

FOR LEASE

# CITI TOWER RESTAURANT / RETAIL SPACE

101 LAKE AVENUE & CHURCH STREET – ORLANDO, FL 32801

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# CITI TOWER RESTAURANT / RETAIL SPACE

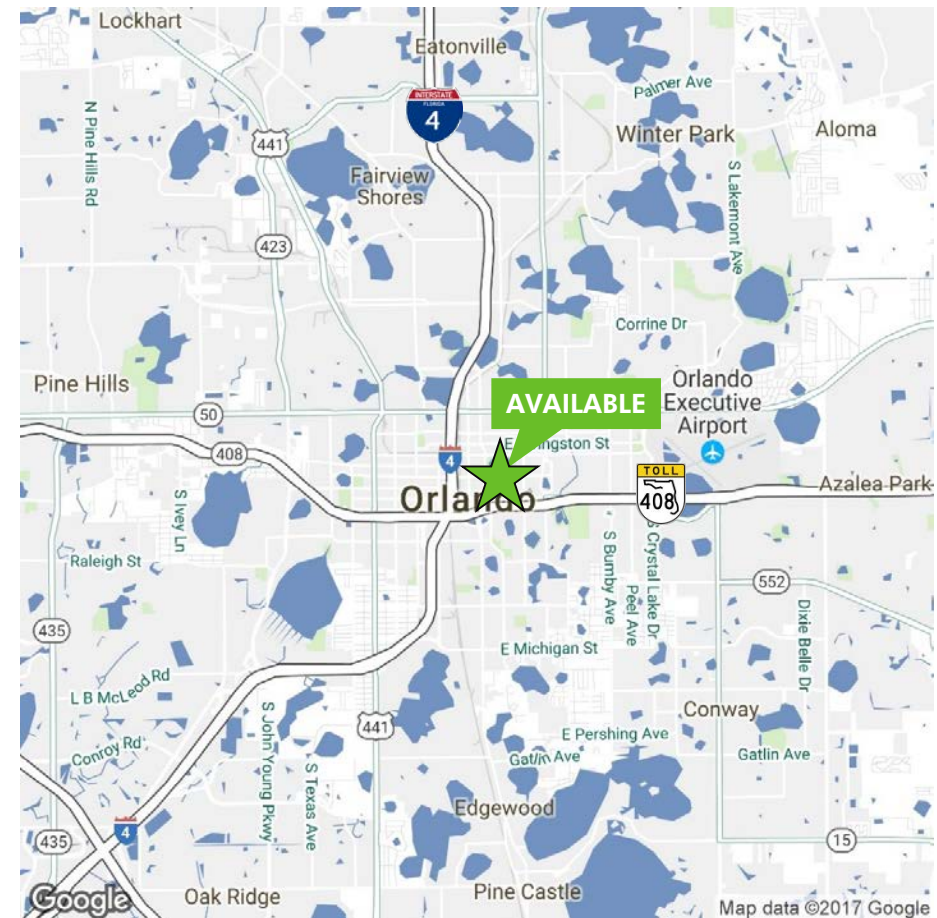
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## PROPERTY OVERVIEW

- + 6,916± SF combined / demisable ground floor space:
  - Suite A 4,128 SF 47' x 83'
  - Suite B 2,483 SF 30' x 83'
  - Suite C 305 SF 14'-6" x 21'
- Parking available on 2<sup>nd</sup> floor and 100± spaces available for valet parking offsite with valet stand within city right of way approved in front of Premises
- Significant Tenant Improvement Allowance available for qualified tenants & concepts
- Top floor building signage available
- + Orlando's newest Class "A" multifamily project at 25 stories with 233 luxury rental units
- + Desirable Thornton Park location with bustling restaurants and boutique shops ([Walkscore: 96](#))
- + Surrounded by multiple residential developments, 10,000+ apartment units within walking distance
- + One block from Publix and Lake Eola Park, visited by 2.5 million persons annually
- + Join neighboring concepts Stubborn Mule, Oudom Thai & Sushi, Eola Wine and World of Beer
- + Easily accessed via SR 408 Expressway and is less than one mile from Interstate 4





