

For Sale Gateway To **IVANHOE**

2020 NORTH ORANGE AVENUE | ORLANDO, FLORIDA 32804

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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Available For the First Time in 30+ Years
Live Work Play Opportunity
Seller Financing Available

Available for the first time in over 30 years, 2020 North Orange Avenue presents a rare opportunity to acquire a $\pm 7,000$ SF mixed-use property in the heart of Orlando's Ivanhoe Village. The asset is comprised of four distinct units: a highly visible $\pm 2,000$ SF retail storefront fronting Orange Avenue (currently Galactic Skate Shop), a $\pm 1,200$ SF office suite, a ground-floor 2BR/1BA residential unit currently operated as an Airbnb, and a spacious second-floor 3BR/2BA condominium with a private outdoor patio overlooking Orange Avenue.

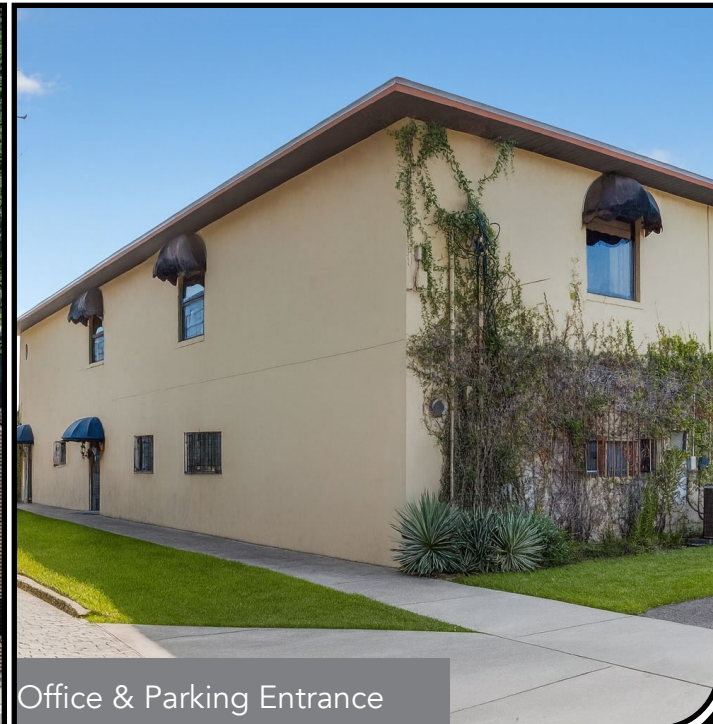
With its flexible live-work-play configuration, the property is well-suited for multiple ownership strategies. An owner-occupant could establish their business in the retail storefront while collecting rental income from the residential and office units. Alternatively, a buyer could live on-site in the upstairs condominium and generate income from the commercial spaces and rear residential unit. This versatility makes the asset attractive to users seeking both personal and professional integration in one of Orlando's most dynamic neighborhoods.



Retail Storefront



Private Entrance to Residential Units



Office & Parking Entrance

Prime Location

- Situated in Ivanhoe Village, one of Orlando's most desirable submarkets
- Minutes to Winter Park, College Park, Mills 50, and Downtown Orlando
- Excellent visibility and frontage along Orange Avenue with immediate access to I-4 via Princeton
- Proximity to Advent Health Orlando and the Health Village

Strategic Positioning

- Establish your business in the retail storefront while collecting income from office and residential units
- Option to live on-site in the upstairs condo and lease the commercial and residential spaces downstairs
- Option to Lease out all of the units for an investment.
- Multiple entrances and internal connectivity allow for flexible use of retail and office.

