

# *Yard at* **IVANHOE**

Industrial Chic Design • Eclectic Village • Orlando Cultural Corridor

**1460 Alden Rd, Orlando, FL 32803**



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# Yard at IVANHOE

- Mixed-use property in the heart of Ivanhoe Village
- Approximately 25,000 s.f. of retail/restaurant opportunities
- Affluent demographics with household incomes surpassing national averages
- Additional traffic driven via the property's 591 Class "A" apartments across its upper 7 stories
- Ample surface and garage parking available

Population summary		
1 MILE	3 MILE	5 MILE
13,392	99,043	281,080
Estimated growth in 5 years		
14,556	105,398	289,532

Average household income		
1 MILE	3 MILE	5 MILE
\$141,930	\$136,440	\$114,073
Estimated growth in 5 years		
\$158,334	\$150,928	\$129,266

Daytime population		
1 MILE	3 MILE	5 MILE
42,382	274,973	473,155
Median age		
35.7	38.6	38.2





## Trendy Downtown Orlando Borough

- Unique shipping containers re-purposed for specialty retail and micro-restaurants.
- Foodies rejoice! The Yard's "front yard" adds more flavors to Orlando's food scene with the City Food Hall: a food hall concept from Tampa featuring nom-nom-nom inducing goods from diverse foodpreneurs.
- Located in the trendy Ivanhoe Village aka "The Ivanhood" characterized by local breweries, restaurants and a thriving art scene.
- Ivanhoe Village's 32803 zipcode ranks as the 6th best zipcode to live in throughout Florida, and #1 in Orlando and Orange County by Niche.
- Architecturally designed with large open green space that is consistently activated with local events ranging from farmers markets and yoga classes to seasonal celebrations.



# Yard at IVANHOE



SUITE	TENANT	SIZE (s.f.)
A	The Hall at the Yard	12,500
B - South	Foxtail	524
B - North	Kelly's Homemade Ice Cream	599
C - North	Arden Wine Bar	1,833
C - South	Available	2,620
D	Dogtopia	4,489
E	4Ever Young	2,239

