

FOR SALE

*25 Luxury Townhome Development
Downtown Orlando / Ivanhoe Village*

*Fully Entitled Planned Development in
the Heart of Orlando - Summer 2025*

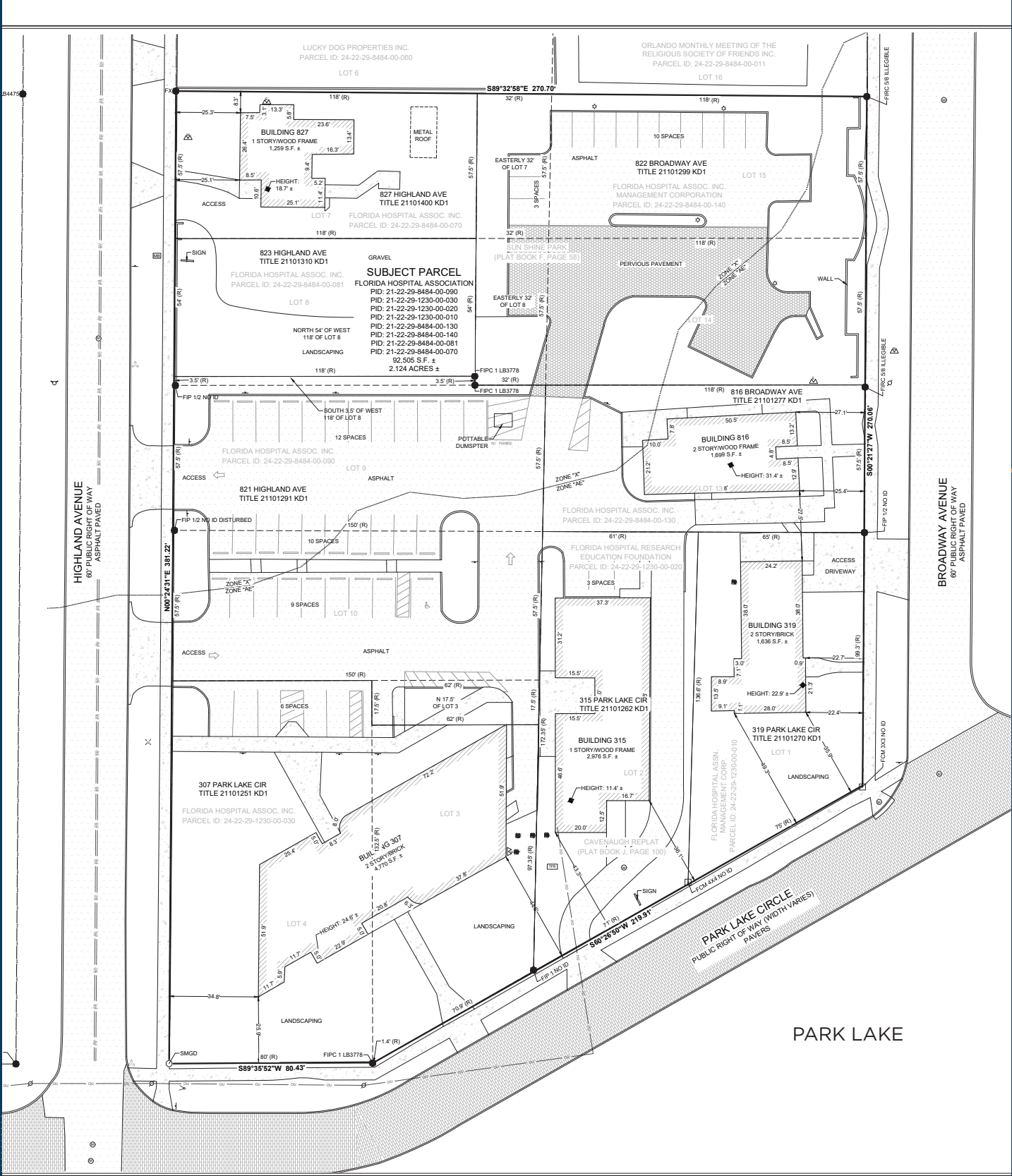
An aerial photograph of a suburban area with a blue semi-transparent polygon overlaying a specific property. The property contains a large building with a blue roof, a parking lot, and surrounding trees. The text 'RARE 2.12± ACRES', '8 PARCEL', and 'PORTFOLIO' is centered within the blue overlay.

