

For Lease

1,088-6,057 SF OF RETAIL AVAILABLE
505 CHATHAM AVENUE, ORLANDO, FL 32801



RETAIL SPACE AVAILABLE

Modera Creative Village

505 CHATHAM AVENUE, ORLANDO, FL



DESCRIPTION

Modera Creative Village is a luxury mixed-use project in the heart of Downtown Orlando. The ground-floor retail faces the Luminary Green Park along Chatham Avenue and the EA Headquarters along Amelia Street. Creative Village is home to UCF's Downtown Campus and Valencia's Culinary Program.

PROPERTY OVERVIEW

SPACE AVAILABLE	1,088-6,057 SF
ASKING RATE	CALL FOR PRICING

HIGHLIGHTS

- Located on the corner of West Amelia Street and Chatham Avenue
- Across from Luminary Green a 2.3 AC park with monthly market and outdoor movie series
- Modera Creative Village contains 292 market rate luxury apartments above the ground-floor retail
- Phase I of Creative Village constitutes 8,000 students, over 1,000 high-wage employees, and 350,000 square feet of higher education space
- On-street metered parking along Chatham Ave and walking distance to the Amelia Street Garage and UnionWest Garage
- Join Qreate Coffee, a craft coffee cafe

FOR MORE INFORMATION, PLEASE CONTACT:

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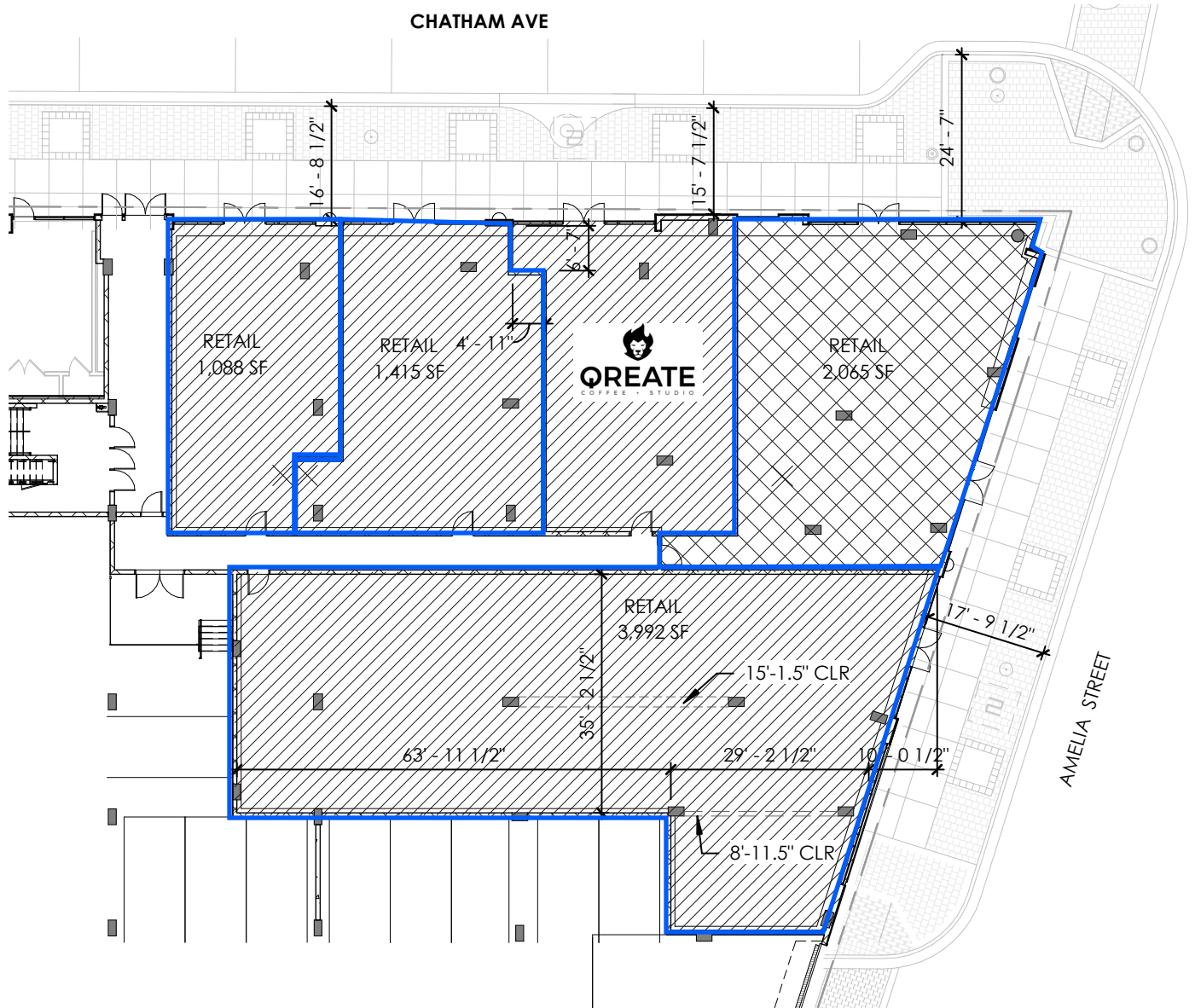
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SITE PLAN



