



MAGNOLIA QUARTERS

**RETAIL / OFFICE SPACE AVAILABLE
FOR LEASE IN DOWNTOWN ORLANDO**

📍 47 E. ROBINSON ST | ORLANDO, FL 32801



NEWLY RENOVATED (2025)



EXCELLENT VISIBILITY,
WALKABILITY, AND FRONTAGE



RARE FIND: ON-SITE PARKING

JOIN THE DIVERSE TENANT LINEUP:



**CRAFT &
COMMON**



HAPPY DROOLS
GROOMING STUDIO



LICENSED REAL ESTATE BROKER





PROPERTY HIGHLIGHTS:

- **FIRST FLOOR AVAILABLE:** 1,237 SF (Suite 102) | 3,487 SF (Suite 107) | 4,600 SF (Suite 104)
- **SECOND FLOOR AVAILABLE:** 1,654 SF (Suites 223 & 224) | 2,362 SF (Suite 240) | 3,768 SF (Suites 225 - 228)
- Newly renovated (2025)
- Located on the corner of Magnolia Street & Robinson Street, featuring excellent visibility, a walkscore of 90, and premier frontage
- Central to multiple major mixed-use retail and residential developments
- Walking distance to Lake Eola, Orange County Courthouse, Creative Village, UCF Downtown, Lynx Central Station, Sunrail, and more!
- RARE FIND! On-site parking! Complimentary building parking, paid parking spots, and metered options available