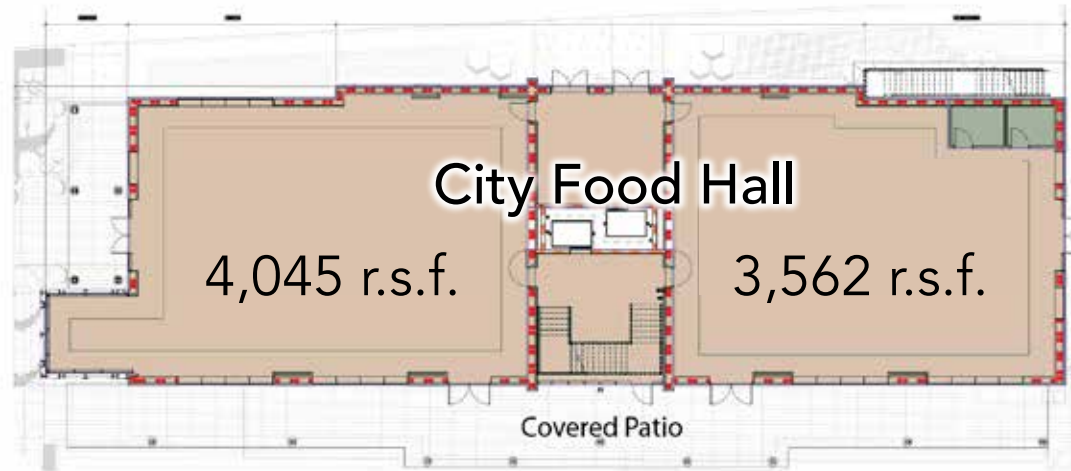


# *Yard at* IVANHOE

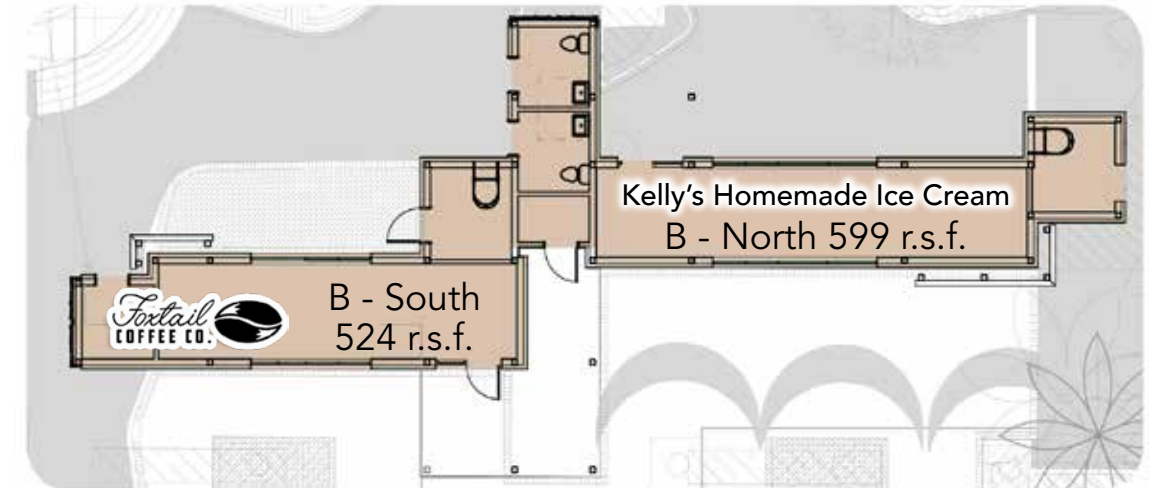
## Site Plans



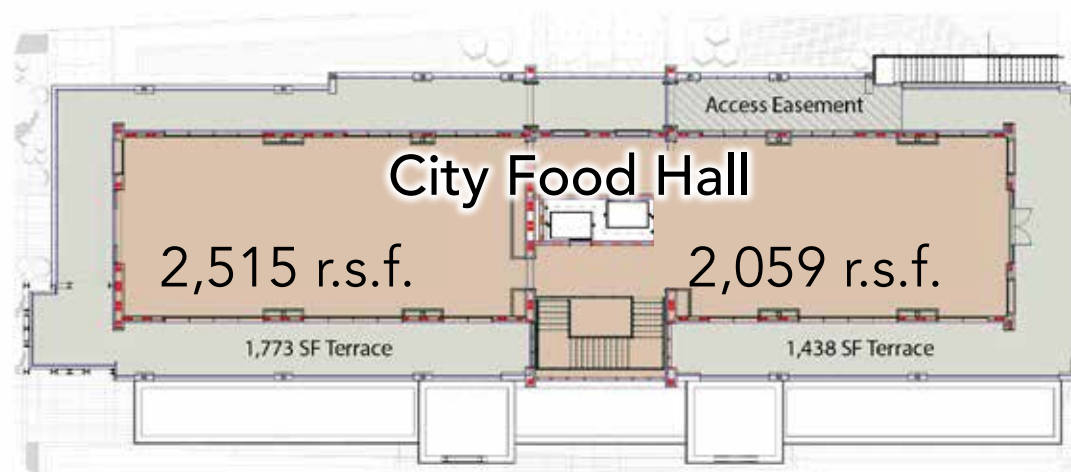
Retail "A"  
First Floor



Retail "B"