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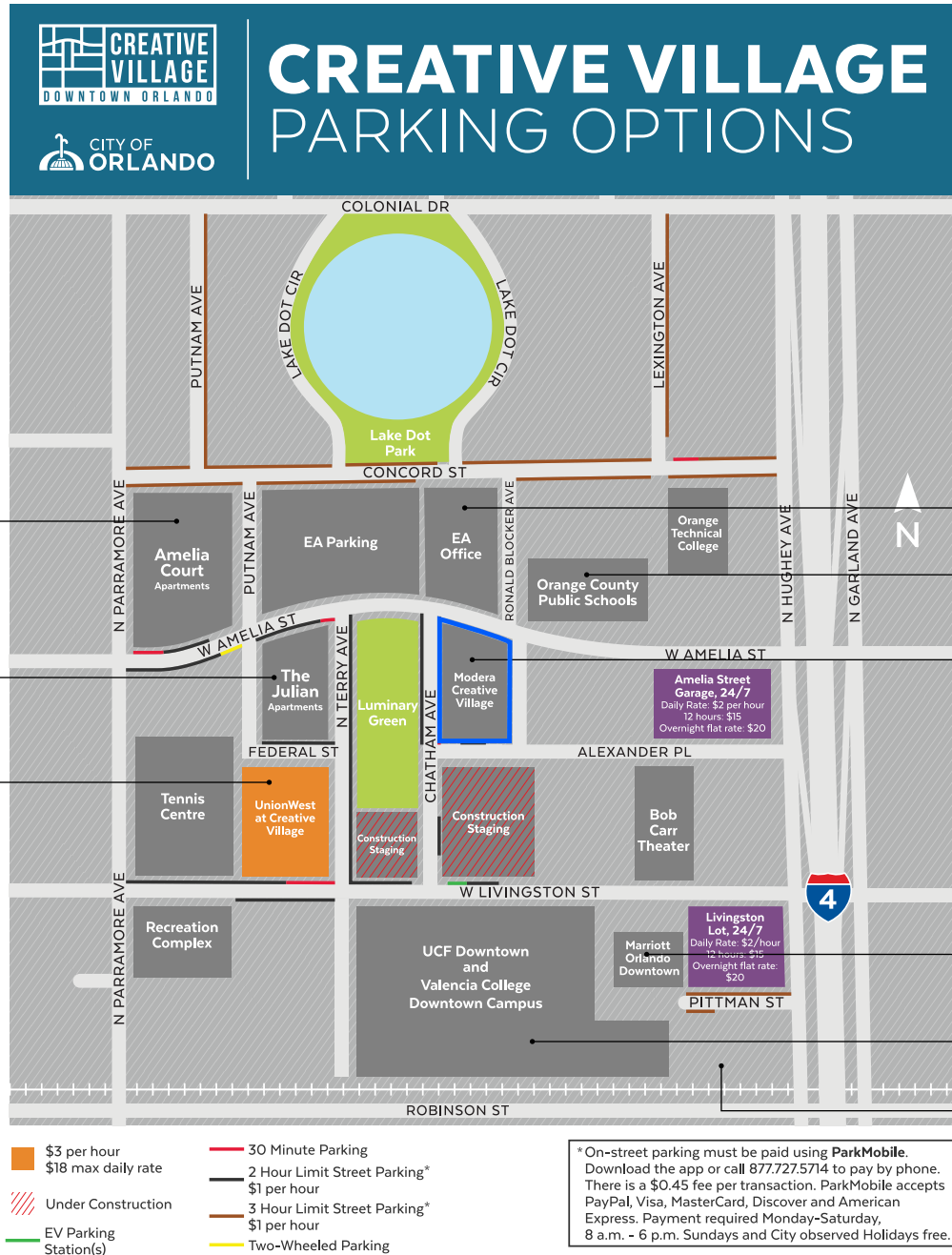
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MODERA CREATIVE VILLAGE | 505 CHATHAM AVENUE, ORLANDO, FL 32801