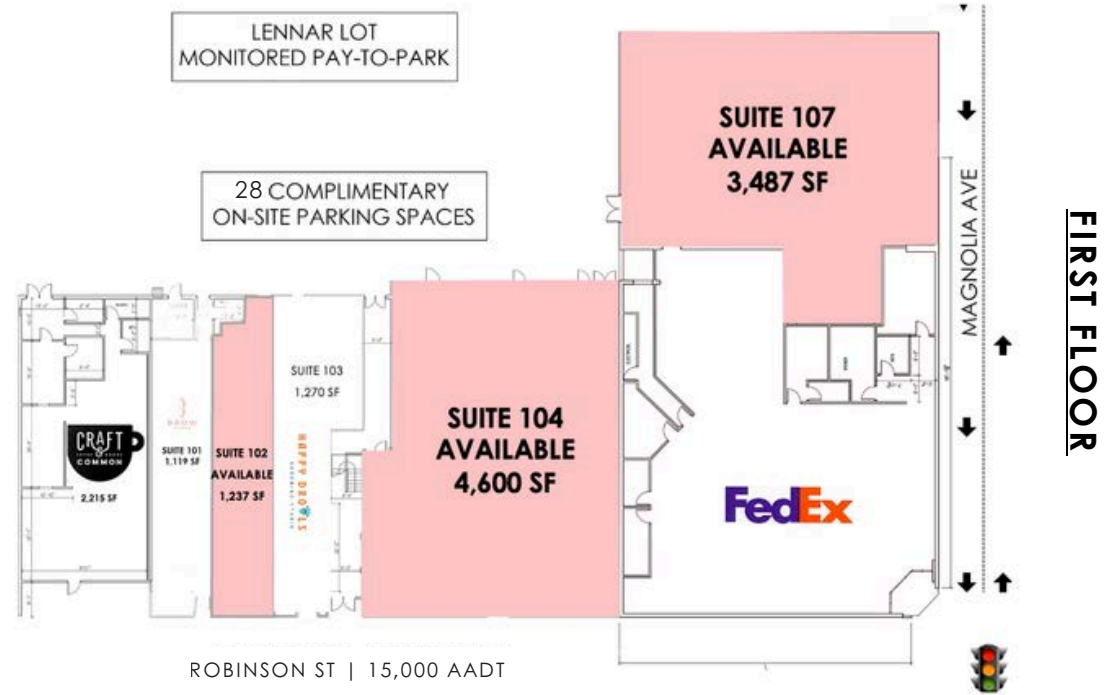


MAGNOLIA QUARTERS

SITE PLAN

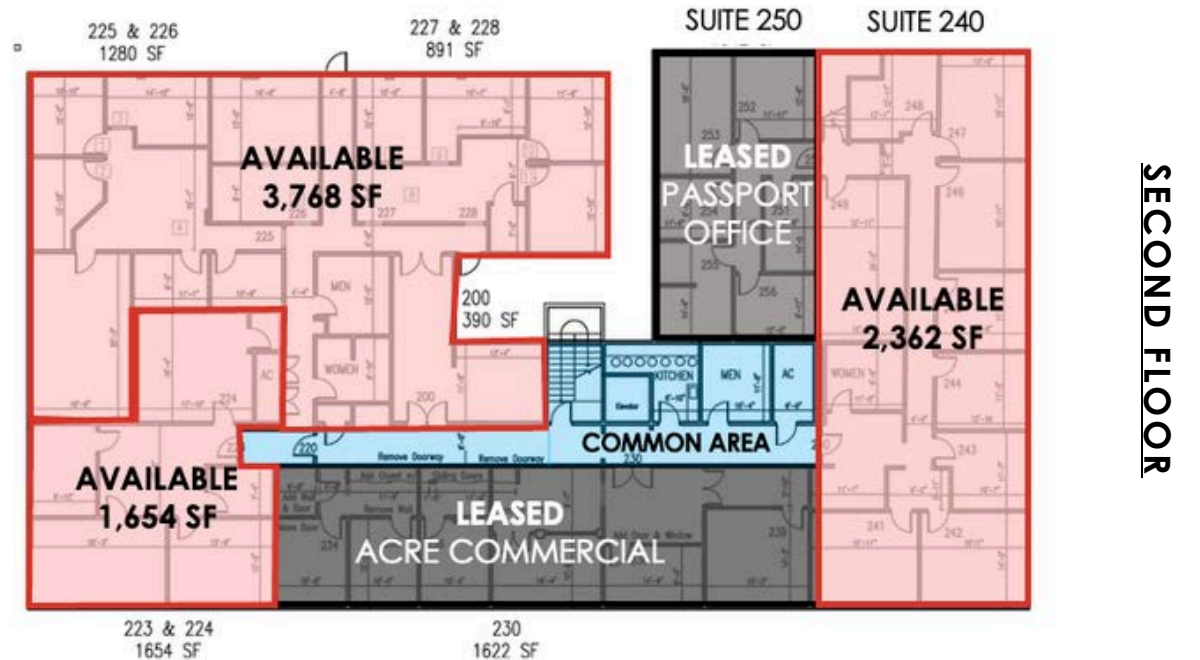
FIRST FLOOR

SUITE	TENANT	SF
100	CRAFT & COMMON	2,215
101	BROW WIZARD	1,119
102	AVAILABLE	1,237
103	HAPPY DROOLS	1,270
104	AVAILABLE	4,600
105-106	FEDEX	6,575
107	AVAILABLE	3,487



SECOND FLOOR

SUITE	TENANT	SF
223-224	AVAILABLE	1,654
225-228	AVAILABLE	3,768
230	ACRE COMMERCIAL	1,622
240	AVAILABLE	2,362
250	PASSPORT OFFICE	1,042