Retail "A"  
Second Floor



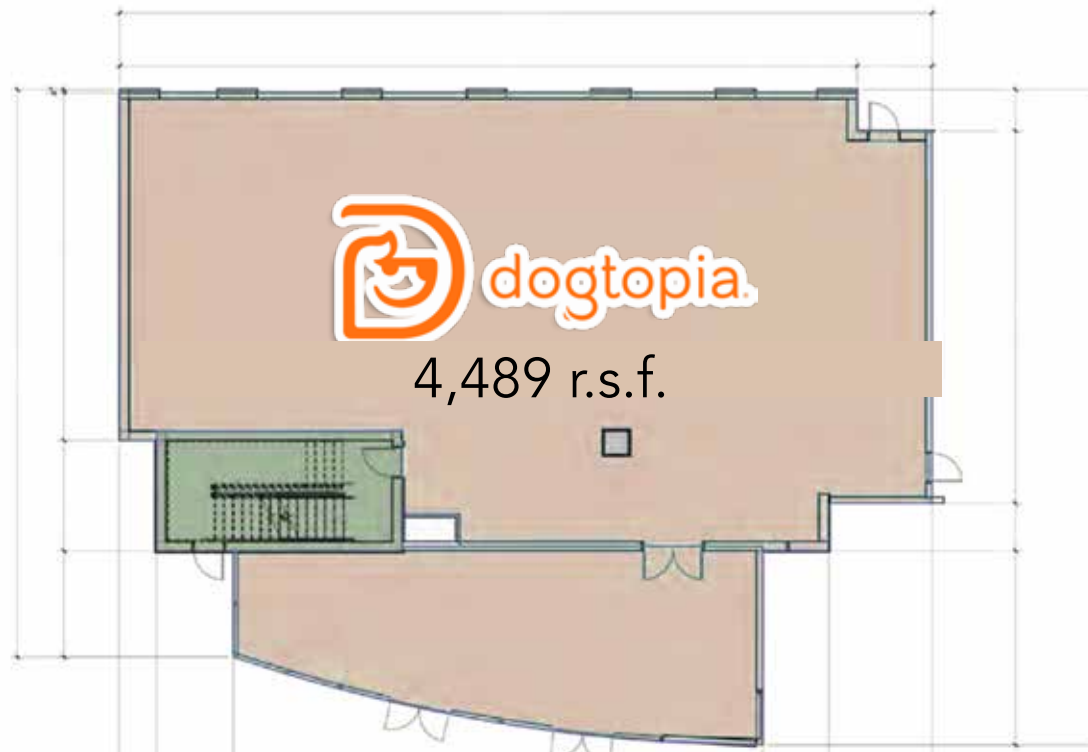
Retail "C"