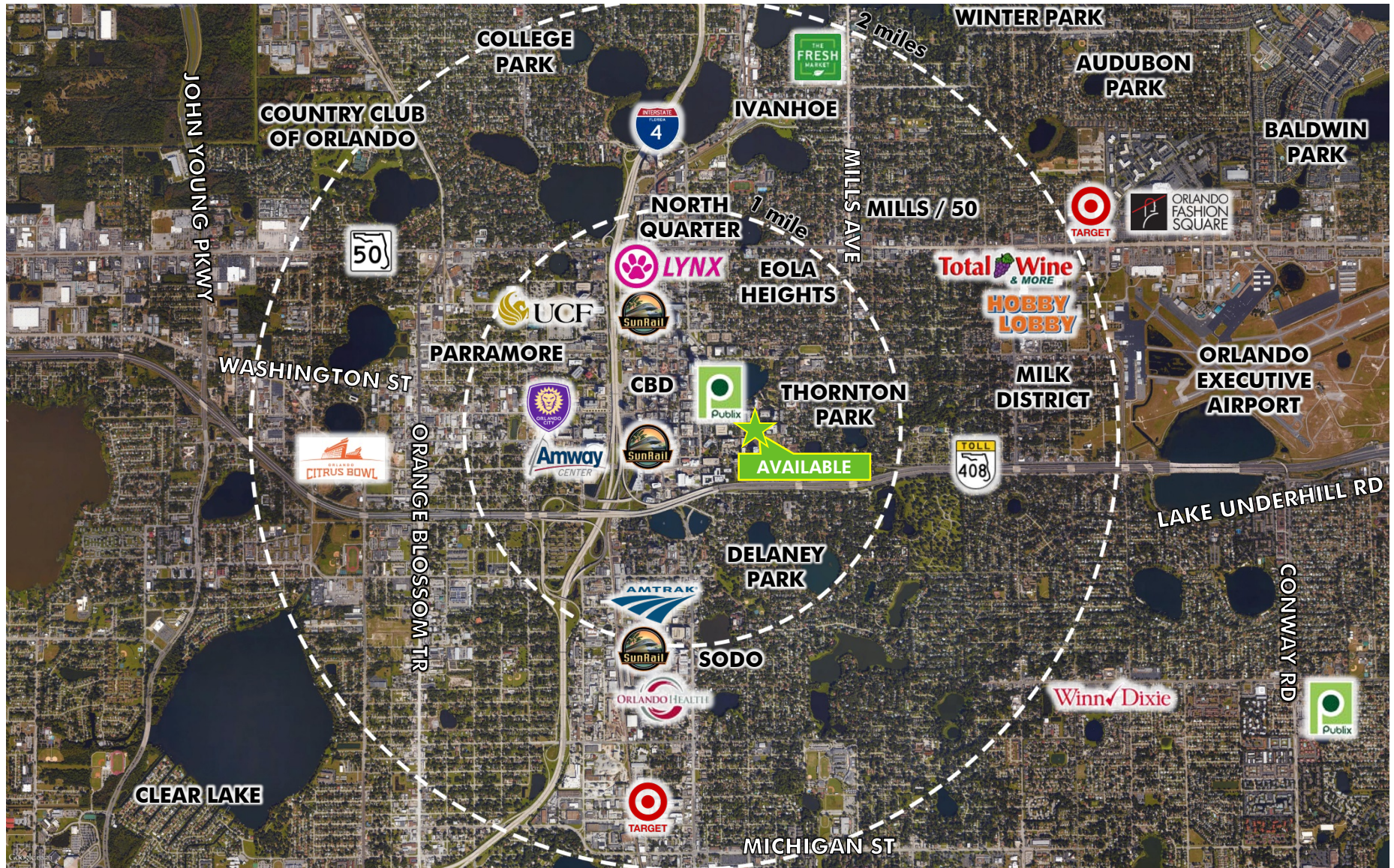
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## ORLANDO CBD & SURROUNDING NEIGHBORHOODS









