



**RETAIL FOR LEASE | 18,304 SF AVAILABLE**

# The Yard at Brookhaven

Brookhaven Dr and Alden Rd, Orlando, FL 32803



REAL ESTATE  
**INVERLAD**

# Market Profile



Locally known as “The Ivanhood”, defined by a vibrant mix of independent breweries, chef-driven restaurants, and a thriving arts scene. The Yard serves as a true neighborhood destination within the district, hosting community -focused programming such as farmers markets, yoga classes, and seasonal events. The area’s 32803 ZIP code ranks #6 in Florida and #1 in Orlando and Orange County as a best place to live according to Niche, and Ivanhoe Village has been recognized by Main Street America™ and Orlando Main Streets for its role in creating a high-quality commercial environment with a distinctive and authentic character.



Ivanhoe Village is a Main Street America™ accredited district, recognized for its commitment to high-quality placemaking and strengthening communities through preservation-based economic development. This accreditation reflects adherence to national standards of performance that promote long-term vitality and sustainable growth.



The Orlando Main Streets program supports and strengthens neighborhood commercial districts through City of Orlando funding, technical assistance, and targeted training initiatives.

## WHO LIVES IN THE IVANHOOD? 3- Mile Radius

### Urban Foodie



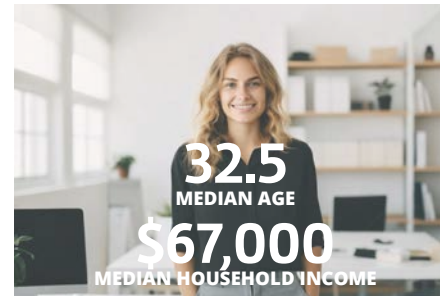
Young, active, and socially connected residents with a strong appreciation for local dining, arts, and culture. This demographic embraces organic and experiential food concepts, with music and art playing a central role in their lifestyle.

### Affluent Creative



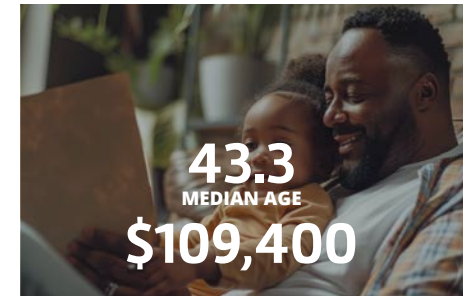
Highly educated, high-income consumers with a strong interest in arts, culture, travel, and wellness. This group values variety, quality, and experiences, with many operating their own businesses or holding leadership roles.

### Urban Professionals



Highly mobile, well-educated renters with a strong focus on career growth, social status, and sustainability. This group values creativity, fine arts, and a sophisticated urban lifestyle.

### Upscale Professionals



Sophisticated, white-collar professionals with a strong emphasis on sustainability, technology, and culture. This group values refined experiences, stays current with trends, and maintains an environmentally conscious lifestyle.