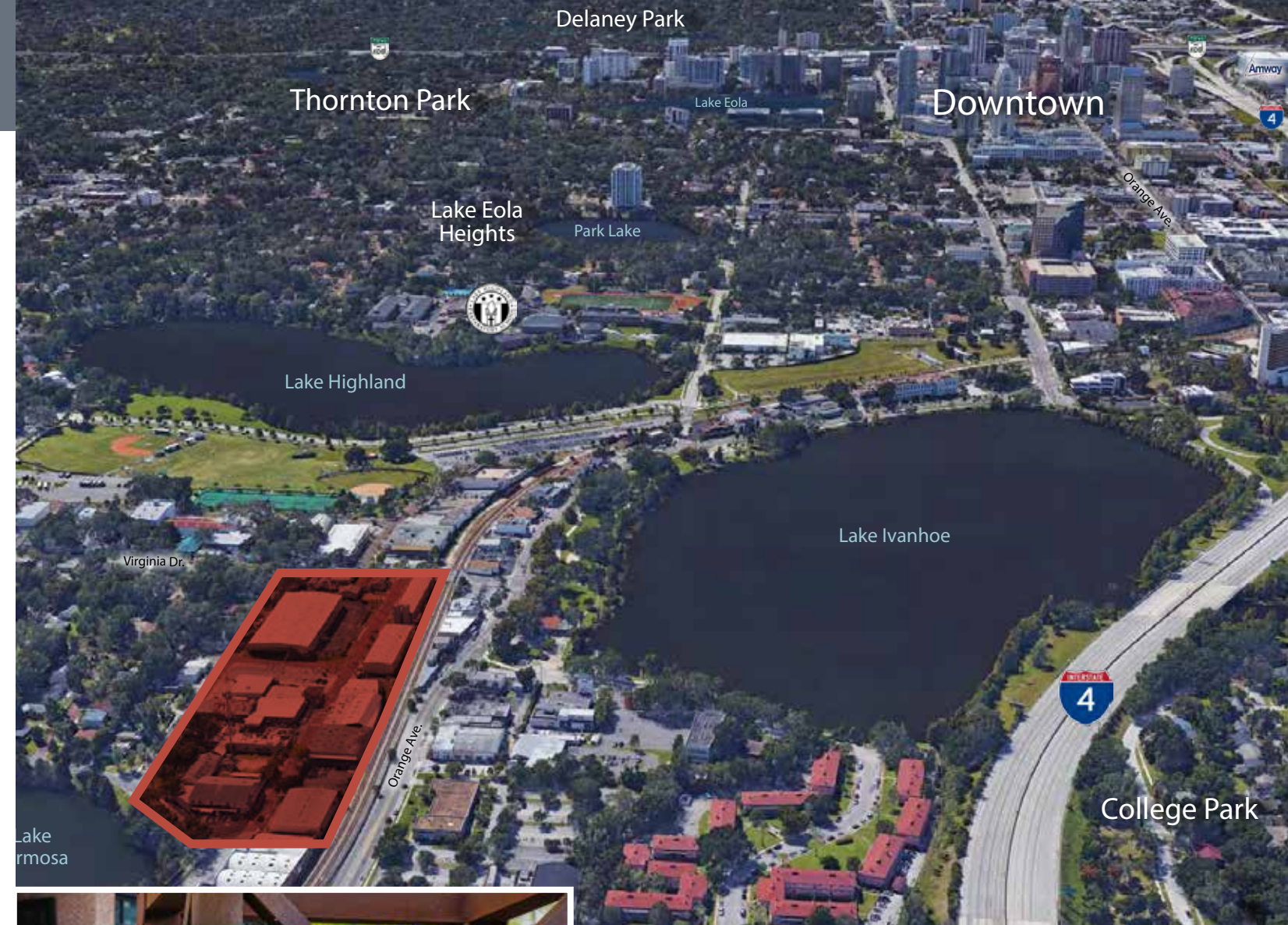
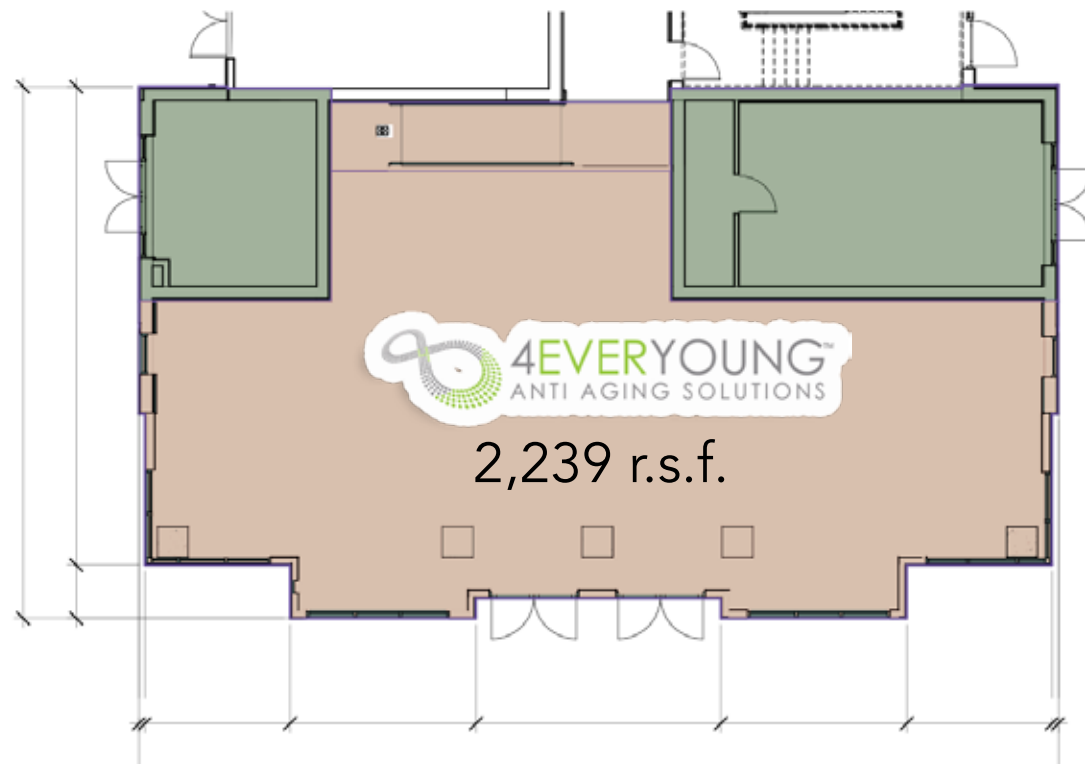


# Site Plans

Retail "D"



Retail "E"



Retail "C"

- North: 1,833 r.s.f. | 12'-0" to 15'-0" Ceiling Height
- South: 2,620 r.s.f. | 12'-0" to 15'-0" Ceiling Height | Features large, roll-up doors facing Philadelphia Ave

Retail "A" - 2 Stories

- 1st Floor: Food hall with 8 unique concepts and a large outdoor activity space
- 2nd Floor: Private dining and wrap-around bar with scenic views of Lake Ivanhoe

Retail "D"

- 4,489 r.s.f. | 20'-0" Ceiling Height
- Cannot be vented

Retail "B"