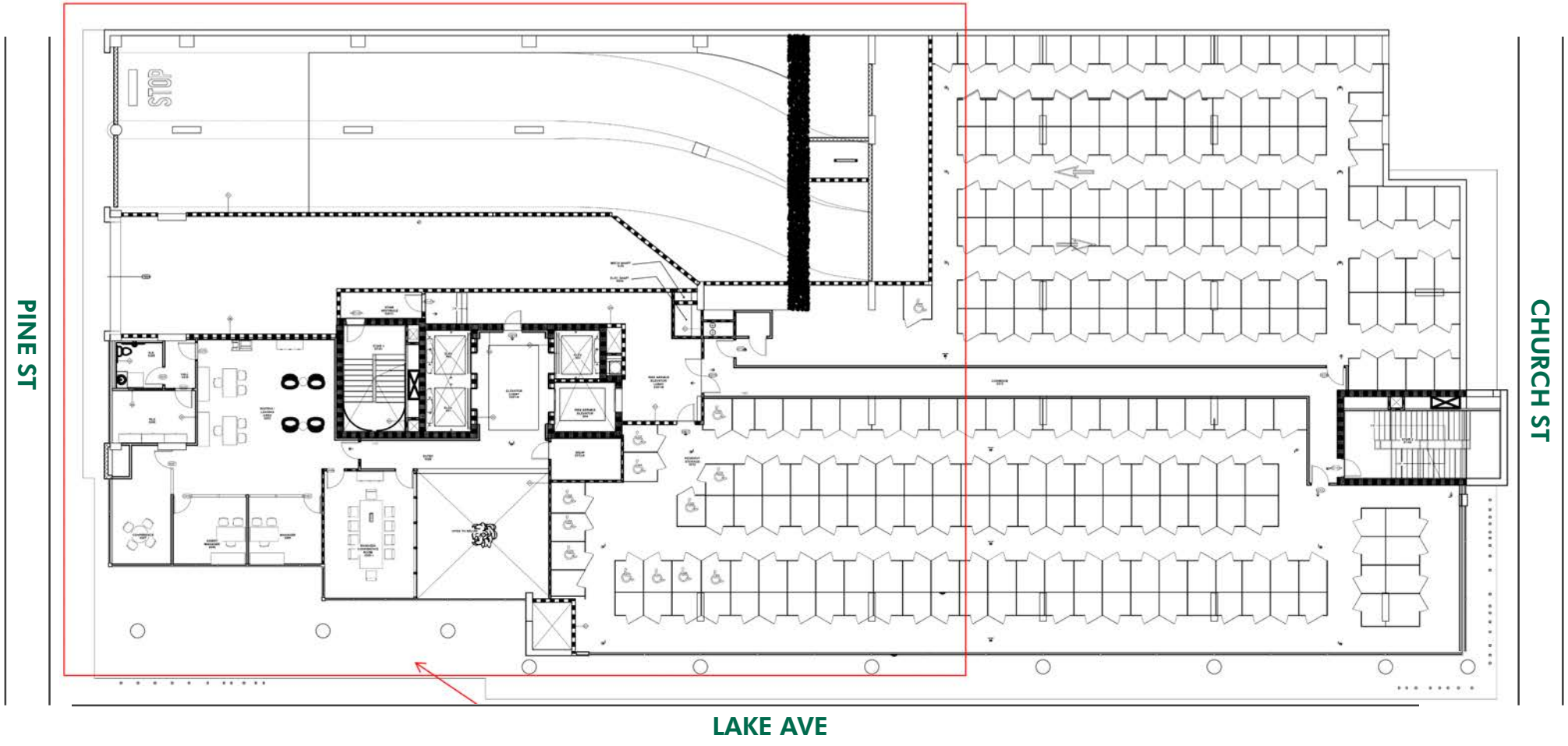
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## FLOOR PLAN – 2<sup>ND</sup> FLOOR





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## CONSTRUCTION PROGRESS PHOTOS





