



OFFERING MEMORANDUM

Thornton Park Central Retail

THORNTON PARK DISTRICT • DOWNTOWN ORLANDO

Zero Vacancy. Full Momentum.

19,991
SQUARE FEET

100%
LEASED

9
TENANTS

6.23%
CAP RATE



 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

Property Snapshot

Nine proven tenants generating \$573,446 in NOI across Orlando's most coveted high-street retail corridor — surrounded by \$2B+ in transformational development.

\$9.2M

PURCHASE PRICE

\$460

PRICE PER SF

5.56 yr

WEIGHTED AVG LEASE

\$29.56

AVERAGE RENT PSF

■ PREMIER HIGH-STREET POSITION

Ground-floor retail one block from Lake Eola 19,000+ vehicles/day on Summerlin Ave with steady pedestrian traffic.

■ CURATED TENANT ECOSYSTEM

Nine complementary tenants spanning specialty coffee, upscale dining, fitness, and services all-day activation.

■ BUILT-IN DEMAND DRIVERS

Mixed-use development with 56 luxury condos, 36,000+ SF office, and 6,400+ surrounding multi-family units.

■ NNN LEASE STRUCTURE

All nine leases triple-net with annual escalations and renewal options — predictable income, limited landlord exposure.

■ STRONG DEMOGRAPHICS

20,000+ residents, 55,000 daytime pop. within 1 mile.
Average household income exceeds \$111,000.

■ \$2B+ DEVELOPMENT PIPELINE

West Court, Creative Village, Society Living reinforcing Thornton Park as Orlando's premier district.



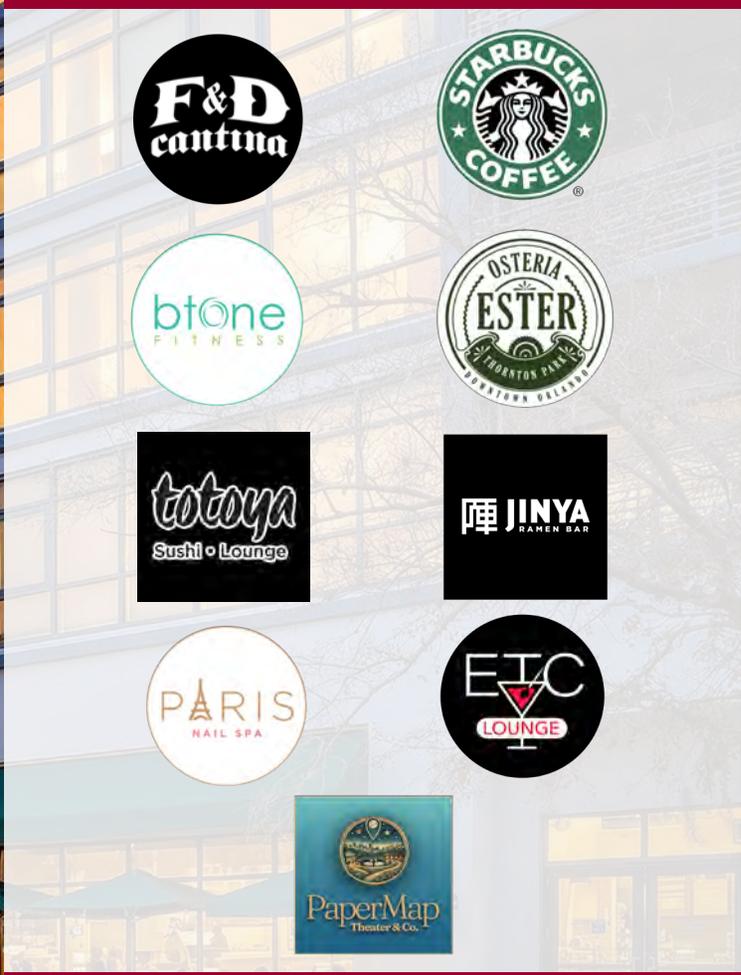
PROPERTY SUMMARY

Purchase Price:	\$9,200,000
NOI:	\$573,446.08
Cap Rate:	6.23%
Price Per Square Foot:	\$460.20
Parcel ID:	25-22-29-8642-00-570

19,991 SQUARE FEET	100% LEASED	9 TENANTS	5.65 yrs WALT
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PROPERTY INFORMATION

Address:	10 N. Summerlin Avenue, Orlando, FL 32801
GLA:	19,991 SF - Ground Floor Retail
Ownership Type:	100% Fee Simple
Year Built:	2001
Number of Tenants:	9
Zoning:	PD/T
Land Size:	.545 Acres
County:	Orange
Parcel ID:	25-22-29-8642-00-570
Parking & Access	340 total spaces in shared multi-level paid garage. Retail allocated 100 spaces. 275 spaces available for retail, office tenants, and guests after subtracting 65 reserved residential spaces. High-street retail with sidewalk pedestrian access. Garage entries on N Eola Dr and E Washington St.



