



CITI TOWER

GROUND FLOOR RETAIL
AND SECOND FLOOR OFFICE
SPACE FOR LEASE

LINCOLN
PROPERTY
COMPANY



PROPERTY OVERVIEW

Citi Tower (101 Lake Ave), is a mixed-use luxury high rise located in the booming Thornton Park area of Downtown Orlando. In addition to the multifamily component of the tower, the project offers ground floor retail and the potential for Class A office space on the second floor. Citi Tower is only steps away from Lake Eola and has excellent walkability to Downtown Orlando's best restaurants, local boutique shops, and the Walt Disney Amphitheater.



Located in Thornton Park



21 Stories



1,160 RSF ground floor retail space available



12,268 RSF second floor office space available



Centrally located and easily accessed via SR 408 and Interstate 4.



Parking available on 2nd floor



Surrounded by numerous restaurants



Pool & fitness center



92 Walk score



One block away from Publix and a variety of other retailers and restaurants

DOWNTOWN DEMOGRAPHICS



**1
MILE**

**3
MILE**

**5
MILE**



55,130
TOTAL 2022
POPULATION

295,922
TOTAL 2022
POPULATION

988,673
TOTAL 2022
POPULATION



41
AVERAGE
AGE

39
AVERAGE
AGE

38
AVERAGE
AGE



\$89,955
AVERAGE
HOUSEHOLD
INCOME

\$79,938
AVERAGE
HOUSEHOLD
INCOME

\$77,865
AVERAGE
HOUSEHOLD
INCOME



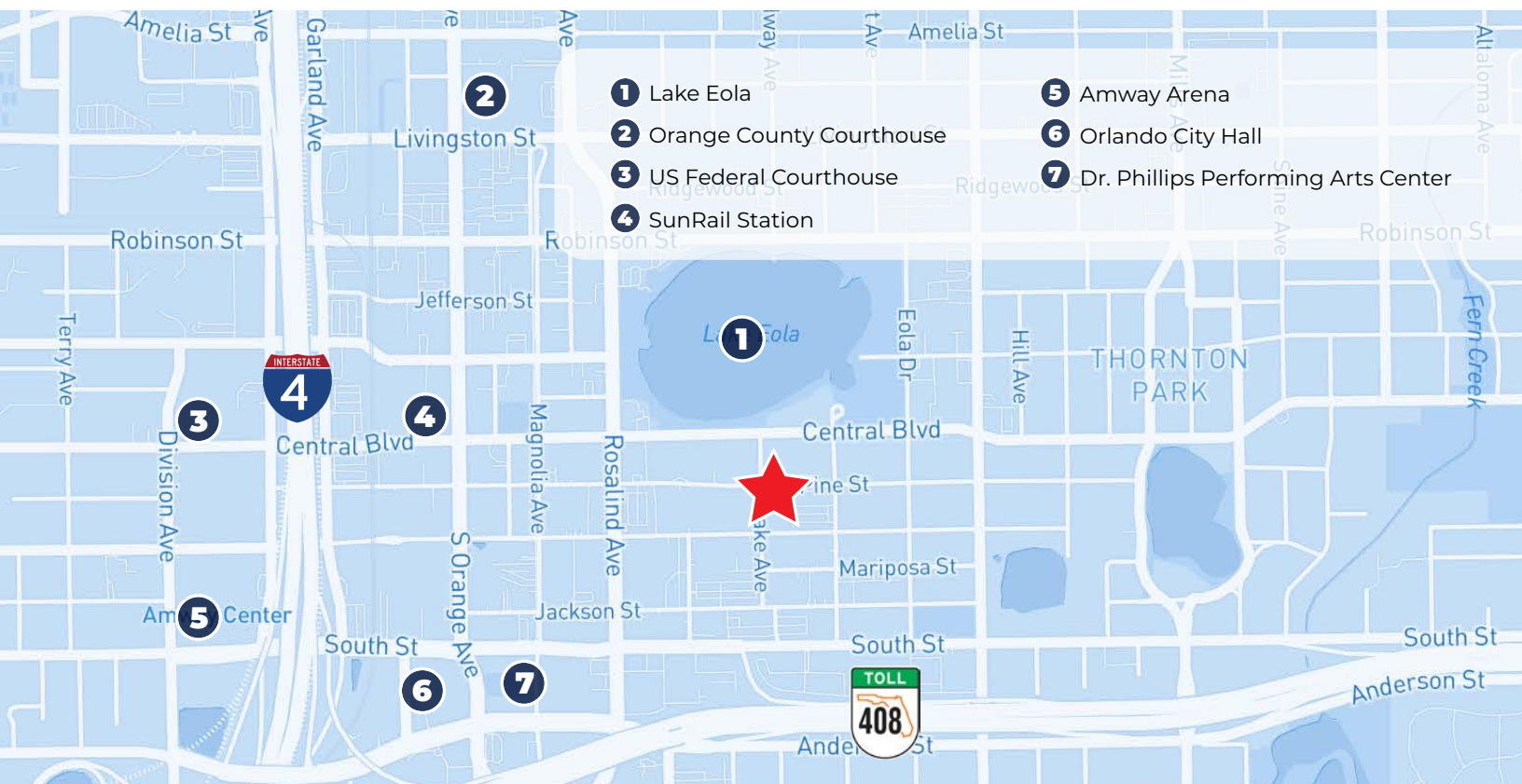
\$353,380
MEDIAN
HOME VALUE

\$299,972
MEDIAN
HOME VALUE

\$235,631
MEDIAN
HOME VALUE

PRIME DOWNTOWN LOCATION

Citi Tower is located in the heart of bustling Downtown Orlando, easily accessible via I-4, SR 408, SunRail, and many surface streets. Tenants and visitors will enjoy access to a surrounding amenity base of restaurants and entertainment venues, including Doctor Phillips Center for Performing Arts, Amway Center, Exploria Stadium and Camping World Stadium. In addition, The Creative Village, University of Central Florida and Valencia College Downtown Campus (7,000 Students), and Bob Carr Theater are only a short Lymmo (free downtown bus service) ride away. The Orlando City Hall, Regional History Center, and Public Library are also within easy walking distance.