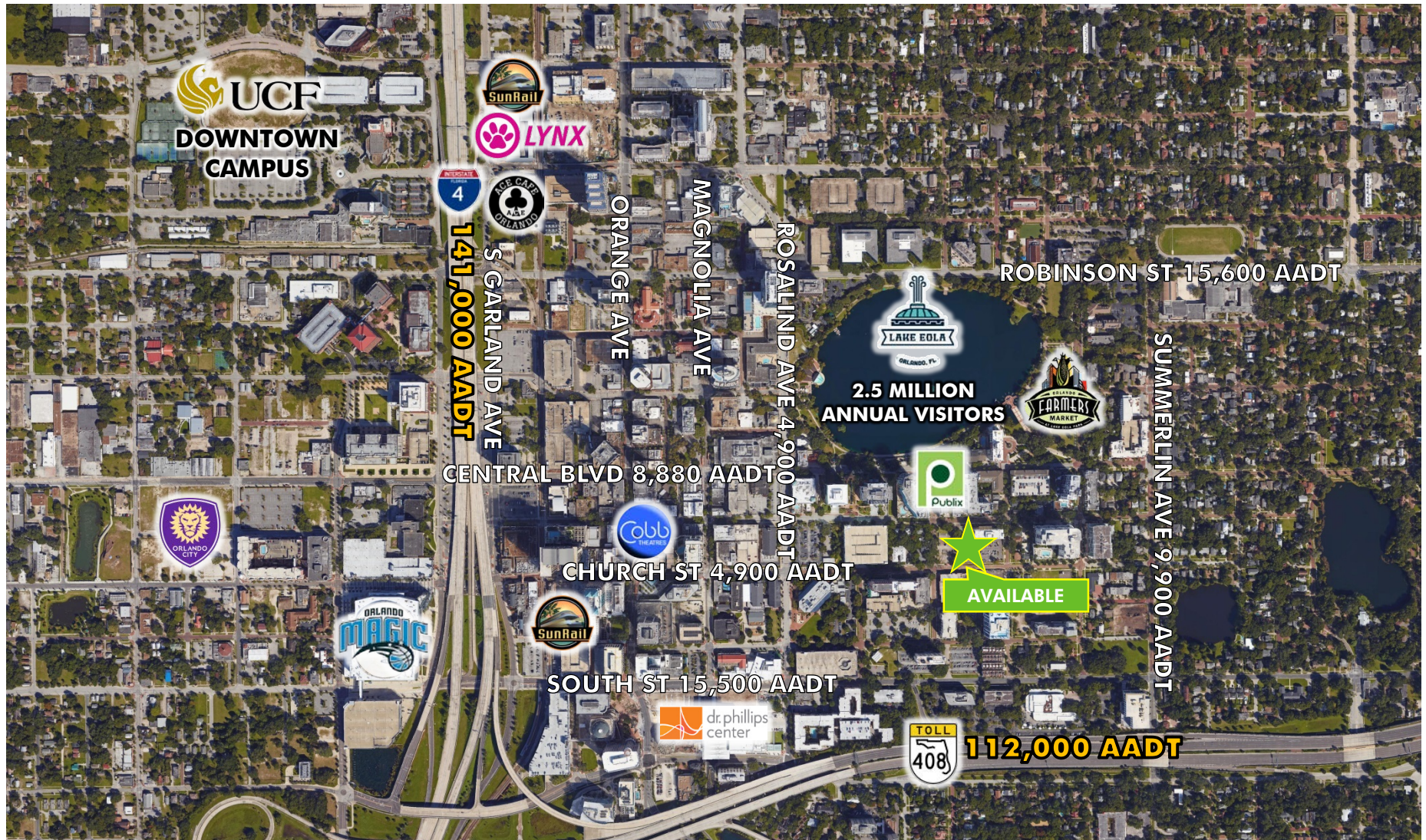
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## DOWNTOWN ORLANDO & THORNTON PARK SUBMARKET