CREATIVE VILLAGE MAP



• 256 MIXED INCOME APARTMENTS

• 409 MARKET RATE APARTMENTS

• 640 STUDENT HOUSING BEDS
• 105,000 SF OF ACADEMIC SPACE
• 12,000 SF OF RETAIL SPACE



- 176,000 SF OF OFFICE
- 1,000+ EMPLOYEES
- OCPS # OF EMPLOYEES: 25,000+
- 292 MARKET RATE APARTMENTS
- 10,000 SF OF RETAIL SPACE
- RETAIL TENANTS: QRETE COFFEE



- MARRIOTT: 297 KEYS
- STUDENTS & FACULTY - 8,000
- STUDENTS BY 2025 - 10-15,000



*On-street parking must be paid using **ParkMobile**. Download the app or call 877.727.5714 to pay by phone. There is a \$0.45 fee per transaction. ParkMobile accepts PayPal, Visa, MasterCard, Discover and American Express. Payment required Monday-Saturday, 8 a.m. - 6 p.m. Sundays and City observed Holidays free.

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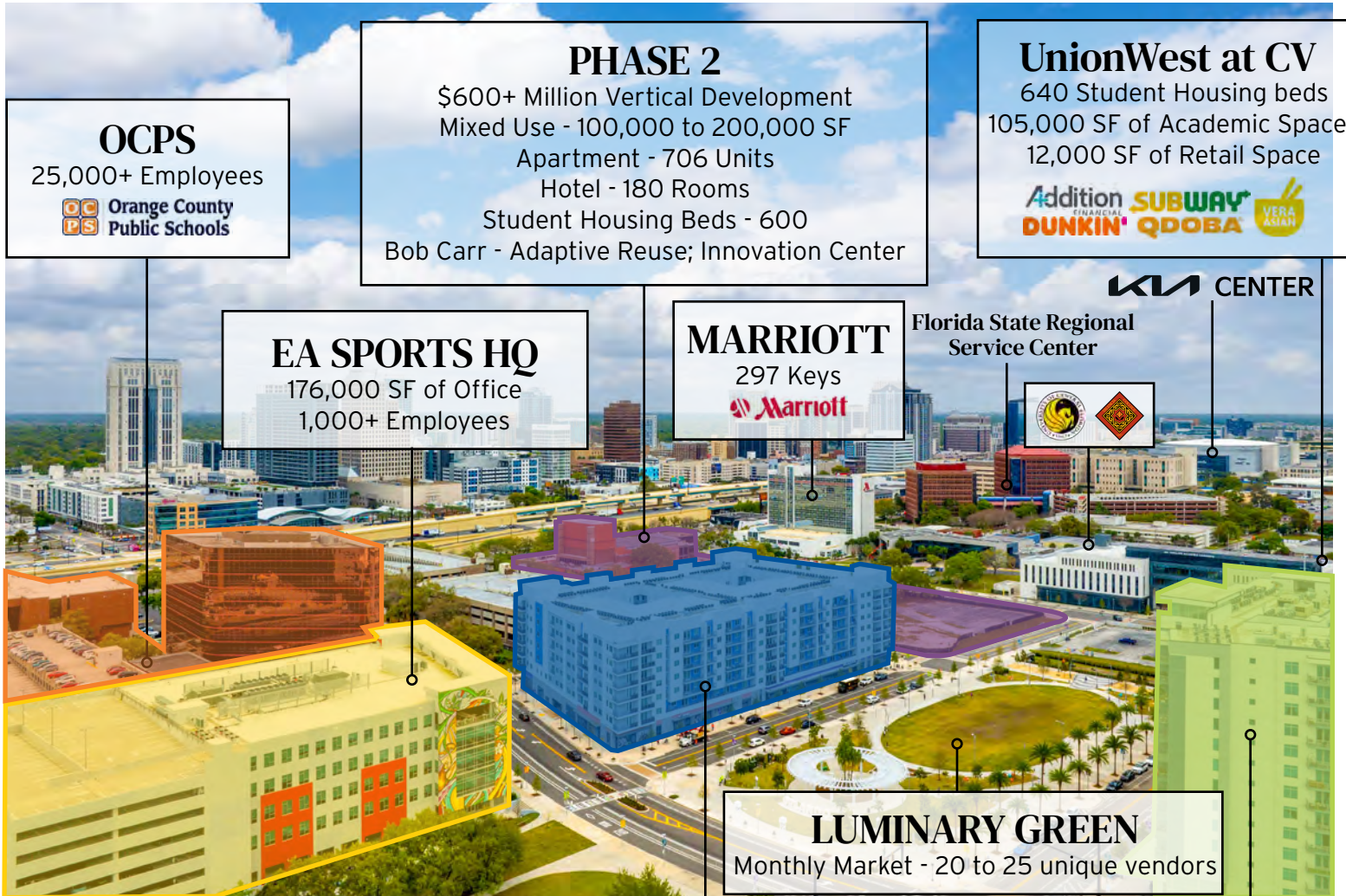
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CREATIVE VILLAGE AERIAL



OCPS
25,000+ Employees
Orange County Public Schools

PHASE 2
\$600+ Million Vertical Development
Mixed Use - 100,000 to 200,000 SF
Apartment - 706 Units
Hotel - 180 Rooms
Student Housing Beds - 600
Bob Carr - Adaptive Reuse; Innovation Center

UnionWest at CV
640 Student Housing beds
105,000 SF of Academic Space
12,000 SF of Retail Space
Addition FINANCIAL DUNKIN' SUBWAY QDOBA VERA ASIAN

EA SPORTS HQ
176,000 SF of Office
1,000+ Employees

MARRIOTT
297 Keys
Marriott

KIA CENTER
Florida State Regional Service Center

LUMINARY GREEN
Monthly Market - 20 to 25 unique vendors

UCF/ Valencia campus
Students & Faculty - 8,000
Students by 2025 - 10-15,000

MODERA CREATIVE VILLAGE
292 Market Rate Apartments
10,000 SF of Retail Space
QREATE COFFEE + STUDIO

THE JULIAN
409 Market Rate Apartments
6,000 SF of Retail Space
THE MONROE
Creative Village Downtown Orlando