Where Orlando Lives, Dines & Gathers

Located just east of Lake Eola, Thornton Park is one of Orlando’s most walkable and established urban neighborhoods, blending historic architecture, tree-lined streets, and an active retail and dining scene. The property sits along Summerlin Avenue (19,000+ vehicles/day) and East Central Boulevard (3,300+ vehicles/day), offering both strong car exposure and steady foot traffic.

Thornton Park’s proximity to major downtown anchors including the Central Business District, Kia Center, and Mills 50 places it in the path of continued urban growth. Over \$2 billion in ongoing and planned developments solidify the area as a vibrant live-work-play destination.

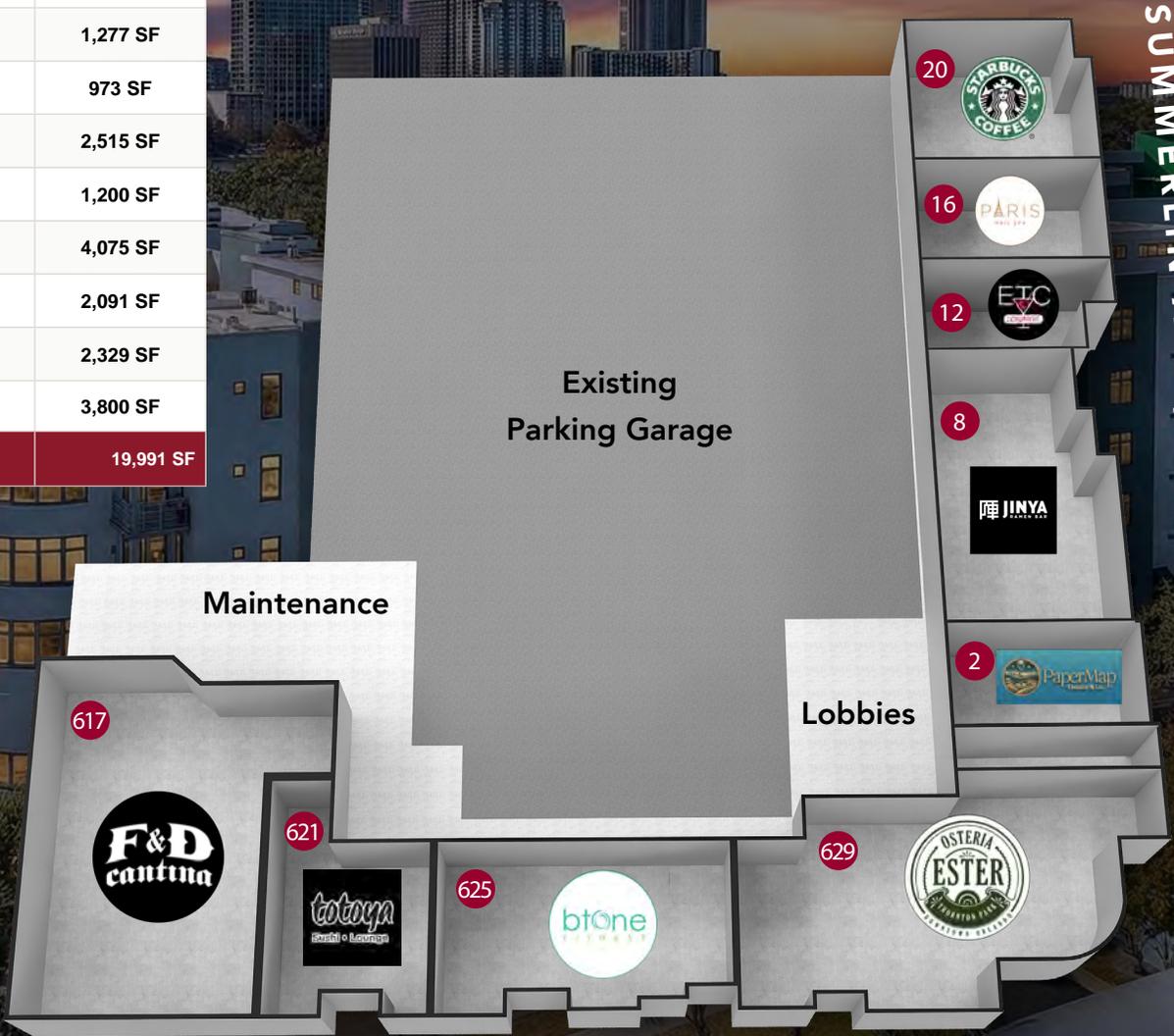
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION & GROWTH			
Total Population	20,794	114,916	300,993
Pop. Growth 2024-2029	1.0%	0.8%	0.7%
INCOME			
Avg. Household Income	\$111,077	\$101,000	\$87,653
Median HH Income	\$82,988	\$71,590	\$58,224
OTHER DEMOGRAPHICS			
Total Households	12,496	54,515	128,673
Household Projection 2029	13,144	56,886	133,519
Average Household Size	1.6	2	2.2
Median Age	39	39.2	38.5
HOUSING			
Owner Occupied Units	3,661	23,629	56,785