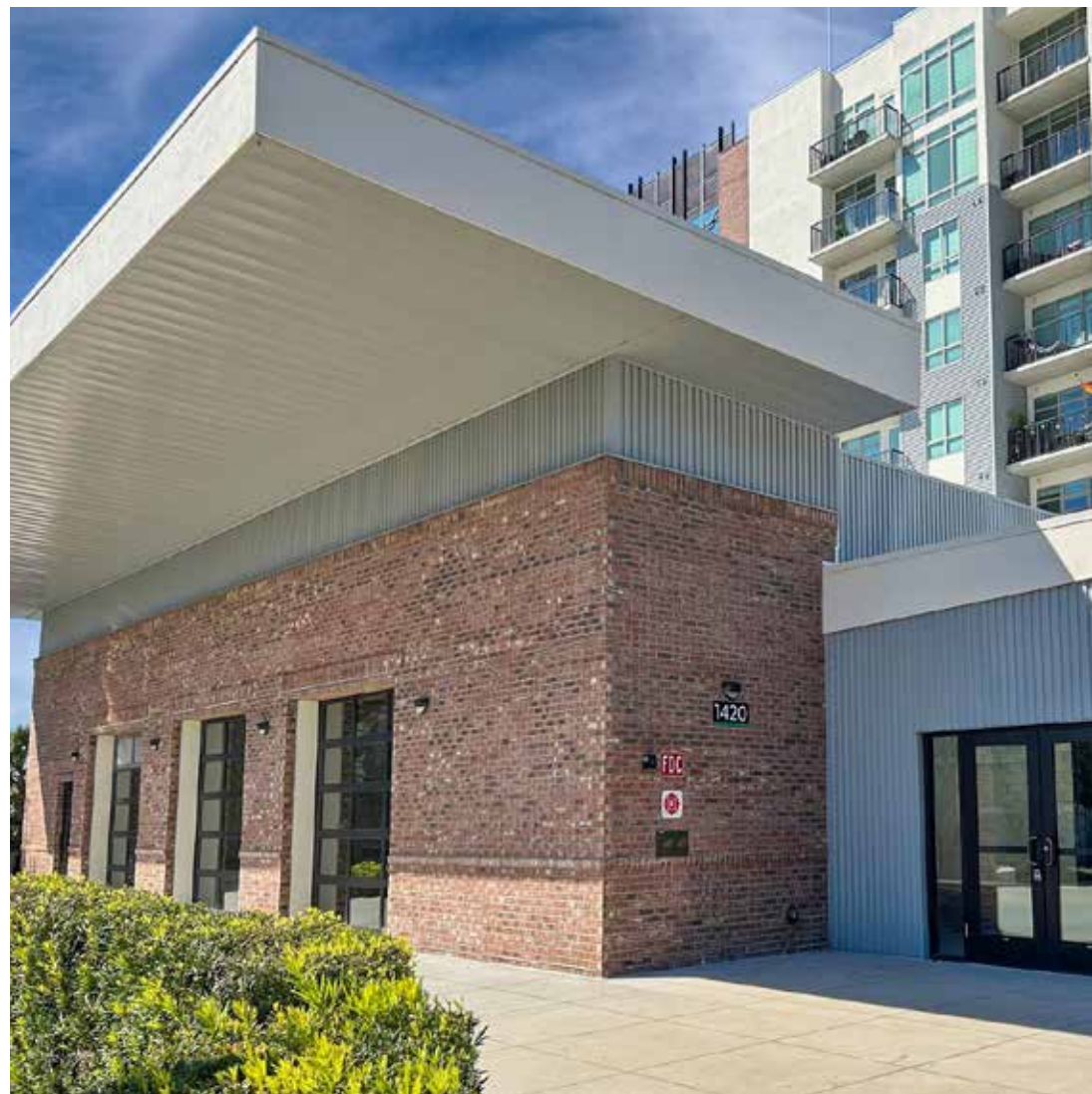
- South: 524 r.s.f. | 9'-0" Ceiling Height
- North: 599 r.s.f. | 9'-0" Ceiling Height
- Shared Restrooms

Retail "E"

