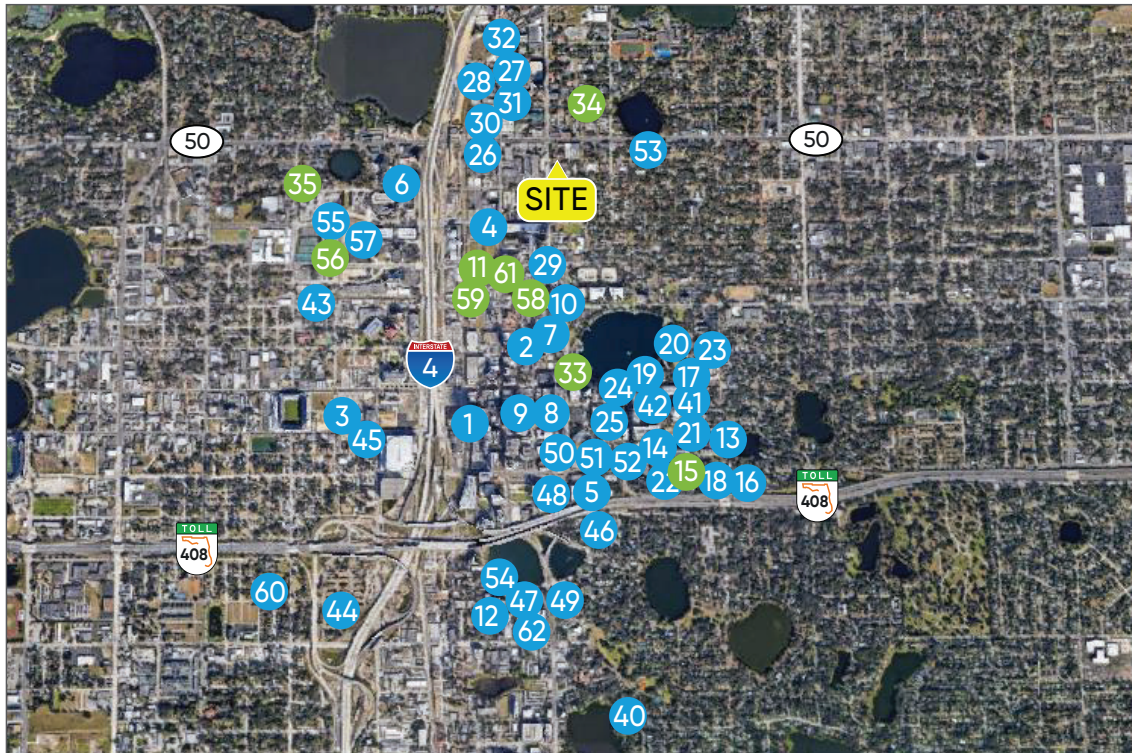
	Units
1 101 Eola	146
2 530 East Central Condos	91
3 55 West	377
4 Aspire	164
5 Callahan Oaks	40
6 Camden Lake Eola	363
7 Camden North Quarter	333
8 Camden Orange Court	261
9 Camden Thorton Park	300
10 Central Station	370
11 Cherokee Place	20
12 City Tower	235
13 City View at Hughes Square	266
14 Colonial Town Garden	20
15 Creative Village - Amelia Court	256
16 Creative Village - The Julian	409
17 Creative Village - Modera	292
18 Creative Village - UnionWest	300
19 Delaney Court	32
20 Eola South	23
21 The Grande	364
22 Griffin Park	170
23 Irving on Park	21
24 Jackson Court	58
25 The Jackson	52
26 Kinner I & II	336
27 Lake Lucerne Towers	158
28 Lexington Court	104
29 The Lofts - at China Glass Warehouse	39
30 Lucerne Oaks	30
31 MAA Robinson Apartments	369
32 Magnolia Towers	232
33 Metropolitan at Lake Eola	129
34 Mondrian on Lake Eola	350
35 NORA	246
36 Novel Lucerne	375
37 Orlando Cloisters	102
38 Orlando Lutheran Towers	304
39 Orlando Lutheran Towers/Windsor Place	107
40 Osceola Brownstones	26
41 Paramount on Lake Eola	313
42 Park Lake Towers	129
43 Park North at Cheney Place	301
44 Paramore Oaks Phase I	120
45 Paul Owens Apartments	30
46 Post Parkside	238
47 Radius Apartment Tower	389
48 Reeves House	39
49 Richard Allen Garden Apts	30
50 The Roberts	197
51 The Sanctuary	173
52 SkyHouse	320
53 Solara at The Plaza	306
54 South Street Apartments	21
55 St. Regis Apts	43
56 Star Tower	100
57 SteelHouse	326
58 Studio Concord Apartments	26
59 Summer Winds Townhomes	26
60 Thornton Park Brownstones	28
61 Thornton Park Central	49
62 Tip Top Apartments	20
63 Uptown Place	244
64 Village at Carver Park	64
65 THE VUE	375
66 Washington Heights Apartments	24
67 The Waverly - On Lake Eola	230
68 Westminster Towers	264
69 William Booth Towers - Salvation Army	125

