



# RETAIL/OFFICE AVAILABLE

47 E ROBINSON STREET  
ORLANDO, FL 32801



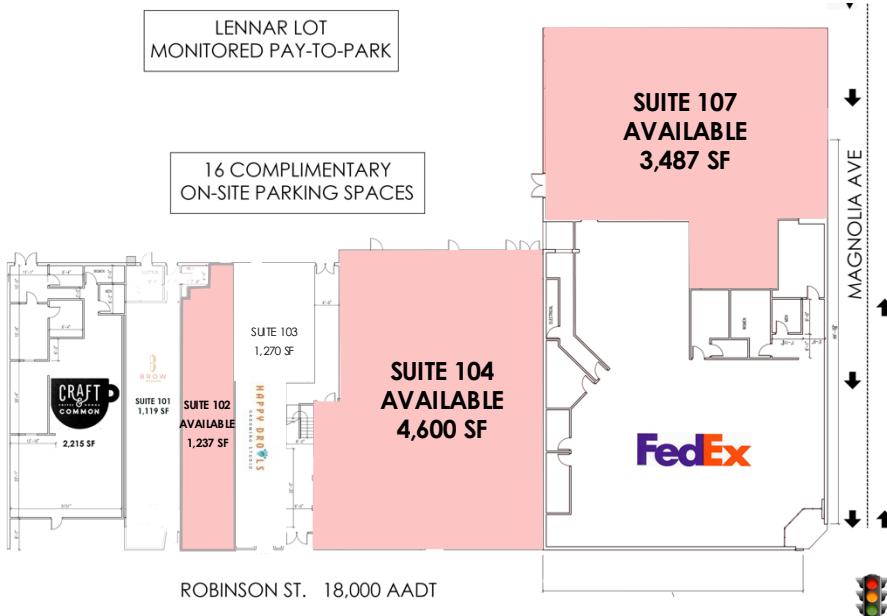
# MAGNOLIA QUARTERS SPACE FOR LEASE



- **1,237- 4,600 SF AVAILABLE**
- NEWLY RENOVATED
- LOCATED ON THE CORNER OF MAGNOLIA & ROBINSON ST., WITH EXCELLENT VISIBILITY, WALKABILITY, AND FRONTEAGE
- CENTRAL TO MULTIPLE MAJOR MIXED-USE RETAIL AND RESIDENTIAL DEVELOPMENTS
- WALKING DISTANCE TO LAKE EOLA, ORANGE COUNTY COURTHOUSE, CREATIVE VILLAGE, UCF DOWNTOWN, LNYX CENTRAL STATION, SUNRAIL AND MORE!
- **RARE FIND- ON-SITE PARKING:** COMPLIMENTARY BUILDING PARKING, PAID SPOTS, AND METERED OPTIONS

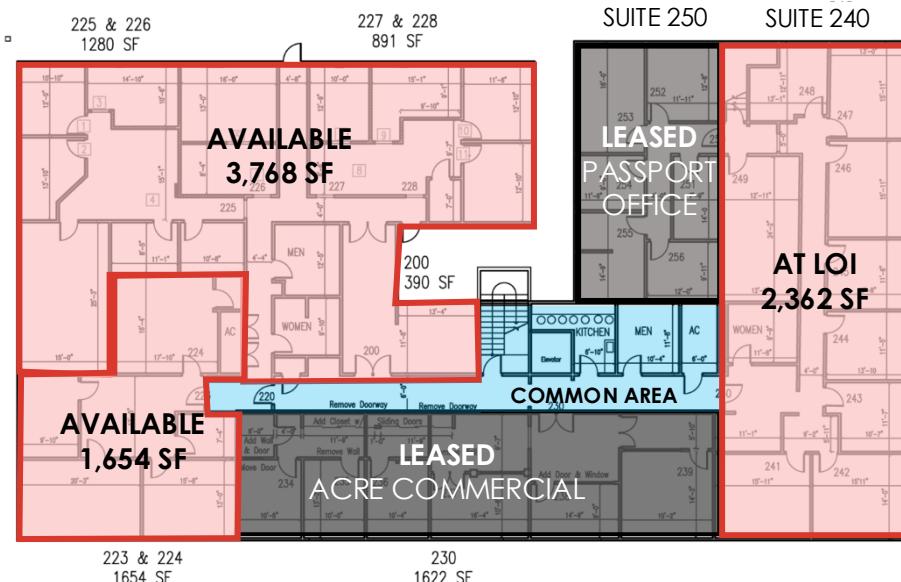
**SERENITY LORENZ**  
SENIOR LEASING MANAGER  
(C) 904.887.3302  
serenity@acrefl.com