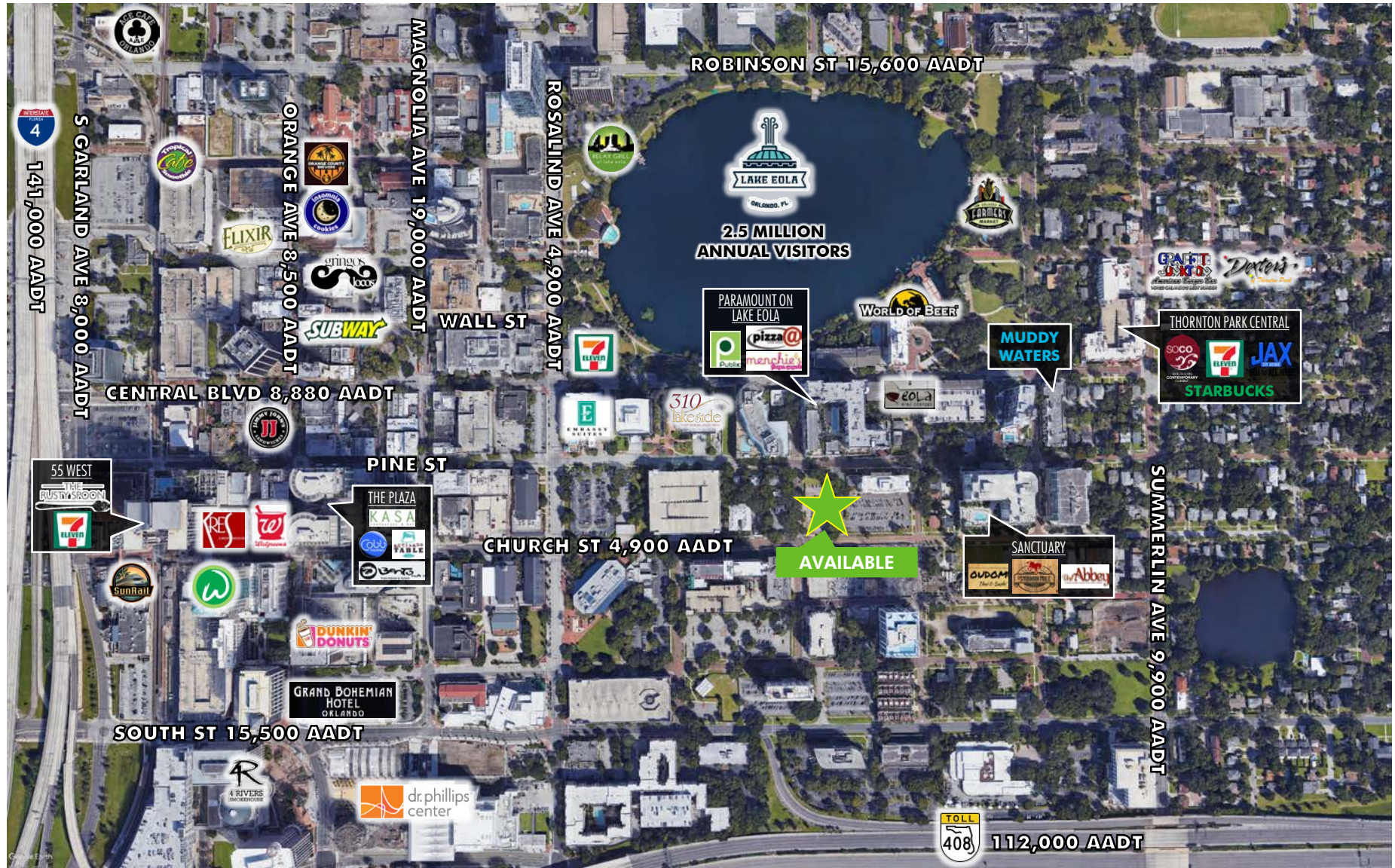
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## DOWNTOWN ORLANDO RETAIL & RESTAURANTS