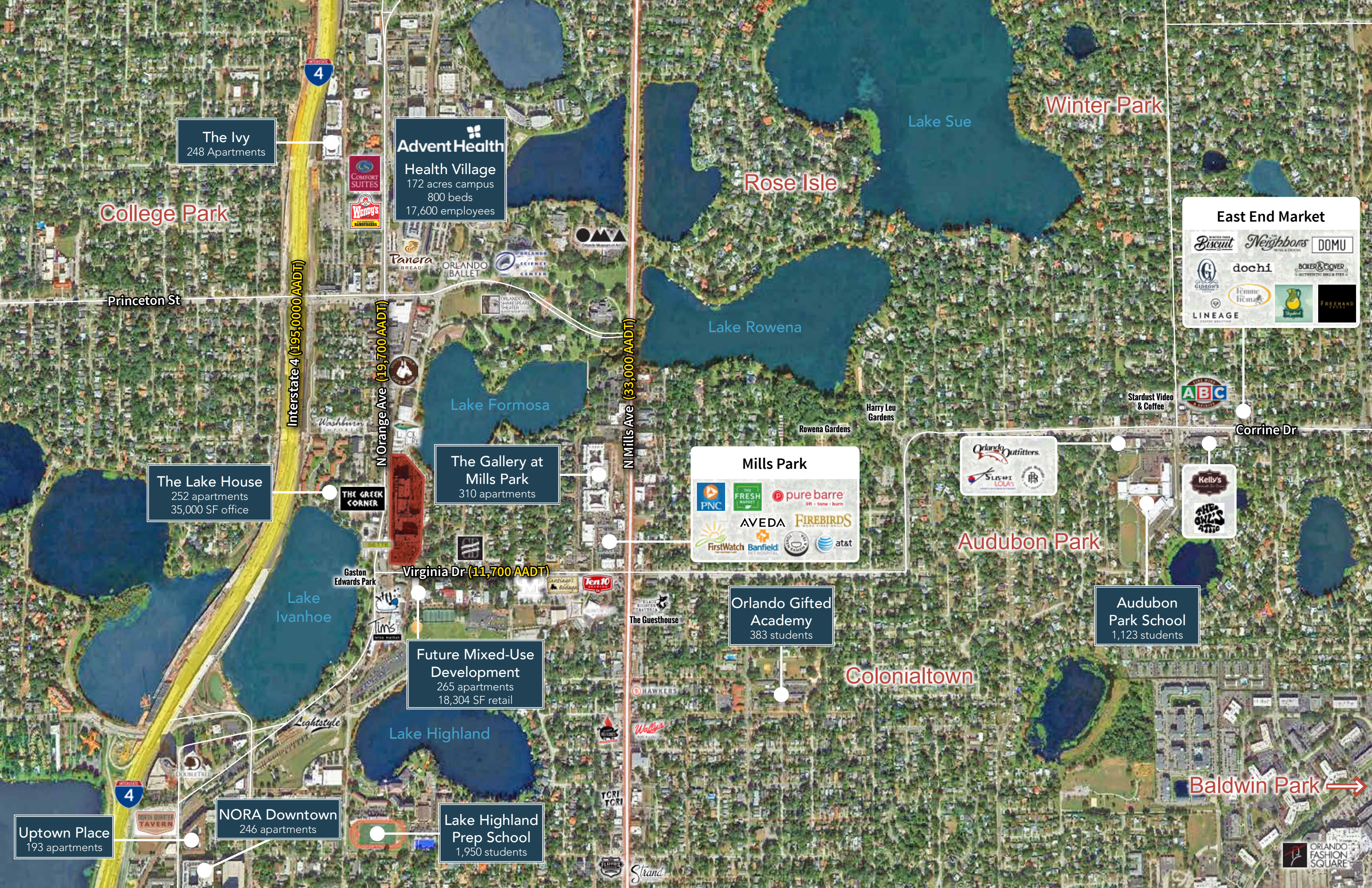
- 1st Floor: 2,239 r.s.f. | 9'-4" Ceiling Height
- Cannot be vented



# Site Gallery







**The Ivy**  
248 Apartments

**Advent Health**  
**Health Village**  
172 acres campus  
800 beds  
17,600 employees

**College Park**

**Winter Park**

**Rose Isle**

Lake Sue

**East End Market**

Interstate 4 (195,000 AADT)

N Orange Ave (19,700 AADT)

N Mills Ave (33,000 AADT)

Princeton St

Lake Formosa

Lake Rowena

**The Lake House**  
252 apartments  
35,000 SF office

**The Gallery at Mills Park**  
310 apartments

**Mills Park**

Stardust Video & Coffee

Corrine Dr

Lake Ivanhoe

Virginia Dr (11,700 AADT)