**RARE 2.12± ACRES
8 PARCEL
PORTFOLIO**

PARK LAKE

 **CUSHMAN &
WAKEFIELD**

SITE SURVEY



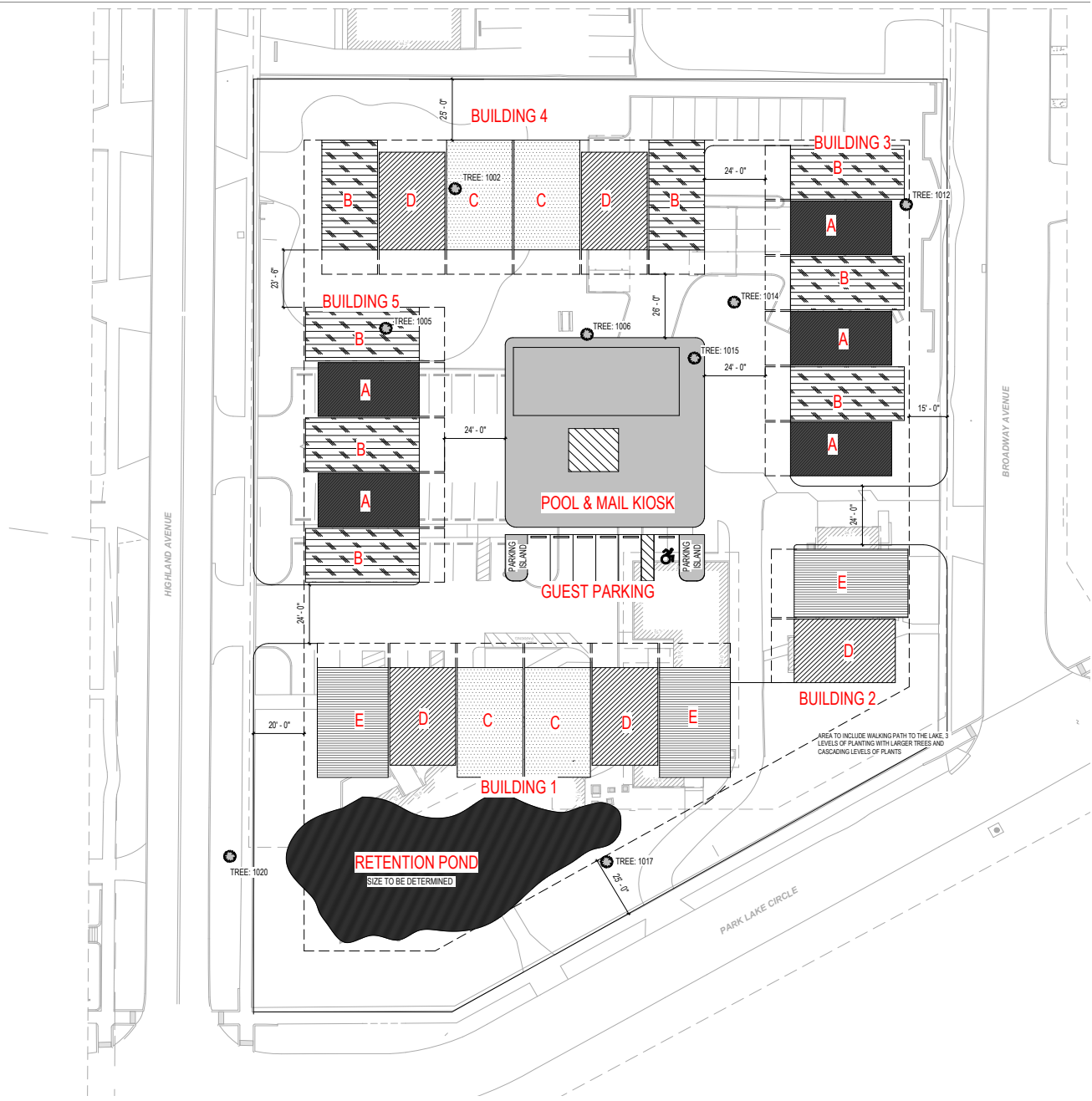
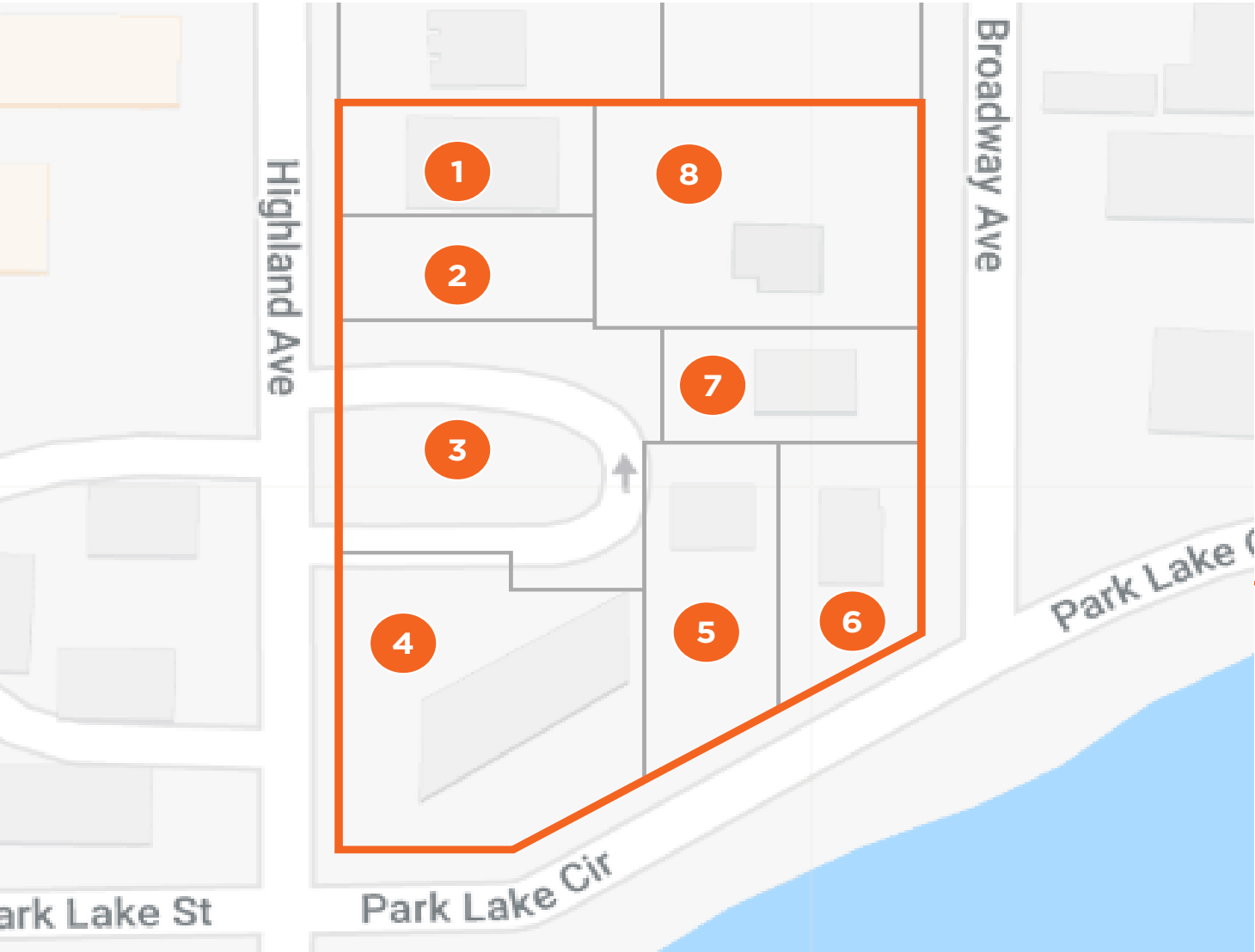
HIGHLIGHTS

