



MONDRIAN ON LAKE EOLA

125 E. PINE ST. ORLANDO, FL

GROUND FLOOR RETAIL SPACE FOR LEASE



Lincoln



PROPERTY HIGHLIGHTS



2,500 RSF ground floor retail



±400 SF patio



Parking garage on-site



350 Luxury apartments



Surrounded by numerous dining options



Walkable location
In the heart of
Downtown Orlando



Steps away from
Lake Eola (85k visitors
a month)



Walking distance to a
variety of other retailers and
restaurants

DEMOGRAPHICS



**1
MILE**

55,130
Total 2022
Population

41
Average
Age

\$89,955
Average
Household
Income

\$353,380
Median
Home value

**3
MILE**

295,922
Total 2022
Population

39
Average
Age

\$78,938
Average
Household
Income

\$299,972
Median
Home value

**5
MILE**

988,673
Total 2022
Population

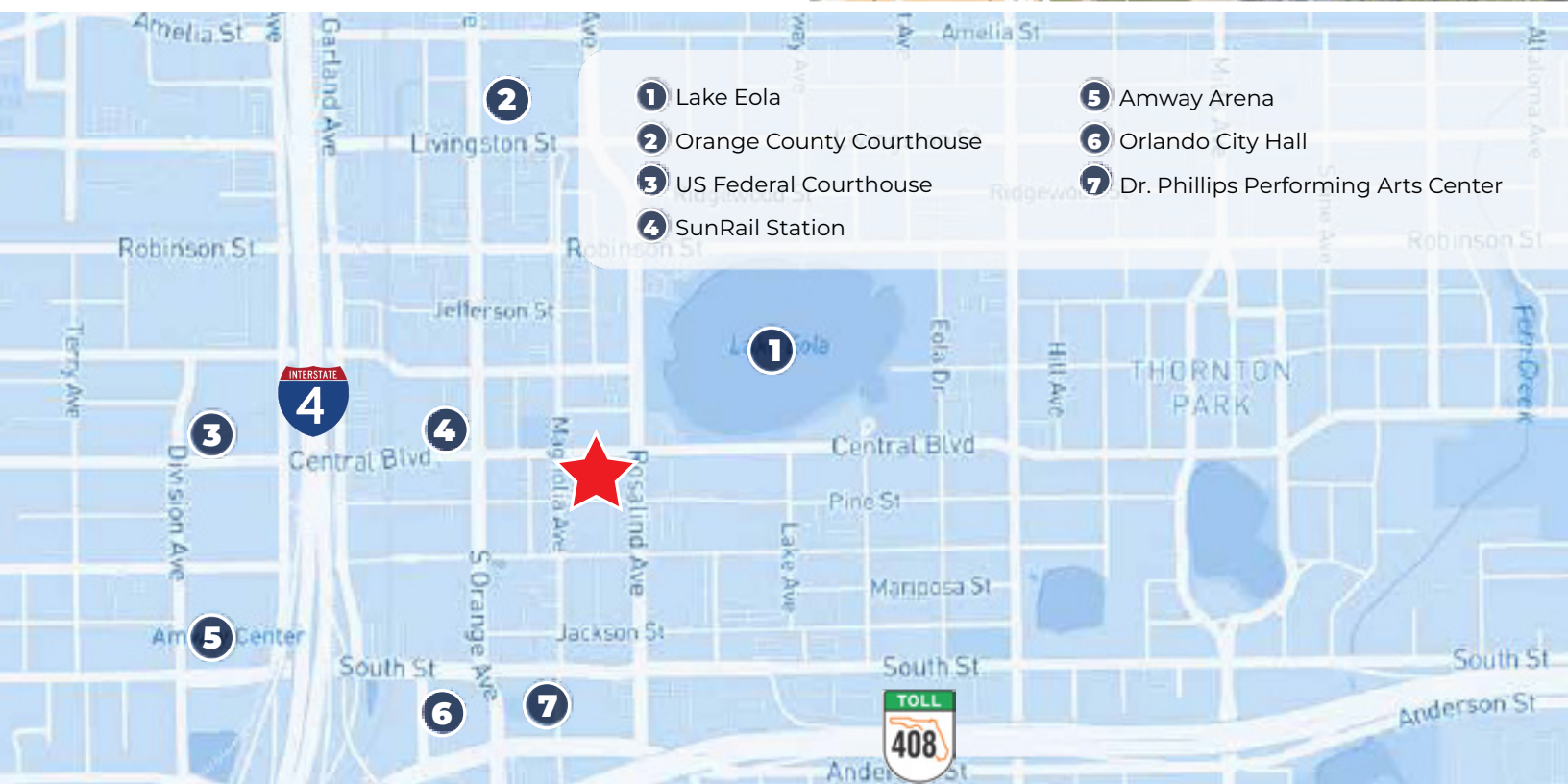
38
Average
Age

\$77,865
Average
Household
Income

\$235,631
Median
Home value

PRIME DOWNTOWN LOCATION

Mondrian on Lake Eola 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



Garland Ave

Livingston St

ORANGE AVE 8,500 AADT

Robinson St

CENTRAL BLVD 8,880 AADT



PINE ST
CHURCH ST 4,290 AADT



ROSALIND AVE 4,900 AADT



ROBINSON ST 15,600 AADT



SOUTH ST 15,500 AADT



112,000 AADT

SUMMERLIN AVE 9,900 AADT



Ridgewood St

Livingston St

Ridgewood St

Central Blvd

Summerlin Ave



Anderson St

South St

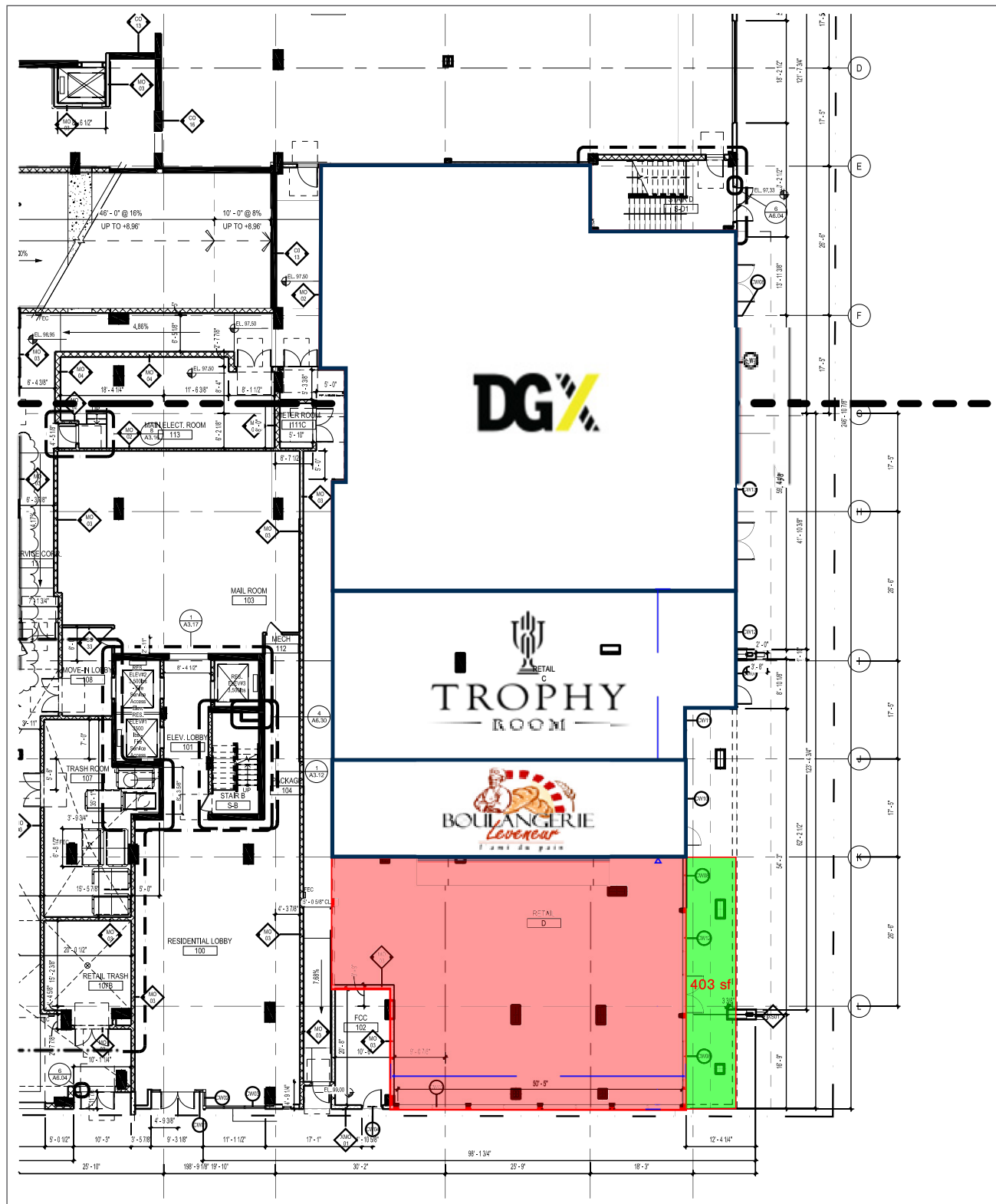
S Orange Ave

Jackson St

The Courtyard

at Lake Lucerne LAKE EOLA

SITE PLAN



Lincoln

**For Additional Information,
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