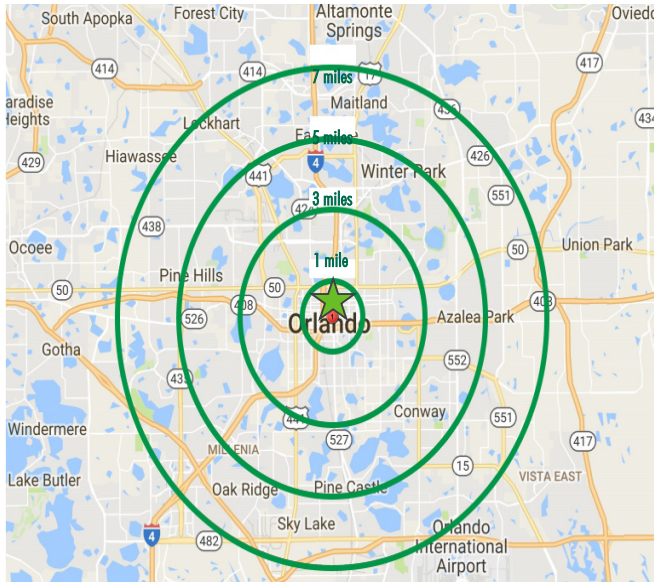


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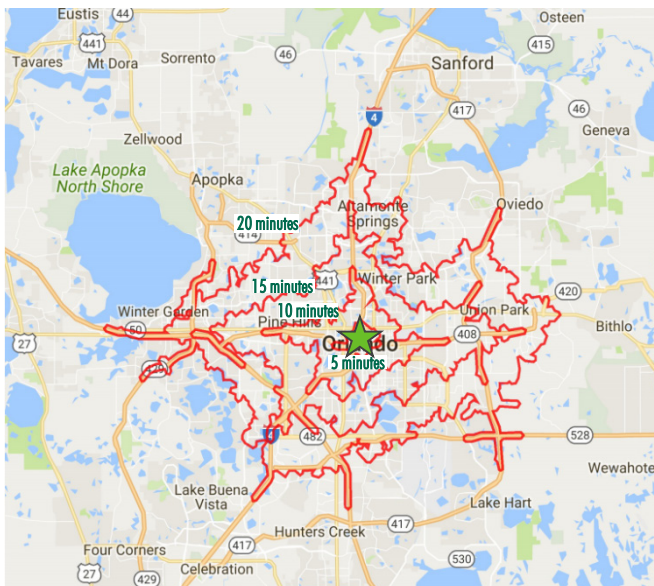
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## 2017 Estimated Radius Ring Demographics

	1 Mile	2 Miles	3 Miles	5 Miles
<b>Population</b>	18,350	50,717	100,699	291,232
<b>Population Growth 5 Year Projection</b>	20,282	55,597	108,927	316,554
<b>Median Age</b>	37.9	38.7	39.5	36.9
<b>Average Household Income</b>	\$84,871	\$77,624	\$77,442	\$69,992
<b>Median Household Income</b>	\$54,126	\$51,243	\$51,323	\$44,147
<b>Households with Income Over \$50,000</b>	1,820	4,500	8,454	21,053
<b>Households with Income Over \$75,000</b>	1,078	2,652	5,039	11,509
<b>Population College Educated or Higher</b>	9,330	21,640	38,954	87,788
<b>Daytime Population (Employees)</b>	66,133	127,505	174,713	266,690
<b>Business Establishments</b>	3,229	6,115	8,995	17,286



## 2017 Estimated Drive Time Demographics

	5 Minutes	10 Minutes	15 Minutes	20 Minutes
<b>Population</b>	18,363	111,333	432,789	878,308
<b>Population Growth 5 Year Projection</b>	20,281	120,297	471,347	955,690
<b>Median Age</b>	37.6	38.2	35.1	34.7
<b>Average Household Income</b>	\$83,295	\$67,961	\$63,127	\$66,136
<b>Median Household Income</b>	\$53,857	\$44,358	\$41,913	\$45,488
<b>Households with Income Over \$50,000</b>	1,859	8,819	31,320	64,446
<b>Households with Income Over \$75,000</b>	1,137	4,916	16,253	35,301
<b>Population College Educated or Higher</b>	9,623	37,392	116,056	248,345
<b>Daytime Population (Employees)</b>	63,006	174,746	321,482	559,084
<b>Business Establishments</b>	3,267	9,209	21,267	38,214

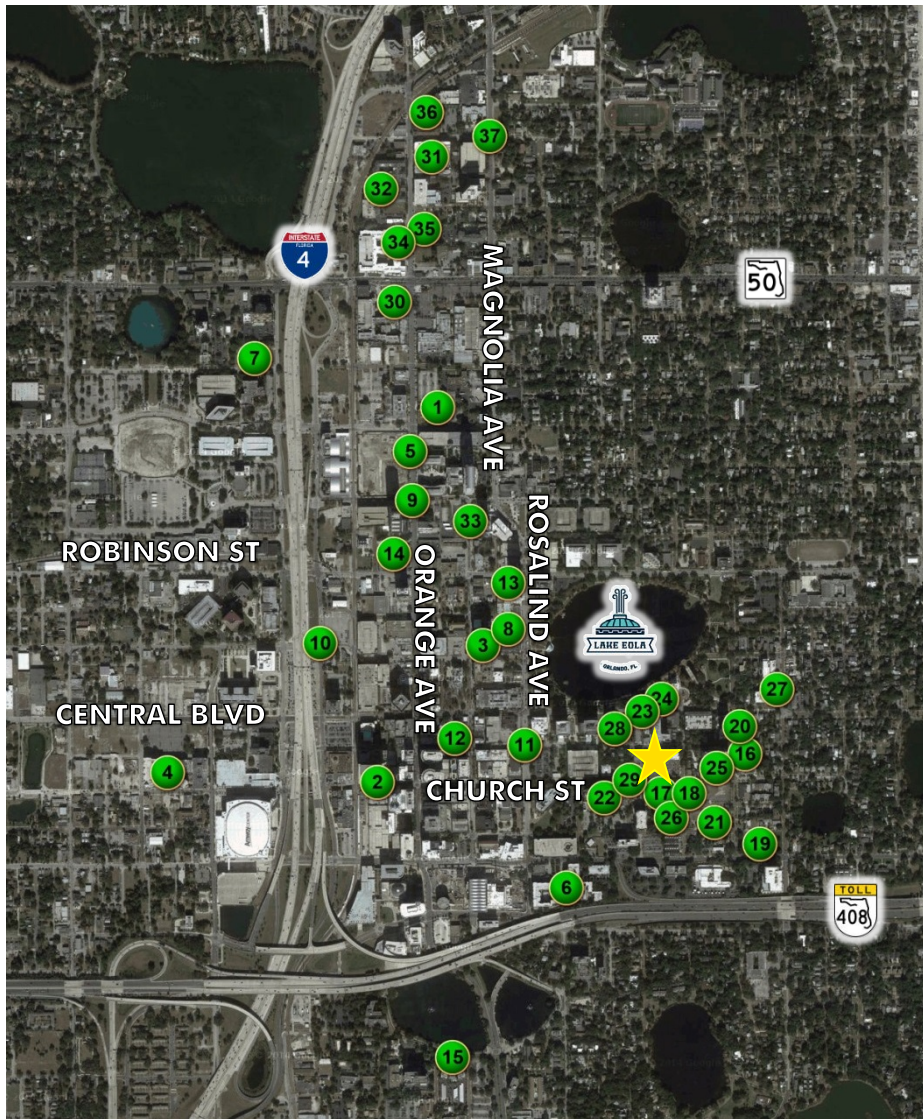
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## DOWNTOWN ORLANDO MULTIFAMILY RESIDENTIAL