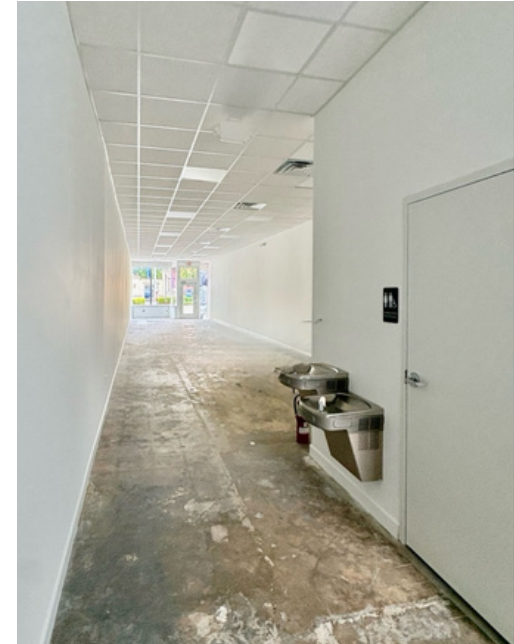


MAGNOLIA QUARTERS PHOTOS

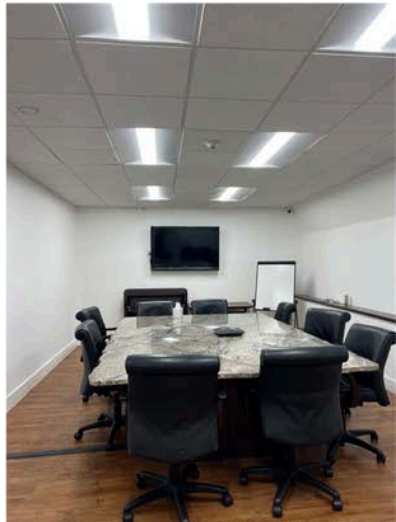
SUITE 223-224



SUITE 102



SUITE 225-228



SUITE 104



MAGNOLIA QUARTERS TRADE AREA



POINTS OF INTEREST



KIA CENTER - 20,000 capacity. Orlando's sports and entertainment venue, home to the Orlando Magic, Solar Bears, and Orlando Predators

INTER & CO STADIUM - 25,000 capacity. Home to Orlando City Soccer Team & Orlando Pride National Women's Soccer League