**Orlando Gifted Academy**  
383 students

**Audubon Park**

**Audubon Park School**  
1,123 students

**Future Mixed-Use Development**  
265 apartments  
18,304 SF retail

**Colonialtown**

**Baldwin Park** →

Lake Highland

**Uptown Place**  
193 apartments

**NORA Downtown**  
246 apartments

**Lake Highland Prep School**  
1,950 students



# Yard at IVANHOE

## Downtown Orlando Activity Drivers



Orlando is quickly becoming recognized as a World Class City. **Downtown Orlando** is home to the Amway Center, Dr. Phillips Center for the Performing Arts, Exploria Stadium and a completely overhauled Camping World Stadium. We're growing our transportation infrastructure through SunRail, Brightline, expansion of the Orlando Airport and the I-4 Ultimate project. Our tech community is thriving as evidenced by many successful "home grown" tech companies, Starter Studio and several tech-focused co-working spaces. Orlando is also making a name for itself as a foodie town, a nationally recognized leader in sustainability and resiliency and an overall great place to live!

**Dr. Phillips Center for the Performing Arts** is a \$612 million state-of-the-art performing arts center in Downtown Orlando. With its opening in November 2014, the performing arts center launched its vision of Arts For Every Life® by being a gathering place for creativity and discovery; a vibrant urban destination where artists, audiences and students come to experience, explore and learn. Phase I features the 2,700-seat Walt Disney Theater and the 300-seat Alexis & Jim Pugh Theater. The Phase II Steinmetz Hall was completed in 2021.



**Exploria Stadium** is a \$155 million, 25,500-seat soccer-specific stadium. It is 100% privately funded and home to Orlando City (MLS) and Orlando Pride (NWSL). The site is two blocks from the Amway Center, within walking distance of the downtown entertainment district, and four blocks from Creative Village. In addition to regular season games, the Exploria Stadium has hosted "friendly" matches, international matches and both the U.S. Men's National Team and the U.S. Women's National Team.



**Amway Center** is a \$480 million state-of-the-art facility that is home to the NBA's Orlando Magic and the Orlando Solar Bears professional hockey team. As host to several hundred events each year, the Amway Center is an iconic destination to Central Florida and beyond. With capacity of more than 20,000 seats, the Amway Center has hosted countless concerts and sports events, including the NBA All-Star Game and the NCAA Basketball Tournament.

**Camping World Stadium** (formerly the Citrus Bowl) underwent a massive \$208 million reconstruction in 2014 which yielded 90% all-new construction and a completely modernized stadium. These upgrades along with the more recent \$46.7M, 5,000 seat addition have bolstered Camping World Stadium's ability to draw new high-profile events like neutral-site college football games, NFL pre-season match-ups, the NFL Pro Bowl and big-name concerts while retaining its signature annual college football bowl games and events.



**AdventHealth Village and Orlando Health** are two of the largest hospital systems in the United States and are located one and two SunRail stops from Creative Village, anchoring Downtown Orlando to the north and south. Both hospital systems are mixed-use, healthcare focused developments with tens of thousands of jobs.



# Yard at IVANHOE

## Personas: Who's Here



**METRO FUSION:** Diverse, hard-workers, brand savvy shoppers

Households: 1,753,500  
 Average HH Size: 2.65  
 Median Age: 29.3  
 Median HH Income: \$35,700  
 LifeMode Group: Midtown Single  
 Socioeconomic Traits: They work hard to advance in their professions, including working weekends. They take pride in their appearance, consider their fashion trendy, and stick with the same few designer brands.



**YOUNG AND RESTLESS:** Well-educated young workers, careful shoppers

Households: 2,131,500  
 Average HH Size: 2.04  
 Median Age: 29.8  
 Median HH Income: \$40,500  
 LifeMode Group: Midtown Single  
 Socioeconomic Traits: These are careful shoppers, aware of prices, and demonstrate little brand loyalty. They like to be the first to try new products, but prefer to do research before buying the latest electronics.