Live Work Play Configuration

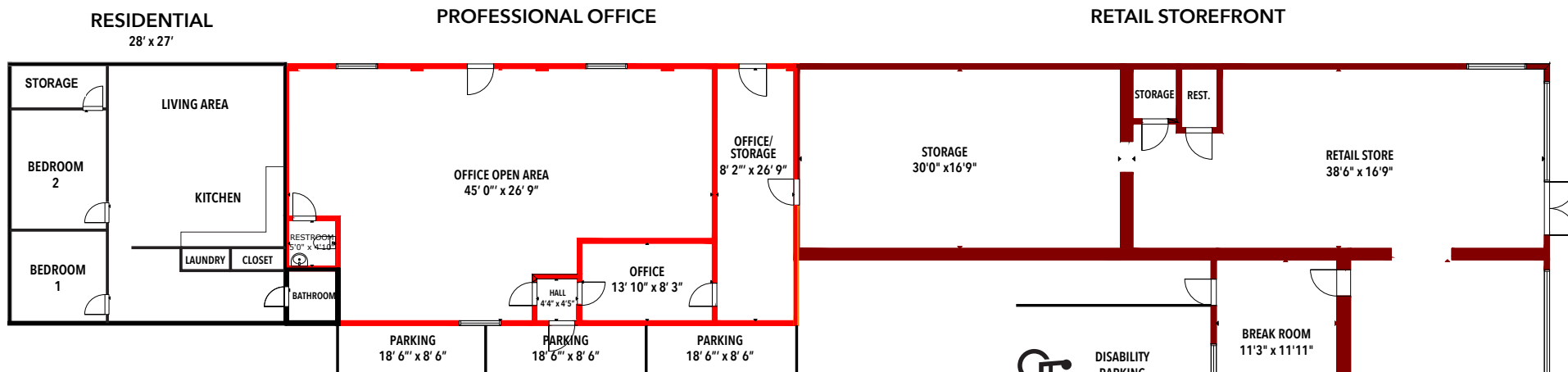
- ±7,000 Square feet across four distinct units: retail, office, and residential
- ±2,000 SF retail storefront fronting Orange Avenue (currently Galactic Skate Shop)
- ±1,580 SF office with a 7+ year tenant history. On a month-to-month basis.
- Two residential units: ground-floor 2BR/1BA (Airbnb) and second-floor 3BR/2BA condo with an outdoor patio overlooking Ivanhoe.

Rare Availability

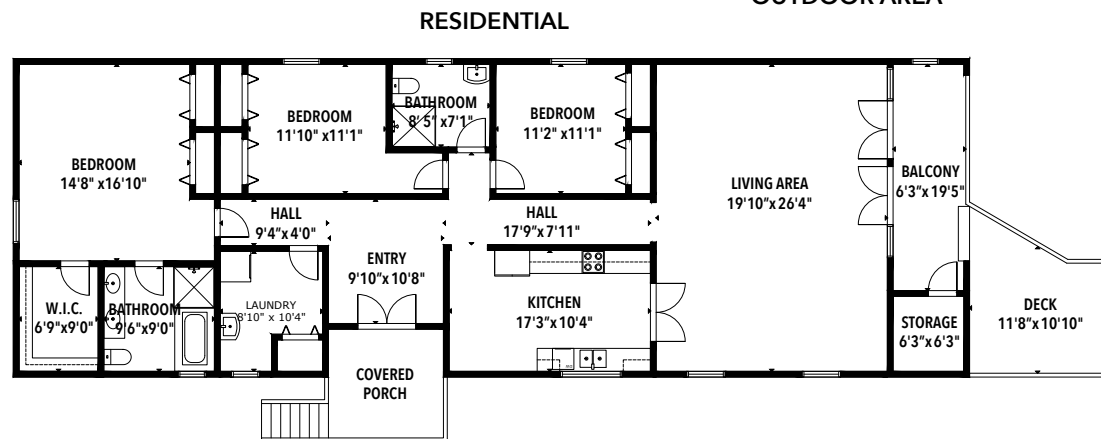
- First time offered in over 30 years.
- Well-located mixed-use assets in Ivanhoe Village are tightly held and rarely come to market
- Attractive opportunity to secure a generational asset with significant long-term upside