Property	Units	District	Type
501 N. Orange Avenue	746	CBD	Apartment
55 West	425	CBD	Apartment
Aspire	164	CBD	Apartment
CityView	266	CBD	Apartment
Crescent Central Station	279	CBD	Apartment
Grande	364	CBD	Condo
Lexington Court	108	CBD	Apartment
Metropolitan	128	CBD	Condo
*Orange Ave and Livingston St	400	CBD	Apartment
*Orlando Central	450	CBD	Apartment
Modera Central	345	CBD	Apartment
Solaire at the Plaza	310	CBD	Condo
The Vue at Lake Eola	384	CBD	Condo
Tribridge	208	CBD	Apartment
<b>CBD TOTAL</b>	<b>4,577</b>		
Lake Lucerne Towers	157	SoDo	Apartment
<b>SODO TOTAL</b>	<b>157</b>		
101 Eola	146	Thornton	Condo
Artisan 420	299	Thornton	Apartment
Artisan 520	510	Thornton	Apartment
Brownstones at Thornton Park	28	Thornton	Condo
Eola South	23	Thornton	Condo
Jackson	52	Thornton	Condo
Lutheran Tower	185	Thornton	Apartment
Paramount on Lake Eola	313	Thornton	Apartment
Post Parkside	248	Thornton	Apartment
Sanctuary	173	Thornton	Condo
Star Tower	100	Thornton	Condo
Thornton Park Central	56	Thornton	Condo
Waverly	230	Thornton	Condo
CitiTower	233	Thornton	Apartment
<b>THORNTON TOTAL</b>	<b>2,596</b>		
Camden Orange Court	268	Uptown	Apartment
NORA	246	Uptown	Apartment
Park North	303	Uptown	Condo
Skyhouse Orlando	320	Uptown	Apartment
SteelHouse	326	Uptown	Apartment
The Sevens	333	Uptown	Apartment
Uptown Place/Echelon	244	Uptown	Apartment
*Magnolia Ave and Marks St	200	Uptown	Apartment
<b>UPTOWN TOTAL</b>	<b>2,240</b>		
* - Proposed			



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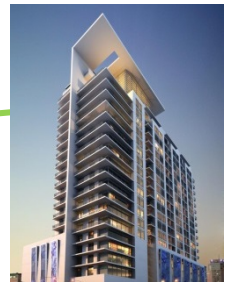
## NEW DOWNTOWN ORLANDO RESIDENTIAL PROJECTS



**EOLA TOWER**  
IN PERMITTING  
250 UNITS



**MODERA  
CENTRAL**  
UNDER  
CONSTRUCTION  
394 UNITS



**SITE - CITI TOWER**  
UNDER CONSTRUCTION  
235 UNITS



**ARTISAN 520**  
IN PERMITTING | 310 UNITS

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