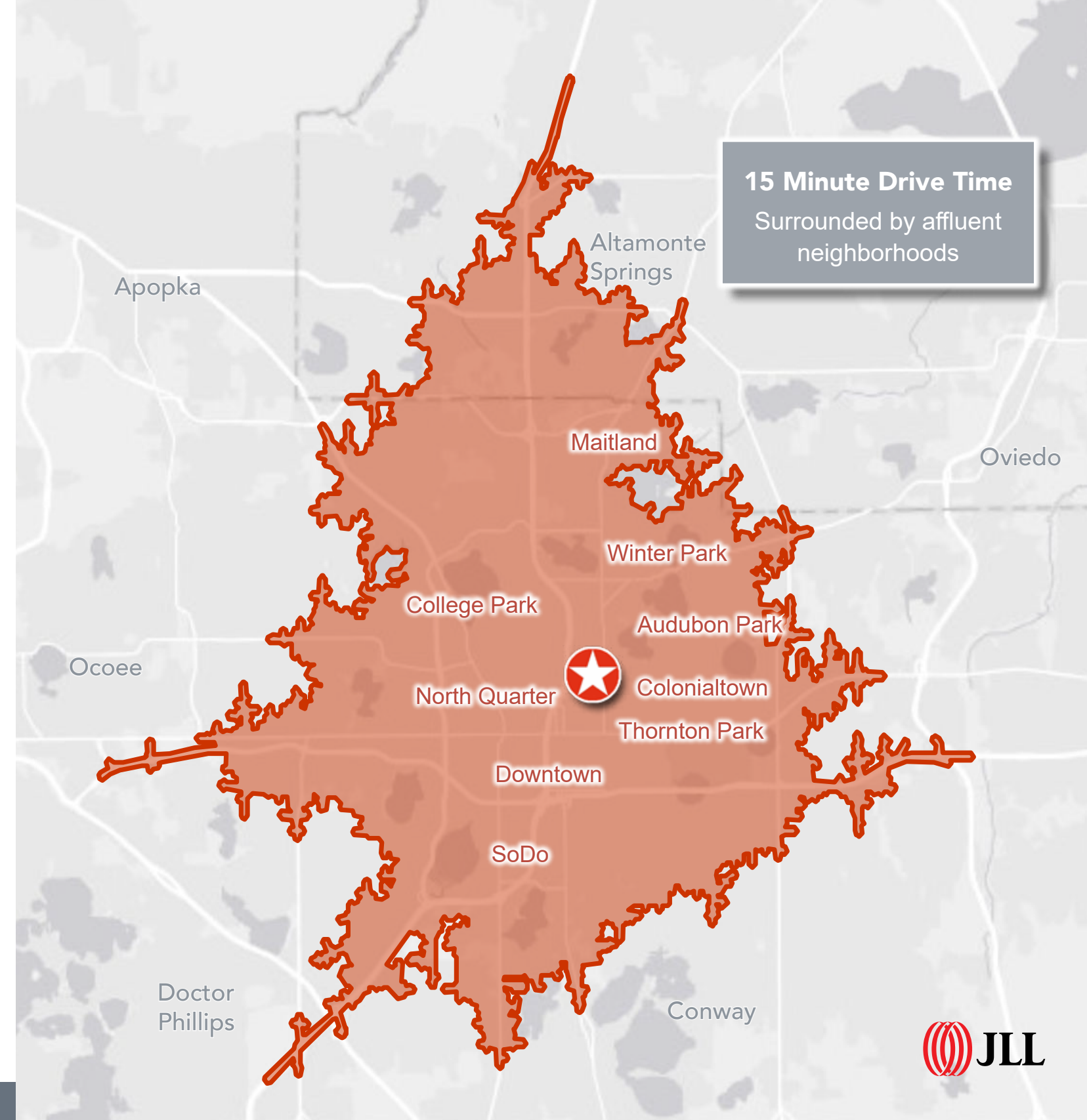
**EMERALD CITY:** Smart, involved and current

Households: 1,748,600  
 Average HH Size: 2.06  
 Median Age: 37.4  
 Median HH Income: \$59,200  
 LifeMode Group: Middle Ground  
 Socioeconomic Traits: Consumers research products carefully before making purchases. They buy natural, green, and environmentally friendly products.



**METRO RENTERS:** Highly mobile, educated, risk takers

Households: 1,911,500  
 Average HH Size: 1.67  
 Median Age: 32.5  
 Median HH Income: \$67,000  
 LifeMode Group: Uptown Individuals  
 Socioeconomic Traits: Well-educated consumers, many currently enrolled in college Very interested in the fine arts and strive to be sophisticated; value education and creativity. Willing to take risks and work long hours to get to the top of their profession.





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