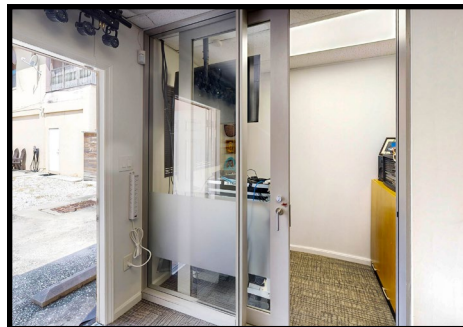
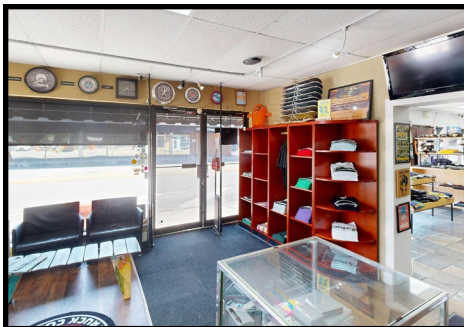
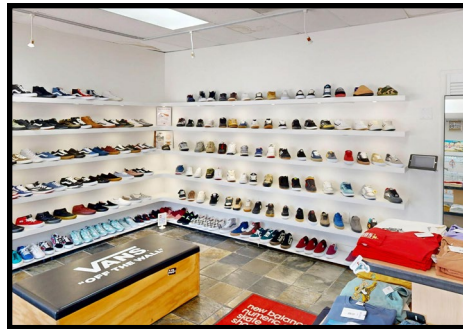
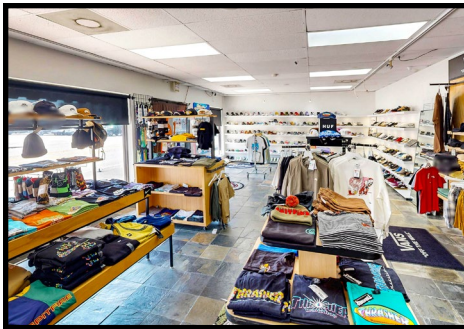
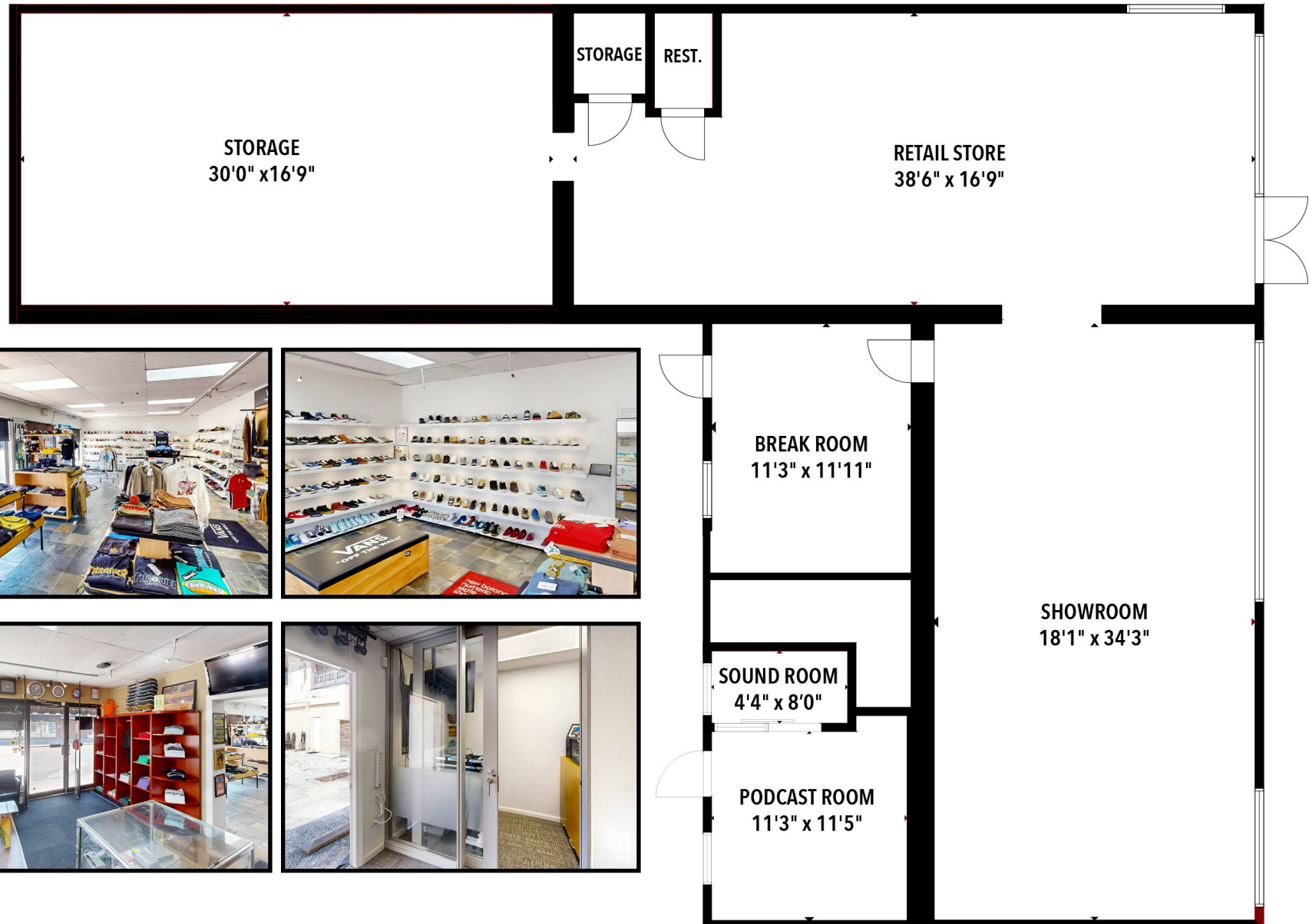
GROUND FLOOR