PROJECTS

A Creative Village - X, X-1, Y (Under Construction)	326
B Irma Apartments (Proposed)	21
C Magnolia Mixed-Use Development (Proposed)	232
D Manioka Grove (Proposed)	138
E Monarch Tower (Proposed)	400
F Paramore Oaks Phase 2 (Under Construction)	91
G Pine and Lake Mixed-Use Tower (Proposed)	129
H The Signature (Proposed)	182
I Society Orlando (Under Construction)	704
J Sports Entertainment District (SED) (Proposed)	300
K Vive on Eola (Proposed)	144



Multi-Story Residential Units



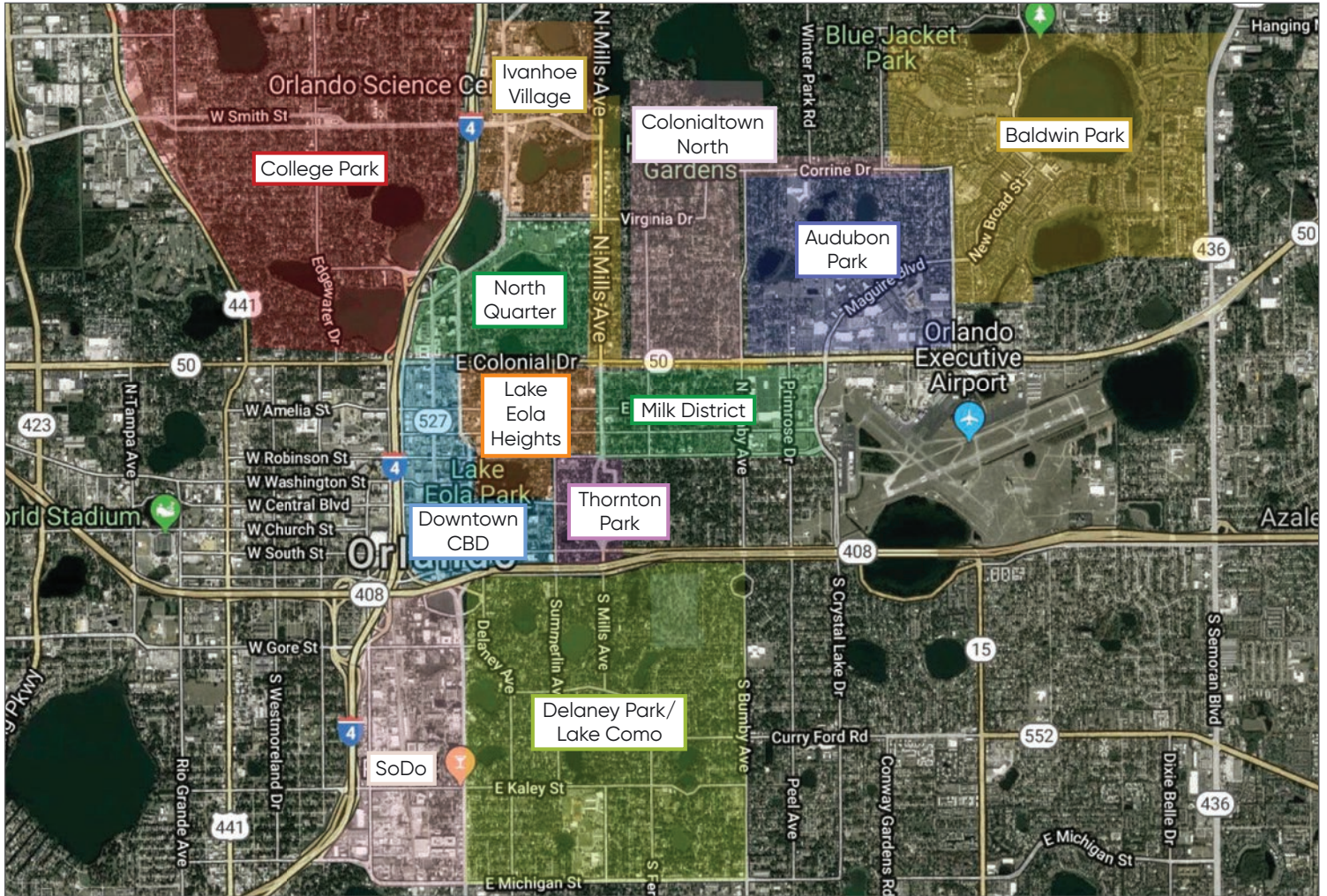
	Existing Multi-Family	Units	Type
1	55 West	461	Apt.
2	Aspire	164	Apt.
3	CityView	266	Apt.
4	Crescent Central Station	279	Apt.
5	Grande	364	Condo
6	Lexington Court	108	Apt.
7	Metropolitan	150	Condo
8	Modera Central	350	Apt.
9	Solaire at the Plaza	305	Condo
10	The Vue at Lake Eola	375	Condo
12	Lake Lucerne Towers	157	Apt.
13	101 Eola	152	Condo
14	Camden TP	299	Apt.
16	Brownstones at Thornton Park	28	Condo
17	Eola South	23	Condo
18	Jackson	55	Condo
19	Paramount on Lake Eola	313	Apt.
20	Post Parkside	258	Apt.
21	Sanctuary	173	Condo
22	Star Tower	100	Condo
23	Thornton Park Central	49	Condo
24	Waverly	230	Condo
26	Camden Orange Court	268	Apt.
27	NORA	246	Apt.
28	Park North	303	Condo
29	Skyhouse Orlando	320	Apt.