DR. PHILLIPS CENTER - 5,125 capacity. Two-block expanse is home to four premier theatres, and school of the arts

CREATIVE VILLAGE - 68 AC mixed use urban infill neighborhood. Home to UCF/Valencia Downtown Campus, offices, retail, residential, & hotels

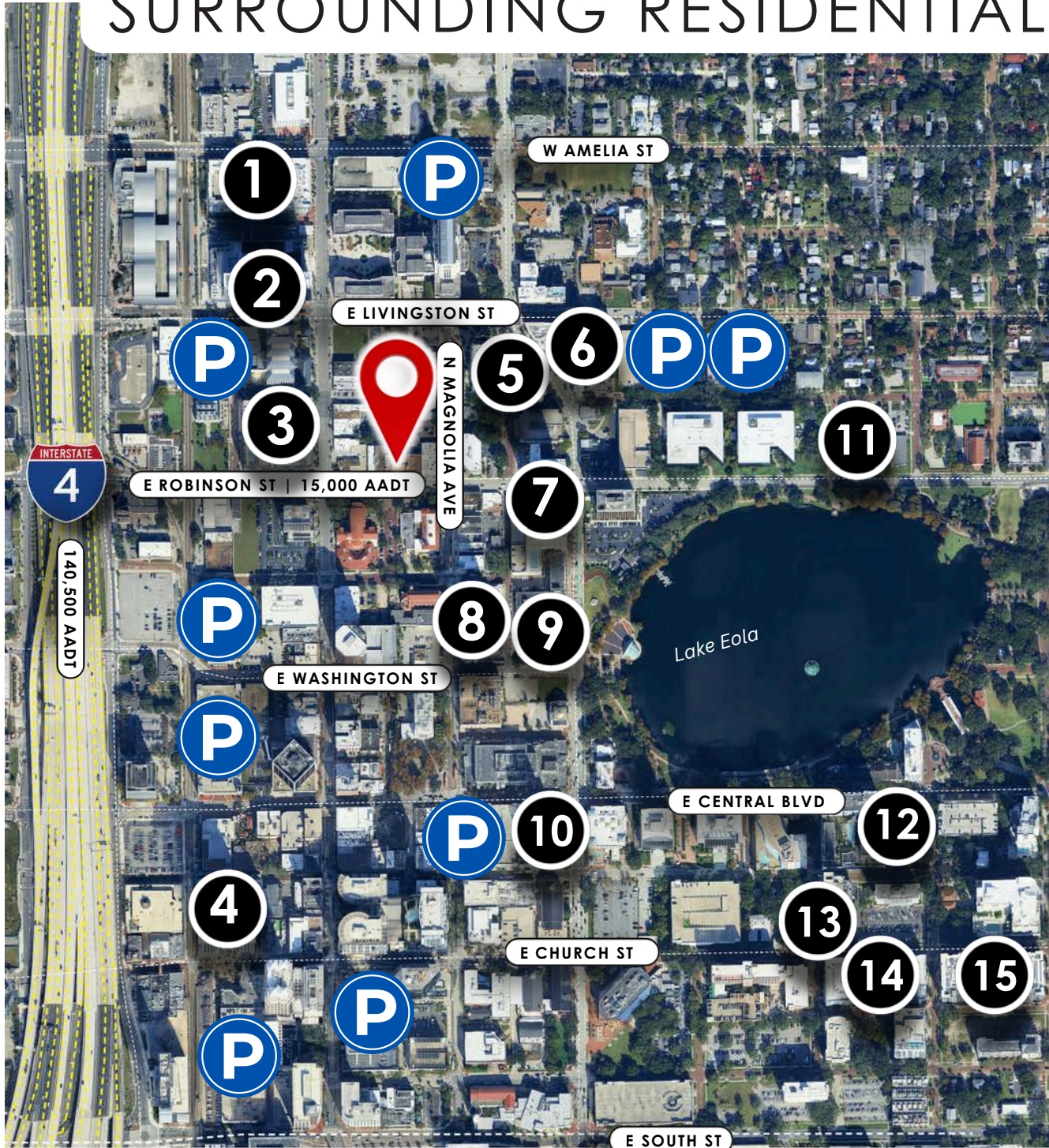
LAKE EOLA - Orlando's destination park & home to the famous swans, a wide variety of events, Walt Disney Amphitheatre & Orlando Farmers Market