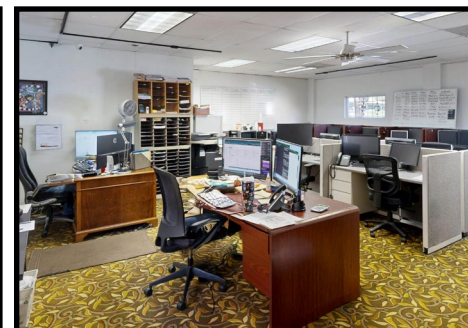
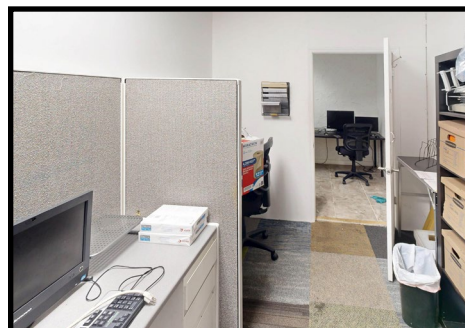
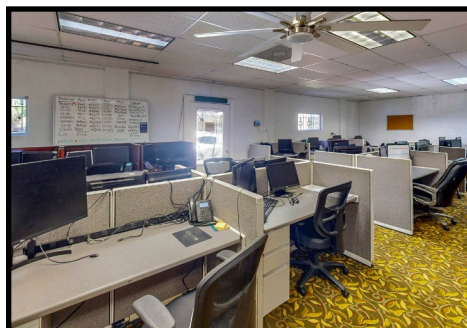