	Existing Multi-Family	Units	Type
30	SteelHouse	330	Apt.
31	Camden North Quarter	333	Apt.
32	Uptown Place/Echelon	244	Apt.
37	Lofts at SoDo	308	Apt.
38	The Mark at Sodo	258	Apt.
39	Veridian on Bumby	200	Apt.
40	Lakeside at Delaney Park	90	Apt.
41	530 East Central	91	Condo
42	Baptist Terrace	197	Apt.
43	Callahan Oaks	40	Apt.
44	Griffin Park	172	Apt.
45	Jackson Court	58	Apt.
46	Kinnerit I & II	280	Apt.
47	Lucerne Oaks	39	Condo
48	Magnolia Towers	156	Apt.
49	Orlando Cloisters	102	Apt.
50	Orlando Lutheran Towers	304	Apt.
51	Orl. Luth. Twrs/Windsor Place	107	Apt.
52	Osceola Brownstones	26	T.H.
53	Park Lake Towers	165	Condo
54	Westminster Towers	264	Apt.
55	Amelia Court	256	Apt.
56	Novel Lucerne	374	Apt.
57	Crea. Village Union West	640	Student Hs.
60	Parramore Oaks	221	Apt.

	Under Construction	Units	Type
11	XOrlando (Proposed)	867	Apt.
15	The 520	364	Apt.
33	333 N Rosalind	389	Apt.
34	Irving on Park	21	T.H.
55	Creative Village M	390	Apt.
56	Creative Village U	292	Apt.
58	Magnolia Mixed-Use	40	Apt.
59	Orange & Robinson	325	Apt.
61	Zoi House Orlando	300	Apt.