DOWNTOWN AMENITY RETAIL & RESTAURANTS



GROUND FLOOR RETAIL

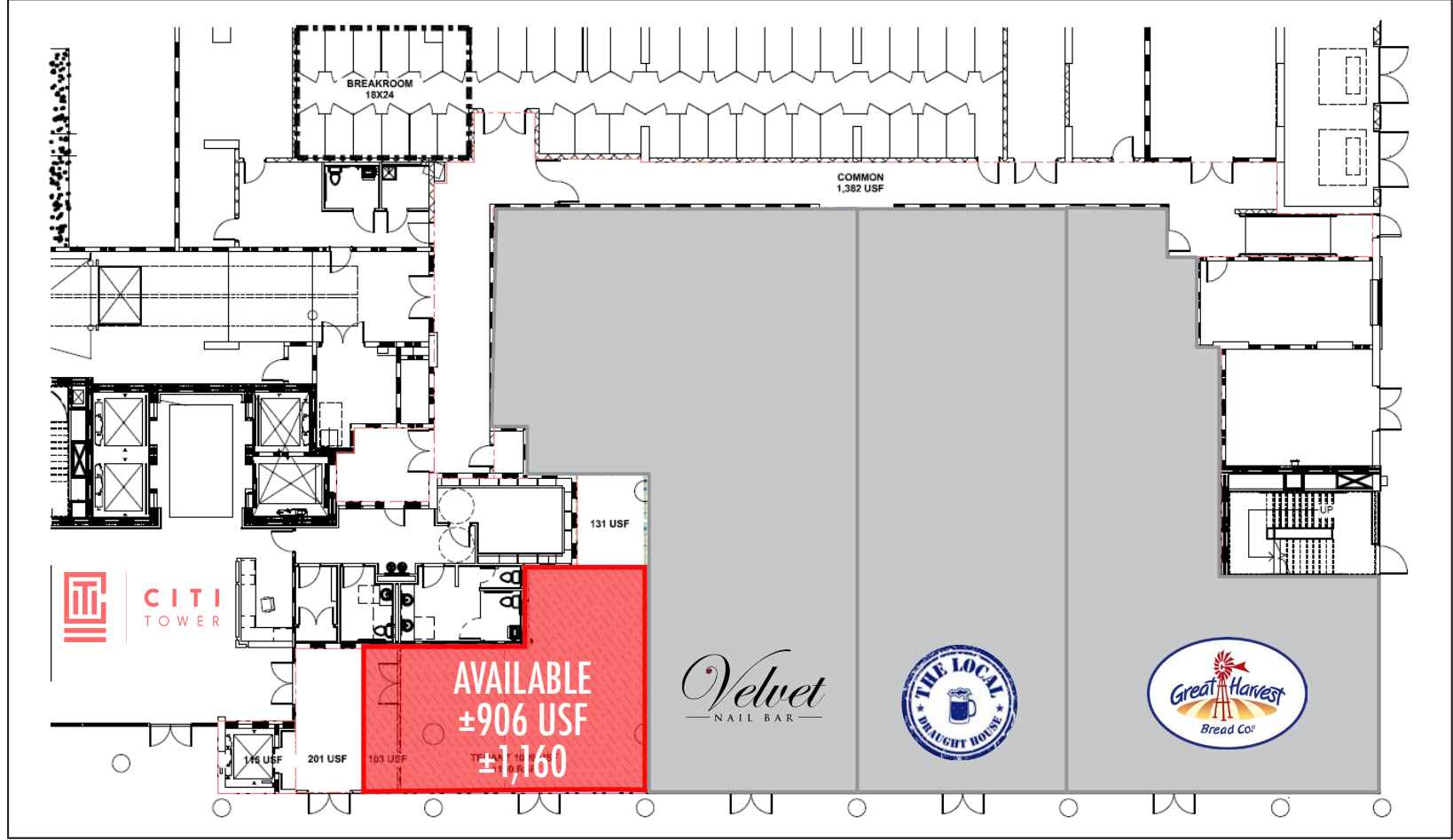
ONLY ONE SPACE REMAINING

PARAMOUNT ON LAKE FOIA

PINE ST

OSCEOLA AVE

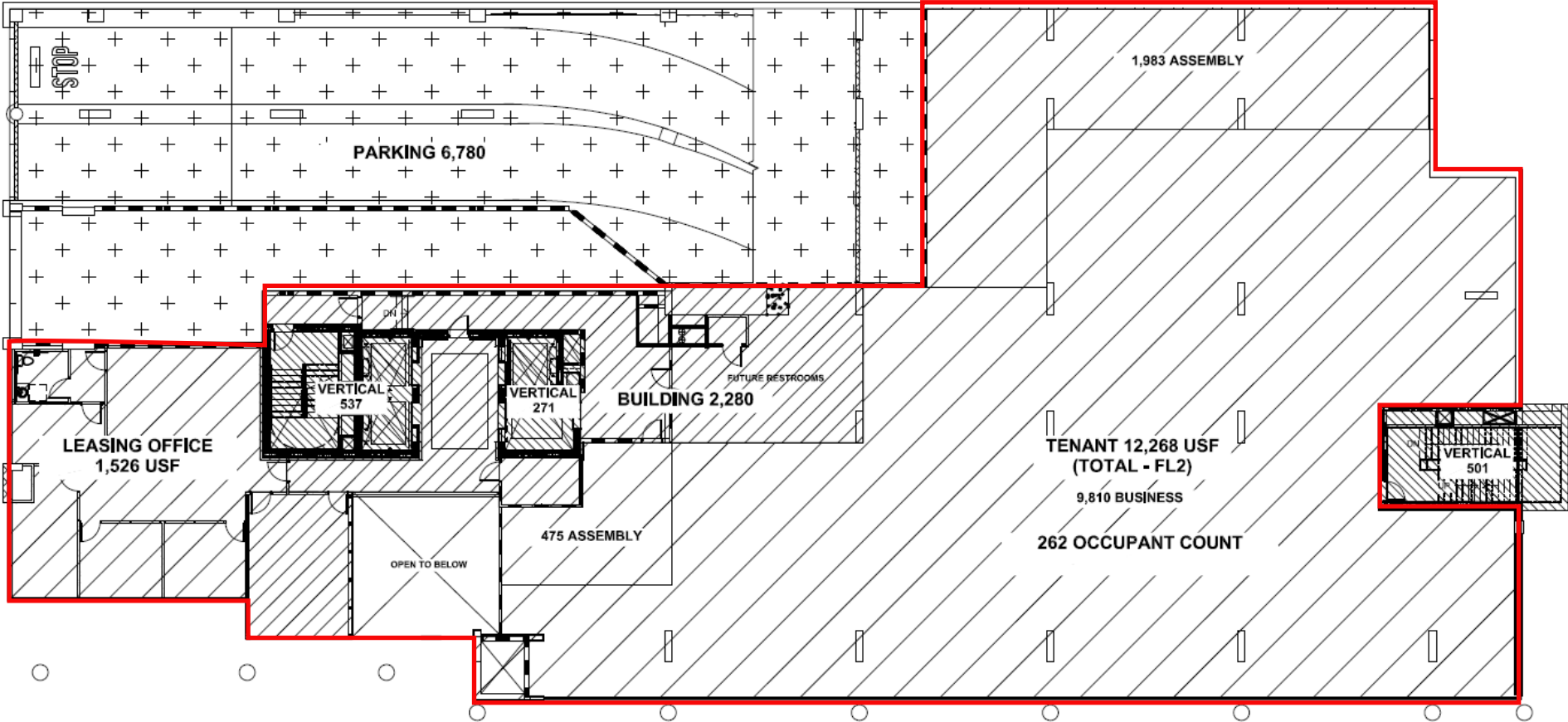