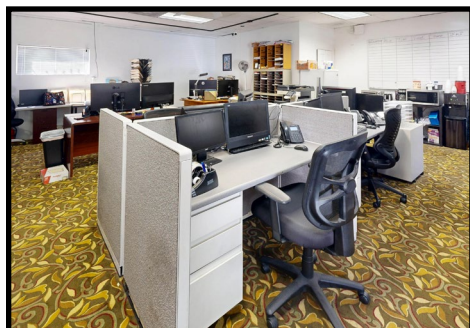
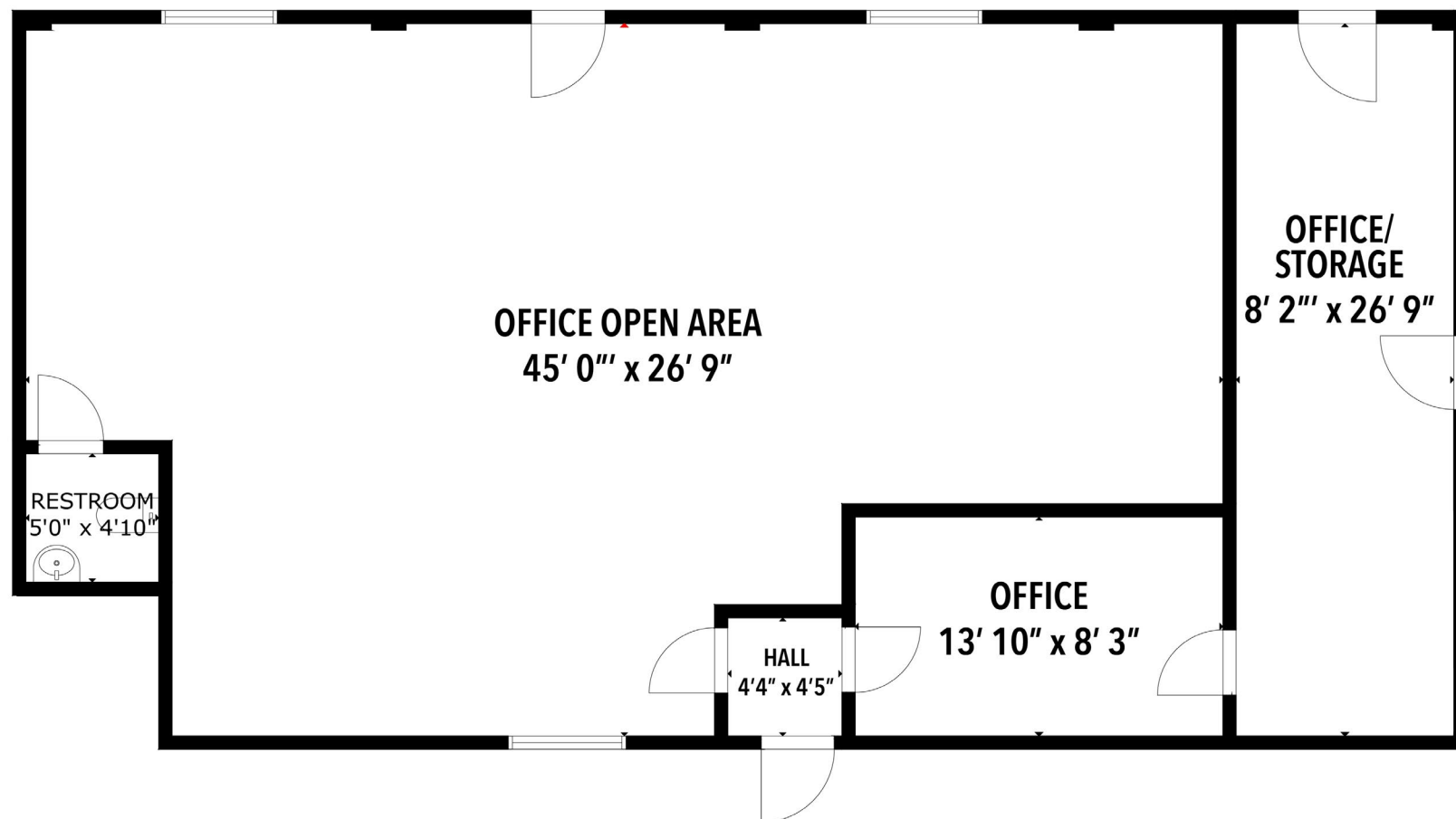
SECOND FLOOR