Total Existing Units	13,772
Total Under Construction	3,614
TOTAL	17,386

Orlando's Submarkets



Neighborhood	Population	Average HH Income
College Park	12,041	\$98,582
Ivanhoe Village	14,256	\$97,290
North Quarter	14,053	\$84,926
Downtown CBD	20,265	\$74,918
SoDo	17,397	\$78,710
Delaney/Lake Como	15,600	\$79,923
Thornton Park	19,370	\$80,186
Lake Eola Heights	19,631	\$80,322
Milk District	10,096	\$70,082
Audubon Park	14,249	\$107,176
Colonialtown North	11,099	\$94,509
Baldwin Park	14,658	\$103,120
TOTALS	182,715	\$87,478



UCF Downtown-Creative Village



Conceptual Master Land Use Plan

- Existing Community Assets
- Phase I Development Completed

- Phase 2 Development Planned
- Future Development

Project Overview



900,000 SF

Office/Creative Space



8,000

Higher Education Students



11,239

Residential Units



100,000

Retail/Commercial Space



225+

Hotel Rooms



Orlando's North Quarter

NORTH QUARTER DISTRICT

The North Quarter District has a mix of medium to high intensity office and employment plus residential dwellings creating a self-sustaining neighborhood.

1,800 Apartment Units & Condos

1,000 Hotel Keys

700K Square Feet of Professional Office

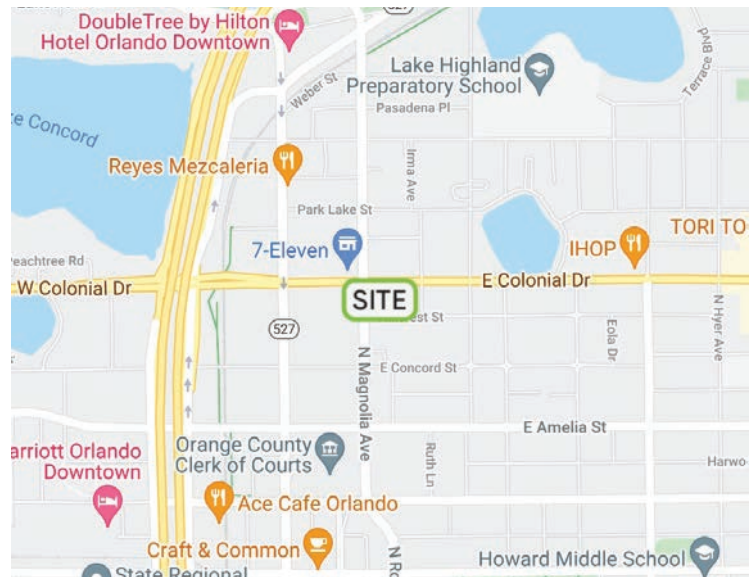
HEALTH VILLAGE

Health Village, which houses Advent Health's main campus with almost 12,000 employees, and Orlando's Cultural Corridor, which includes the Orlando Science Center, the Orlando Museum of Art, the Mennello Museum of American Art, the Orlando Ballet, the Orlando Shakespeare Theatre and Loch Haven Park lie just a short walk or bike north of the site.



HIGHWAY 50 PEDESTRIAN OVERPASS BRIDGE

The quarter-mile pedestrian bridge crosses the Colonial Drive area just east of Interstate 4, before reaching North Orange Avenue. City officials have said the bridge will "help provide a safe connection from the Downtown core to the north, providing critical links between the Orlando Urban Trail and Gertrude's Walk, SunRail and LYNX Central Station."



Downtown Orlando Snapshot

35 MILLION

tourists traveled to Orlando in the last quarter of 2022 making it a top destination for international travelers.

About Downtown

- + Orlando has 8 of the top 15 Best Places to Live in Florida
- + #5 Best Places to Live in Florida
- + #17 on the Top 100 Best Places to Live
- + #3 Best Job Market in the U.S.

Downtown Residential

- + 10,156 Residential Units Downtown
- + 94.5% Apartment Occupancy Rate
- + \$1,874 Average Rental Rate
- + 3,722 Proposed Residential Units with 1,181 In-Progress

Downtown Office

- + 12,282,706 Rentable Square Feet
- + 89.2% Office Occupancy Rate
- + \$22.74 Per SF Average Office Rental Rate

Downtown Retail

- + 1,417,720 Rentable Square Feet
- + 93.2% Retail Occupancy Rate
- + \$33.05 Per SF Average Retail Rental Rate

Downtown Orlando Incentive Programs

- + [DTO Retail Program](#)
- + [DTO Restaurant Program](#)

Downtown Demographics



590

Business Licenses
Issued In 2022



99,110

Total Jobs
Downtown



\$72,000+

Average Salary
Downtown



52.4%

Bachelors Degree
or Higher



21,300

Estimated
Population



38

Average Age



\$116,681

Average
Household Income



\$419,508

Median Home
Value 2022