SITE PLAN

SUITE	TENANT	RENTABLE SF
Suite 20	Starbucks	1,731 SF
Suite 16	Paris Nails	1,277 SF
Suite 12	ETC Lounge	973 SF
Suite 8	JINYA Ramen Bar	2,515 SF
Suite 2	PaperMap Creative	1,200 SF
Suite 629	Osteria Ester	4,075 SF
Suite 625	B-Tone Fitness	2,091 SF
Suite 621	Totoya Sushi	2,329 SF
Suite 617	F&D Cantina	3,800 SF
TOTAL		19,991 SF



PROPERTY AERIALS

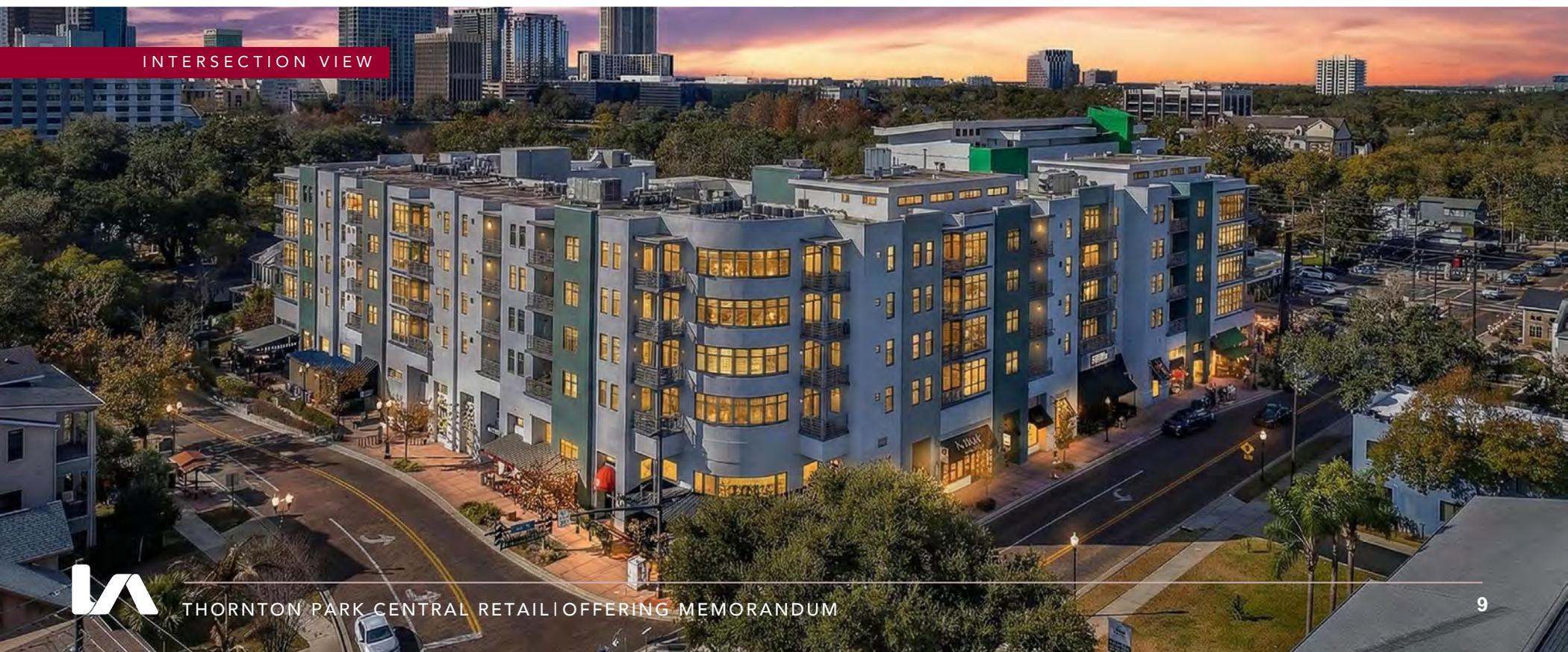
E CENTRAL BLVD VIEW



SUMMERLIN AVE VIEW



INTERSECTION VIEW



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