Amelia Court
256 mixed income apartments

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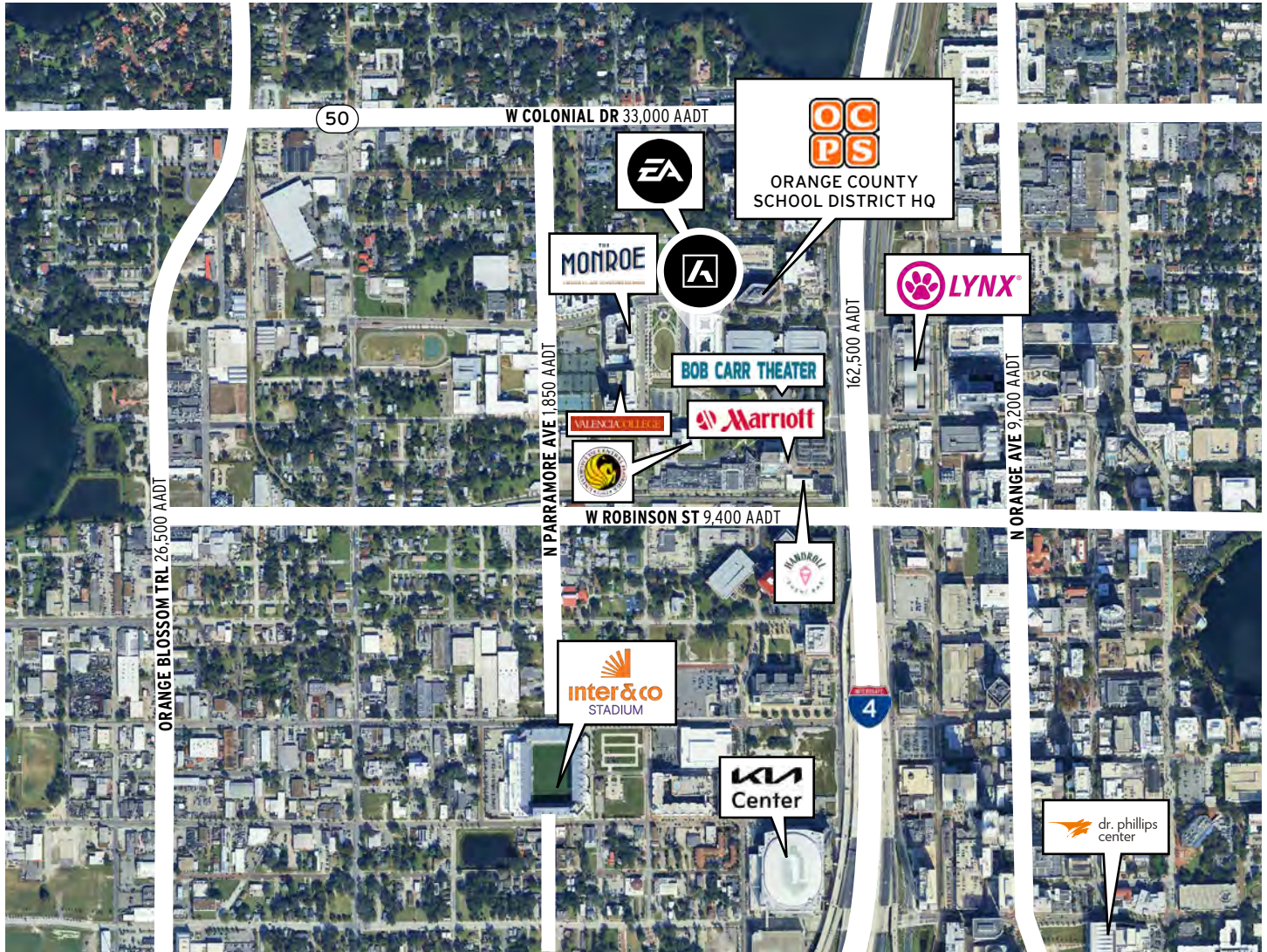
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KEY POINTS