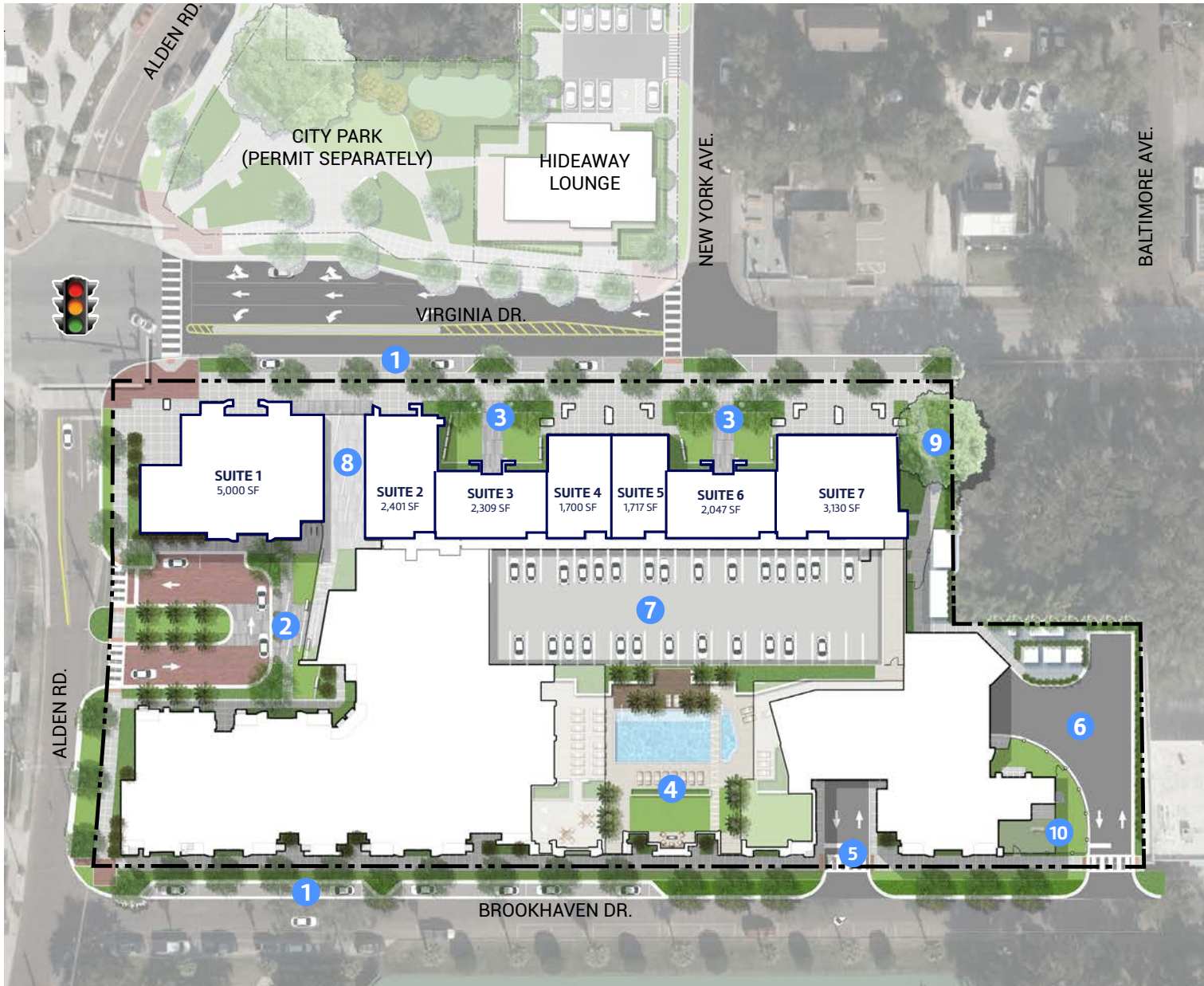
 MULTIFAMILY

 RETAIL

## Property Highlights DELIVERY Q1 2027

- Upscale mixed-use retail opportunity at The Yard at Brookhaven, building on the proven success of The Yard at Ivanhoe, a well-established community destination.
- 18,304 SF of ground-floor retail / restaurant space available beneath luxury residential units
- Flexible suite sizes from 1,700 SF to 13,304 SF, with contiguous configurations available
- Part of a 293,000 SF, 7-story mixed-use development fronting Alden Rd, Virginia Dr, and Brookhaven Dr
- 265 Class A apartments to be delivered on-site, complemented by 591 existing apartments at The Yard at Ivanhoe, generating strong built-in foot traffic
- 465-space structured parking garage
- Located in Ivanhoe Village (32803), one of Orlando's most desirable and highly ranked urban neighborhoods
- Strong visibility and access along Virginia Drive (11,900 AADT) with close proximity to Downtown Orlando and major demand drivers

# Site Plan



## Key

- 1 ON-STREET PARKING
- 2 MOTOR COURT | DROP OFF
- 3 COURTYARD GARDEN
- 4 ROODTOP AMENITY DECK
- 5 GARAGE ACCESS
- 6 SERVICE ACCESS
- 7 PARKING GARAGE (127 FOR RETAIL)
- 8 PASEO
- 9 EXISTING SPECIMEN OAK TREE TO REMAIN
- 10 DOG RUN AREA

SUITE	TENANT	SIZE
1	Available	5,000 SF
2	Available	2,401 SF
3	Available	2,309 SF
4	Available	1,700 SF
5	Available	1,717 SF
6	Available	2,047 SF
7	Available	3,130 SF

**NOTE:** LANDSCAPE PLAN AS SHOWN IS PRELIMINARY. FINAL LANDSCAPE PLANS TO BE SUBMITTED TO THE CITY FOR PERMIT AND CONSTRUCTION

LEASED
  AVAILABLE
  LEASE NEG.
  APARTMENTS

# Yard at Ivanhoe

Located directly across the street on Virginia Dr., The Yard at Ivanhoe launched in 2020 as the first Yard destination. It thrives with its historically-full retail occupancies, highly-regarded food hall concept and 591 Class A apartments. Its very notable success in hosting community events and enhancing the Ivanhoe Village's trendy vibe has set the stage for a strong precedent for the upmarket The Yard at Brookhaven.