- Rare 2.12± Acre redevelopment property situated in Downtown Orlando North & Ivanhoe Village
- **Owner will deliver shovel ready project and approved PUD summer 2025**
- Site planned for 25 luxury townhome units positioned to command highest price - **completed**
- Feasibility Study - **completed**
- PD entitlement application submitted and pre-application meetings with City - **completed**
- Tree study and topographical survey - **completed**
- Storm water system designed - **completed**
- Waterfront property on Park Lake
- Within walking distance to Lake Highland Preparatory School
- Surrounded by parks and lakes
- Current zoning allows for 21 residential units/acre with possible bonus increases



PORTFOLIO (TOTAL LAND = 92,538 SF)

LAND SIZE (SF)		BUILDING/LOT	ADDRESS
1	3,600	Vacant Land	827 Highland Ave
2	6,374	Parking Lot	821 Highland Ave
3	18,348	Parking Lot - 37 Spaces	823 Highland Ave
4	19,277	10,000 SF Office	307 Park Lake Cir
5	9,600	3,000 SF Office	315 Park Lake Cir
6	7,745	2,046 SF Office	319 Park Lake Cir
7	6,903	Vacant Land	816 Broadway Ave
8	17,491	Parking Lot	822 Broadway Ave



DESIGN PLAN (25 TOWNHOMES)

- 25 - 3 Story Luxury Units
- 3 Bed/3.5 Bath-up to 2,340± SF
- 4 Bed/4.5 Bath-up to 3,015± SF
- Attached Garages
- Total Site Parking (53) plus Guest (6)
- Pool and Amenity Area
- Planned Landscaping



DEMOGRAPHICS



16,000

99,844

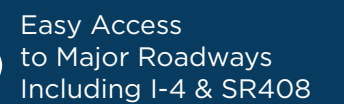
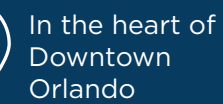
282,423



\$89,505



124,662



AREA AMENITIES

1. Maki Hibachi Sushi
2. Café Trastevere
3. Reyes Mezcaleria
4. Downtown CREDO
5. IHop
6. The Hammered Lamb
7. Ivanhoe Park Brewing Company
8. The Hall on the Yard
9. Hideaway Bar
10. Santiago's Bodega
11. First Watch
12. Hawkers Asian Street Food
13. King Cajun
14. The Strand
15. TORI TORI
16. Lazy Moon Pizza

1. Wells Fargo Bank
2. Heavenly Escape Holistic Spa
3. Downtown Pet Hospital
4. Orlando Urban Trail
5. Lightstyle of Orlando
6. Workscapes
7. Tim's Wine Shop
8. Ski World of Orlando
9. GB's Bottle Shop
10. Project 7 Yoga
11. Fresh Market
12. 7-Eleven
13. Track Shack
14. Public Storage
15. Loch Haven Veterinary Hospital
16. CVS
17. Publix