33,000 AADT
SR 50 / W COLONIAL DR

162,500 AADT
I-4

9,400 AADT
W ROBINSON ST

1,850 AADT
N PARRAMORE AVE

9,200 AADT
N ORANGE AVE

26,500 AADT
ORANGE BLOSSOM TRL

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DOWNTOWN INCENTIVE PROGRAM PAGE

RETAIL TENANT:

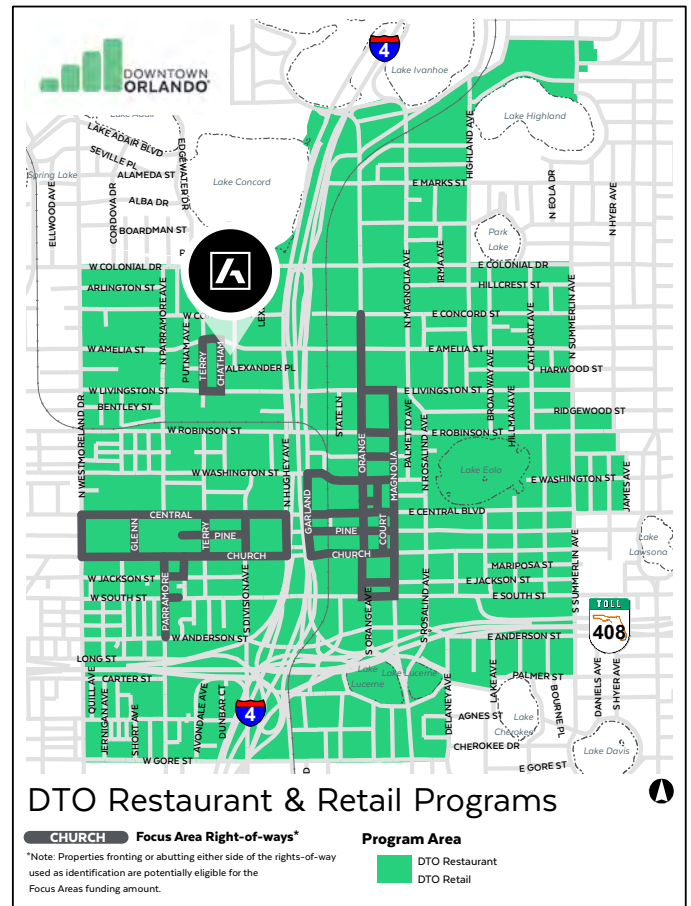
The Downtown Orlando (DTO) Retail Program is designed to stimulate retail activity, job creation, and urban revitalization in the downtown area. The program offers funding for tenant improvements and rent reimbursement to attract new retail businesses and encourage the expansion of existing ones. Funding is provided on a dollar-for-dollar match basis, with eligibility based on square footage requirements. Personal service businesses can receive up to **\$150,000** for eligible tenant improvements, while retail businesses can receive up to **\$100,000**. If the building owner does not invest in tenant improvements, the tenant may receive up to **\$75,000**.

The program funds are subject to budget availability, and applications are reviewed on a first-come, first-served basis. For more info please visit: [DTO Retail Program website](#)

RESTAURANT TENANT:

The DTO Restaurant Program is a financial initiative introduced by the Downtown Orlando Community Redevelopment Agency (CRA) to transform the Downtown Orlando area into a vibrant food destination. The program offers funding and support to attract new restaurants and assist existing ones in expanding their operations. Eligible restaurants can receive funding for tenant improvements, rent reimbursements, and outdoor seating upgrades. Full-service restaurants in a focus area can receive up to **\$100 per square foot**, not to exceed \$400,000. Non-full-service restaurants in a focus area can receive up to **\$50 per square foot**, not to exceed \$100,000. Restaurants that add or improve outdoor seating areas can receive an additional \$5 per square foot not to exceed \$25,000. If the building owner does not invest in tenant improvements, the tenant may receive up to \$75,000.

The program funds are subject to budget availability, and applications are reviewed on a first-come, first-served basis. For more info please visit: [DTO Restaurant Program website](#)



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