Distance to DTO  
**1.5 Mile**

Lake Highland Preparatory School  
**2,072 Students**

Lake Highland

**SITE**

The Yard at Ivanhoe  
 FRESH COFFEES, Kelly's, ON THE BORDER, dogloph

**THE YARD 591**  
 Existing Apartments

Orange Ave. -- 16,600 AADT

Virginia Dr. -- 11,900 AADT

INTERSTATE 4  
 194,500 AADT

Lake Ivanhoe

## Demographics



**Population**  
 1-Mile: 12,429  
 3-Mile: 100,574  
 5-Mile: 279,435



**Daytime Population**  
 1-Mile: 42,000  
 3-Mile: 268,185  
 5-Mile: 477,309

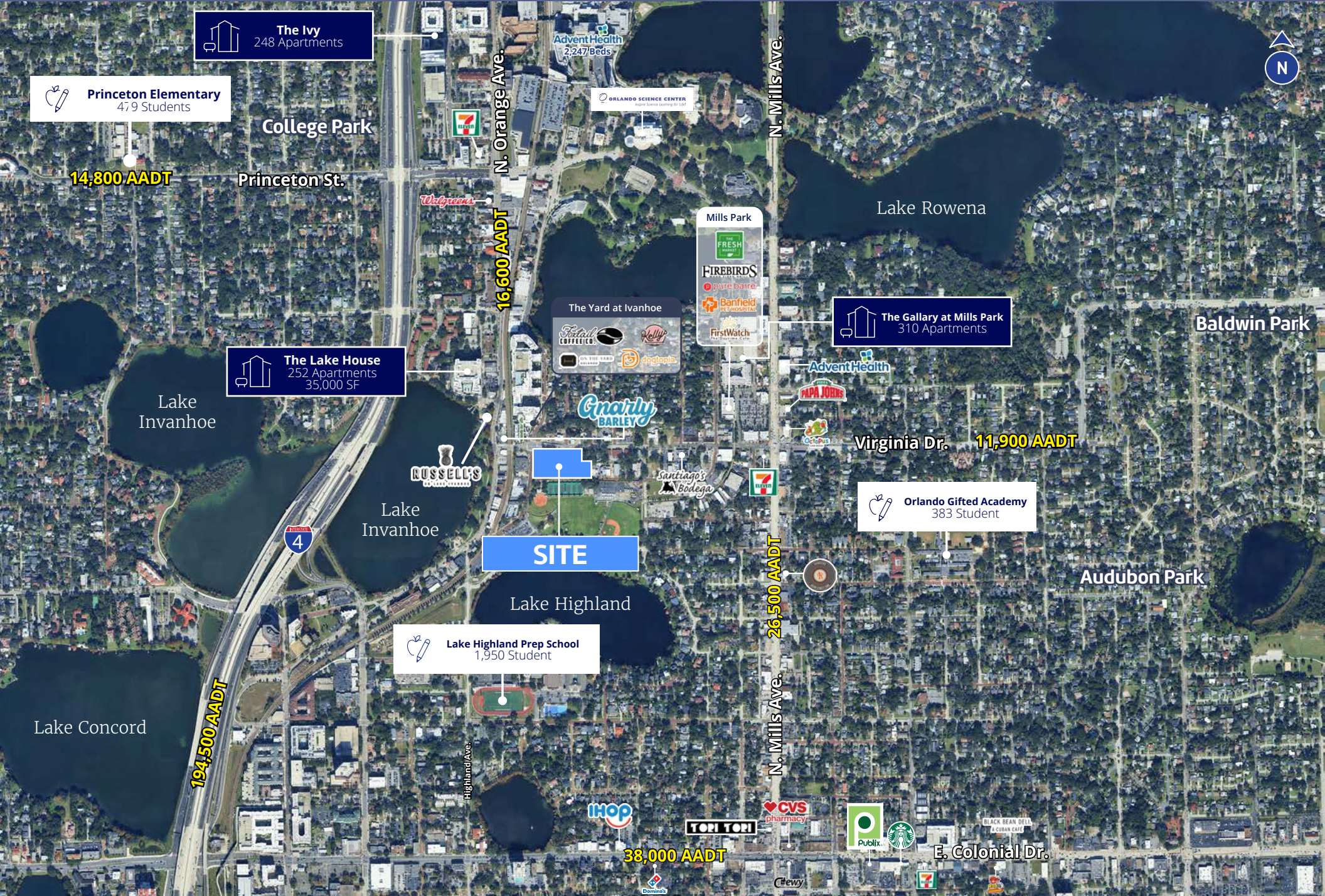


**Average HH Income**  
 1-Mile: \$142,334  
 3-Mile: \$141,805  
 5-Mile: \$119,732



**Households**  
 1-Mile: 6,720  
 3-Mile: 49,595  
 5-Mile: 121,376

# Market Aerial





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