CHURCH ST



LAKE AVE

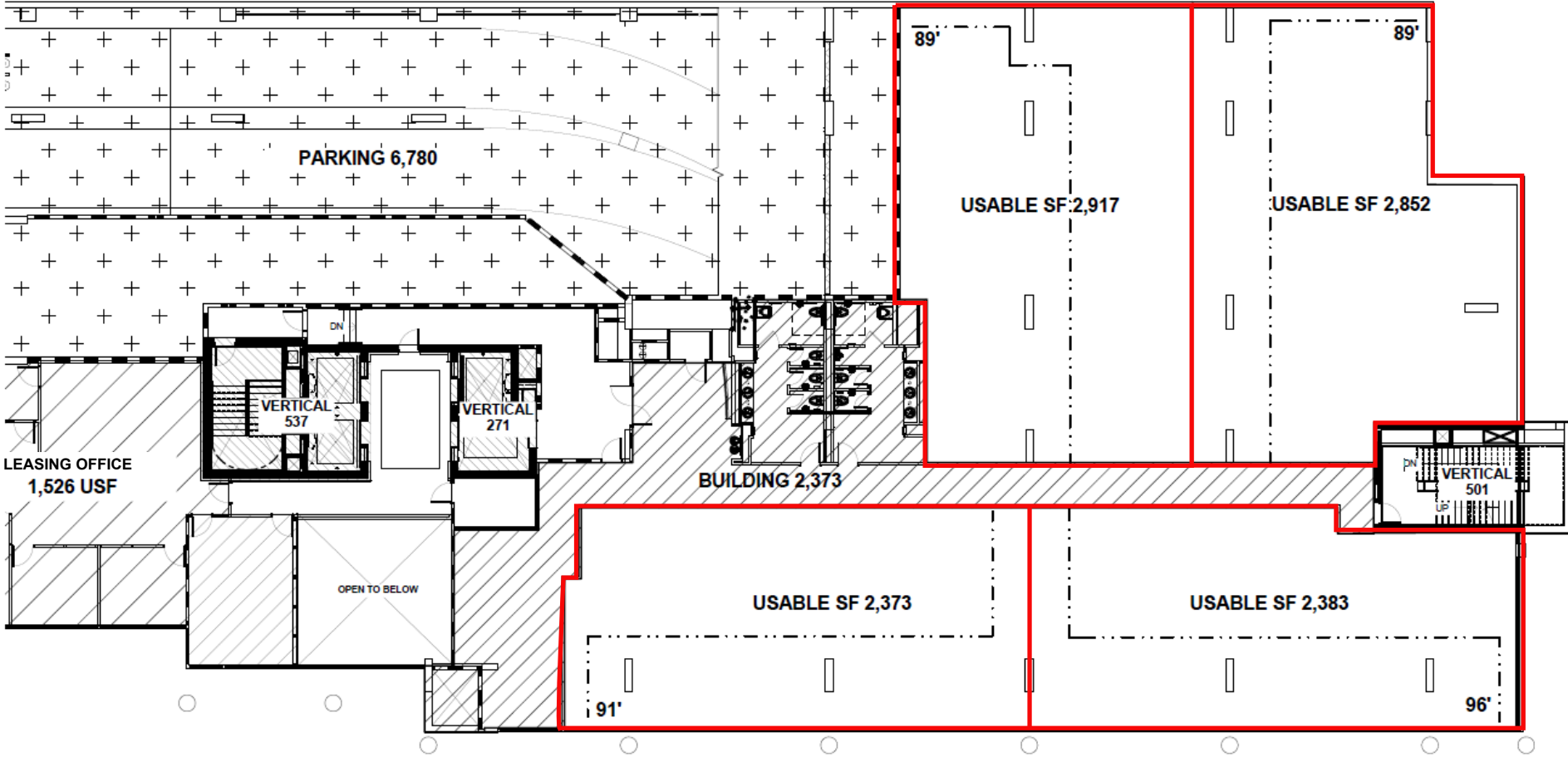
SECOND FLOOR OFFICE

±12,268



SECOND FLOOR OFFICE

POTENTIAL DEMISING SCENARIO



LINCOLN
PROPERTY
COMPANY



MORE INFORMATION

For Additional Information,
Please Contact:

Shayna Hansen
shansen@LPC.com
407.872.3516
317.400.5636

LINCOLN PROPERTY COMPANY
333 S. Garland Avenue
Suite 1401
Orlando, FL 32801

LPCsoutheast.com

WE MAKE THINGS HAPPEN.