ORANGE COUNTY CLERKHOUSE - 23-level courthouse tower, comprising of the 9th Judicial Circuit Court

CHURCH STREET STATION - Historic train station and retail space, home to a variety of restaurants & an entertainment venue



SURROUNDING RESIDENTIAL



#	NAME	UNITS
1	Central Station	279
2	Society Orlando	704
3	MAA Robinson	369
4	55 West	461
5	Skyhouse	320
6	Radius	389
7	The VUE	375
8	Aspire	164
9	Metropolitan Lake Eola	128
10	Mondrian	350
11	Reeves House	39
12	Paramount	313
13	CitiTower	233
14	Camden Thorton Park	300
15	Camden Lake Eola	364

TOTAL # OF UNITS: 4,788

PARKING

A REDESIGNED CORRIDOR



The City of Orlando, in partnership with the Community Redevelopment Agency, is implementing transformative improvements along the Magnolia Avenue corridor—further enhancing connectivity, accessibility, and the overall downtown experience.

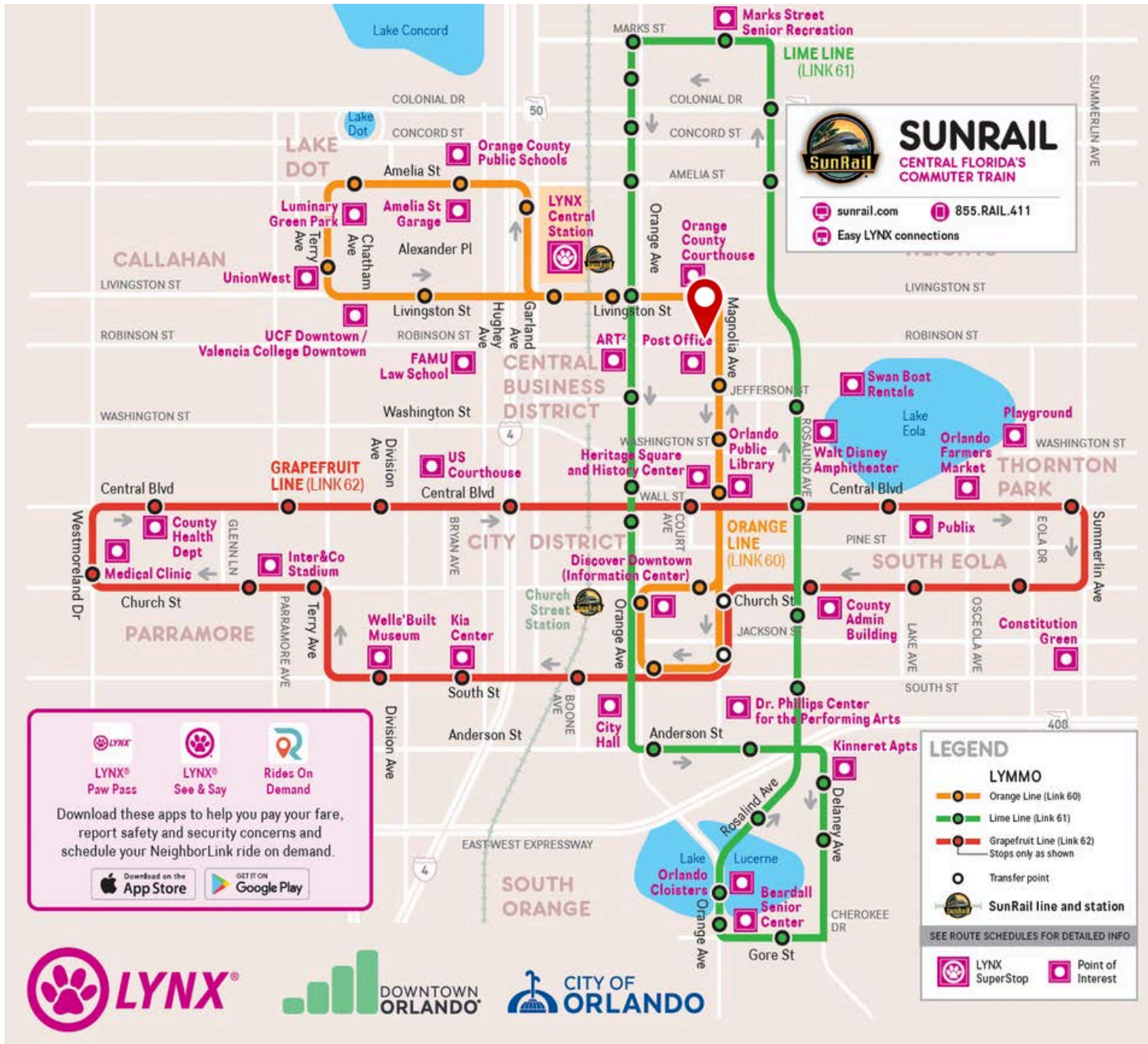
This initiative supports the city's long-term vision of creating a more walkable, vibrant urban core that attracts residents, visitors, and businesses alike.

KEY HIGHLIGHTS:

- Conversion of Magnolia Avenue back to a two-way street, improving traffic flow and accessibility
- Enhanced pedestrian-friendly design, encouraging foot traffic and street-level activity
- Additional street parking to support retail and dining uses
- Integration of public transit into regular traffic, creating a more seamless streetscape
- Part of the city's broader Downtown Orlando (DTO) Action Plan focused on long-term urban improvements