# SITE PLAN / DEMOS



# FIRST FLOOR

**1,237-  
4,600 SF  
AVAILABLE**



# SECOND FLOOR

**1,654- 3,768 SF  
AVAILABLE**

# DEMOGRAPHICS

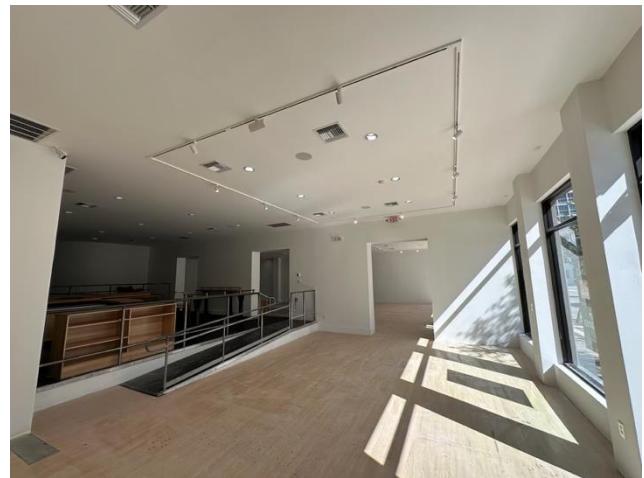
	1 MILE	3 MILE	5 MILE
<b>2024 POPULATION</b>	24,948	103,995	294,457
<b>AVG HH INCOME</b>	\$103,571	\$119,745	\$107,162
<b>DAYTIME POPULATION</b>	47,931	113,271	216,969

# INTERIOR PICTURES

SUITE 102



SUITE 104



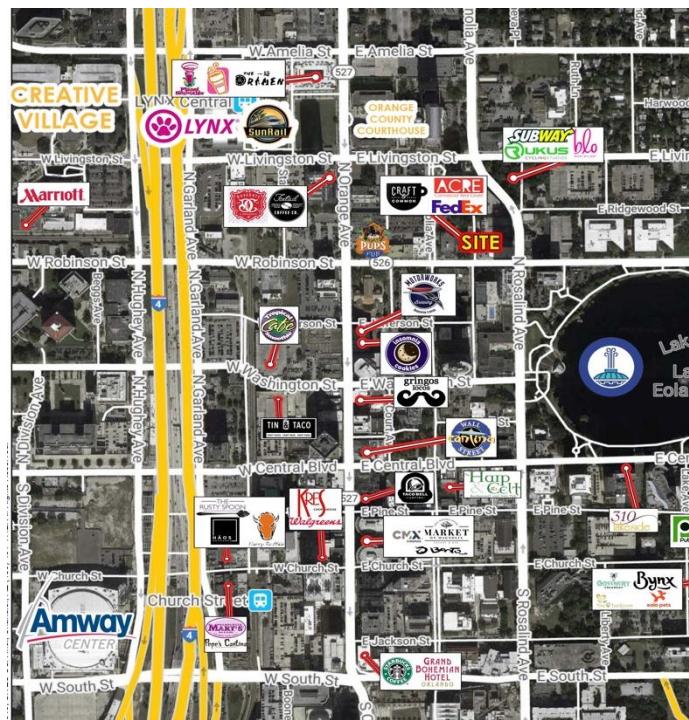
SUITE 223-224



SUITE 225-228



# TRADE MAP / ORLANDO OVERVIEW



## PROJECTS

- 107 Hillcrest
- 2 The 500
- 3 802 W. Church St.
- 4 Art2
- 5 Bumby Arcade Food Hall
- 6 Cambria Suites Hotel
- 7 Camden Lake Eola
- 8 Camping World Stadium
- 9 Colonial Dr. Overpass
- 10 Dr. Phillips Center for the Performing Arts
- 11 The Edge at Church Street Station
- 12 Eola North
- 13 Exploria Stadium
- 14 Fountain Vu 5
- 15 Hilton Garden Inn Orlando Downtown and Home2 Suites by Hilton Orlando Downtown
- 16 Irma Apartments
- 17 Irving on Park
- 18 MAA Robinson Apartments
- 19 Magnolia Mixed-Use Development
- 20 Mariposa Grove
- 21 Monarch Tower
- 22 Mondrian on Lake Eola
- 23 Novel Lucerne
- 24 The Olive Townhouses
- 25 Orlando Magic Training Facility
- 26 Parramore Oaks - Phase I
- 27 Parramore Oaks - Phase II
- 28 Pine and Lake Mixed-Use Tower
- 29 Radius Apartment Tower
- 30 Society Orlando
- 31 Sports Entertainment District (SED)
- 32 The Signature
- 33 Truist Plaza at Church Street Station
- 34 Under - i
- 35 Vive on Lake Eola

## CREATIVE VILLAGE

- 36 Amelia Court
- 37 Dr. Phillips Academic Commons
- 38 Electronic Arts (EA) Orlando
- 39 The Julian
- 40 Luminary Green
- 41 Modera
- 42 Parcel X, X-1, Y
- 43 UnionWest