1. Residence Inn by Marriott
2. Courtyard by Marriott
3. DoubleTree by Hilton
4. Crowne Plaza IHG Hotel

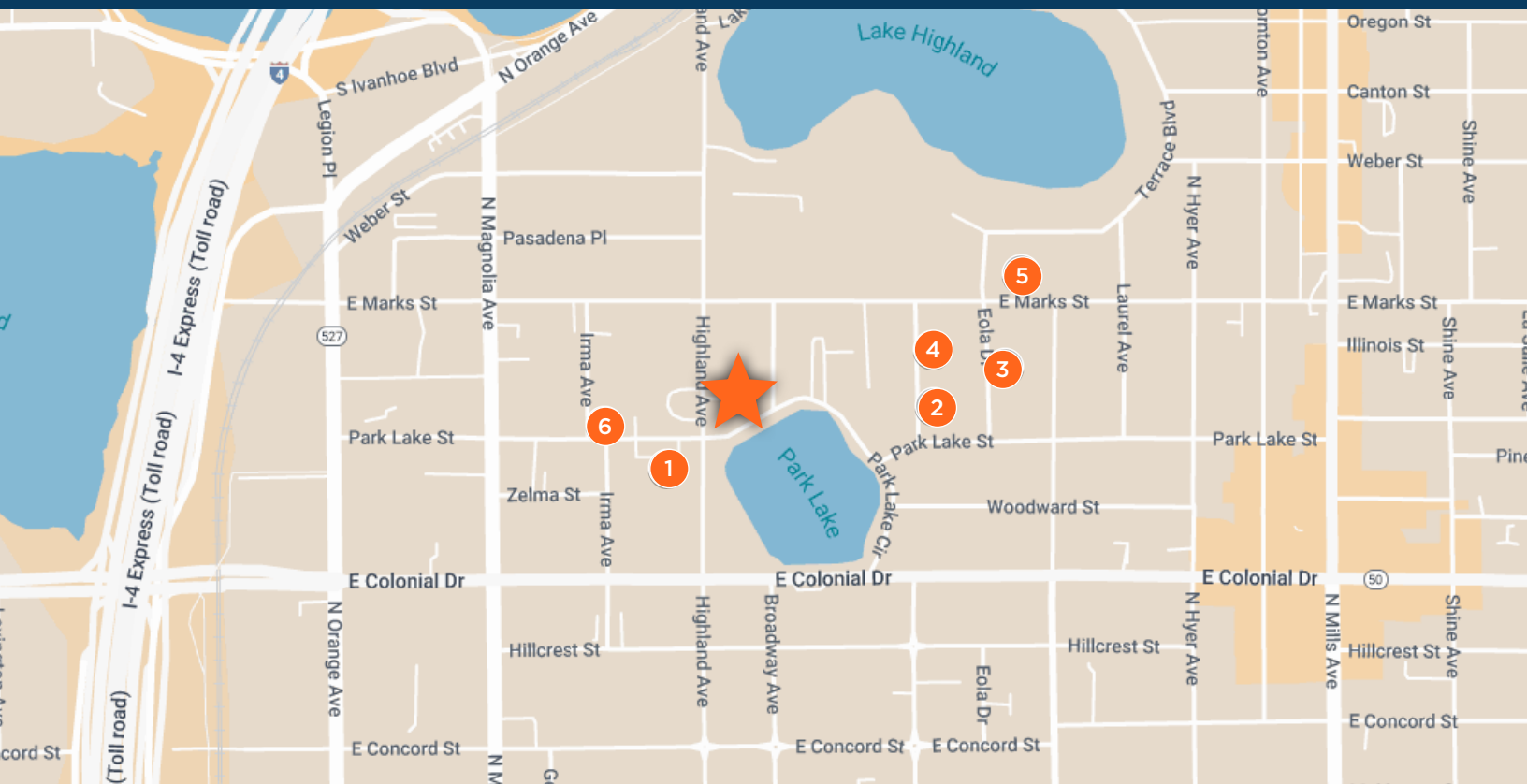
1. Lake Highland Preparatory
2. The New School
3. Howard Middle School
4. Orange County Courthouse

1. AdventHealth Orlando - 1.4 Mi
2. Orlando Health - 2.5 Mi



AREA COMPARISONS

	ADDRESS	PRICE PER SF
1	266 Park Lake Street	\$421 SF
2	813 Kenilworth Terrace	\$354 SF
3	827 North Eola Drive	\$441 SF
4	835 Kenilworth Terrace	\$423 SF
5	645 East Marks Street	\$425 SF
6	203 Park Lake Street	\$588 SF



FOR MORE INFORMATION CONTACT

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