PUBLIC TRANSPORTATION

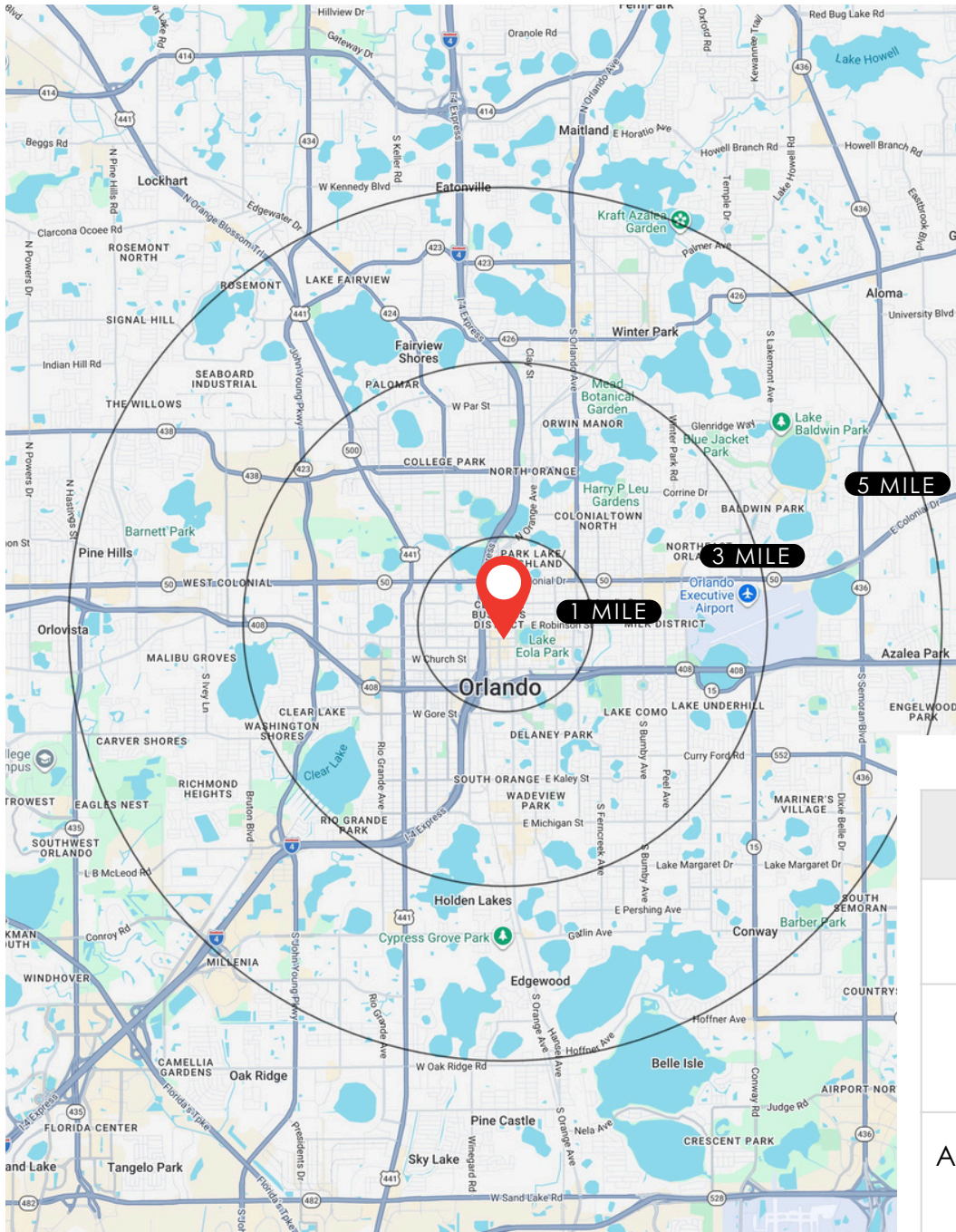


LYMMO allows you to conveniently see, feel, and hear the heartbeat of the vibrant city of Orlando. LYMMO is FREE, and runs 7 days a week!

LYMMO quickly rides around Downtown Orlando on its three-mile route so you can easily get to your destination.

There are at least 5 convenient LYMMO stops within a 10 minute walking distance from Magnolia Quarters.

DEMOGRAPHICS



AFFLUENT, HIGH NET WORTH TRADE AREA

\$1.06M **AVG. HOUSEHOLD NET WORTH**
(3 Mile Radius)

Affluent household net worths exceeding \$1 million, supports premium retail.

\$134,763 **AVG. HOUSEHOLD INCOME**
(3 Mile Radius)

Exceptional household wealth, with average household incomes exceeding \$134,000 within 3 miles.

DENSE, BUILT-IN CUSTOMER BASE

114,764 **TOTAL EMPLOYEES**
(3 Mile Radius)

Robust daytime environment, supported by over 114,000 employees within a 3-mile radius.

16,194 **TOTAL BUSINESSES**
(3 Mile Radius)

Abundant nearby businesses, create built-in weekday traffic.

	1 MILE	3 MILE	5 MILE
Est. Population (2025)	27,347	110,079	308,813
Est. Households (2025)	15,484	54,122	134,337
Average Household Income (2025)	\$127,813	\$134,763	\$116,084



FOR MORE INFORMATION ON MAGNOLIA QUARTERS:

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