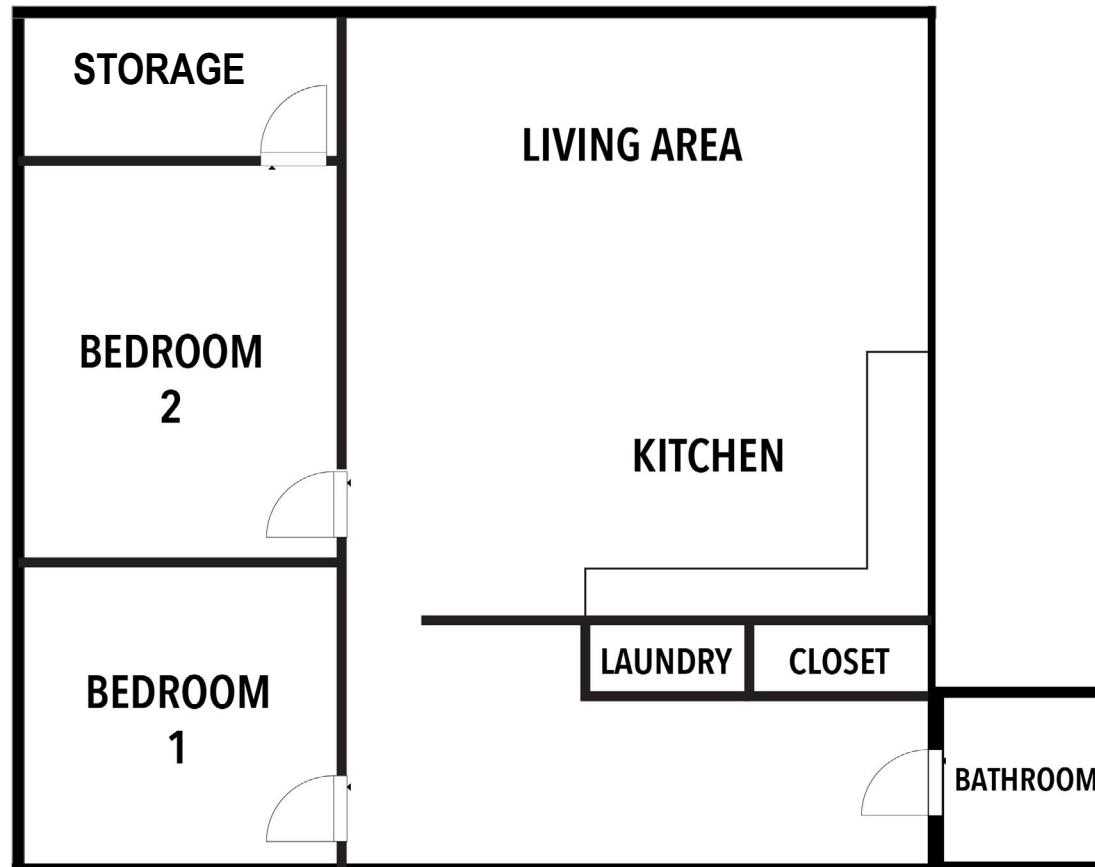
Approximately 2,064 SF



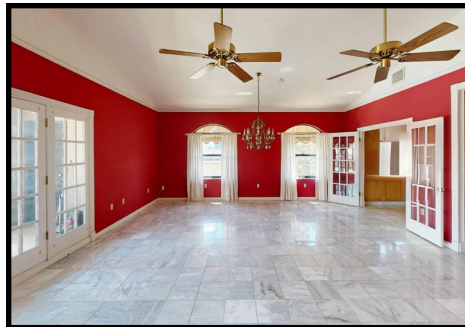
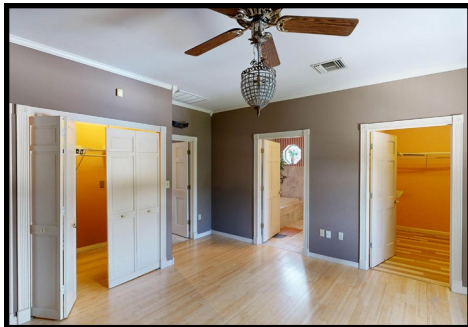
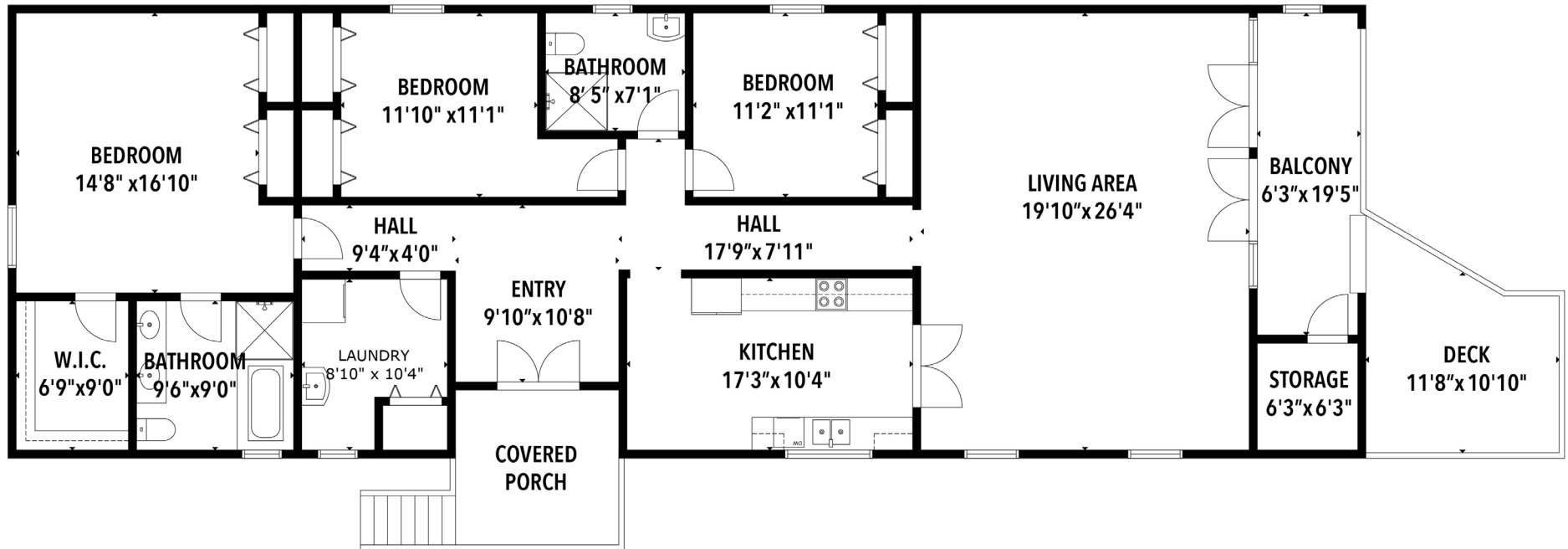
Approximately 1,580 SF



Approximately 756 SF



Approximately 2,069 SF



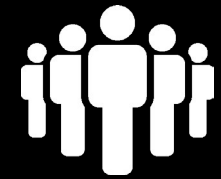
Strategically positioned at the gateway to Ivanhoe Village and just minutes from Winter Park, College Park, Mills 50, and Downtown Orlando, the property benefits from exceptional visibility, walkability, and proximity to I-4 & Advent Health Orlando. Its location along Orange Avenue, one of Orlando's most active corridors, makes this a premier opportunity for both investors and end-users alike.



At Lake Ivanhoe, history meets nightlife, paddleboards meet pints, and neighborhoods meet neon sunsets, making it one of Orlando's most vibrant districts.

Lake Ivanhoe has always had its own rhythm. It's the spot where Orlando's indie side shows through laid back, creative, and never trying too hard. Around the lake, you'll find historic homes mixed with new apartments, coffee shops around the corner from breweries, and chef-driven restaurants sitting next to vintage shops. It feels authentic because it is - locals come here to walk or paddle in the morning, grab lunch at the food hall, and wind down at the neighborhood's breweries and bars as the sun drops behind the skyline.

What makes the area stand out is its mix of old and new. The Yard has brought hundreds of new residents and retail space to the neighborhood, with more development on the way across Orange Avenue, yet the historic charm and neighborhood feel are still intact. Add in award-nominated restaurants, a buzzing nightlife scene, and a steady lineup of local events, and you've got a district that's not just growing—it's thriving.



Population

1 Mile: 12,410
3 Mile: 102,095
5 Mile: 278,197



Households

1 Mile: 6,333
3 Mile: 49,839
5 Mile: 121,157



Avg Household Income

1 Mile: \$118,538
3 Mile: \$109,581
5 Mile: \$92,429



For more information, please contact one of the following individuals:

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