



Bishop Beale Duncan
COMMERCIAL REAL ESTATE



733 Main Lane
Orlando, Florida 32801

NOVEL
LUCERNE

FLAGSHIP RESTAURANT OPPORTUNITY



For Lease

- + Lease Rate: \$36 / SF
- + Available SF: Up to ±7,062 SF + Patio Seating
- + Free Parking: 60 On-Site Mezzanine Level
- + Daily Traffic: 39,700 AADT

Anchored by
High-End
Organic Grocer



Highlights

- 375 On-site Luxury Apartments with Average Annual Incomes of over \$80,000
- Over 500' of frontage along Orange Avenue with an AADT of 39,700
- Covered Parking Garage with 60+ Retail Spaces & Ample Street Parking
- Just .2 Miles North of the 1,250-Bed Orlando Health Campus with over 23,000 Employees and 4,000 Physicians System Wide
- .5 miles from the Central Business District with over 80,000 jobs and 25% Growth in Residential Units Downtown
- **Orlando Health is Adding a 66,000 SF Corporate Office Building 350' from Novel Lucerne - Click Here for the Full Article**

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NOVEL

LUCERNE



375 Units

Class A Apartment Units

≈ 7,000 SF

Ground Floor Retail Space

60 Spaces

Mezzanine Level Retail Parking

110,363 People

Living Within 3 Miles

80 Spaces

For Earth Fare Parking

80,333

Jobs Within 1 Mile

\$88,441

Average HH Income Downtown

39,700 AADT

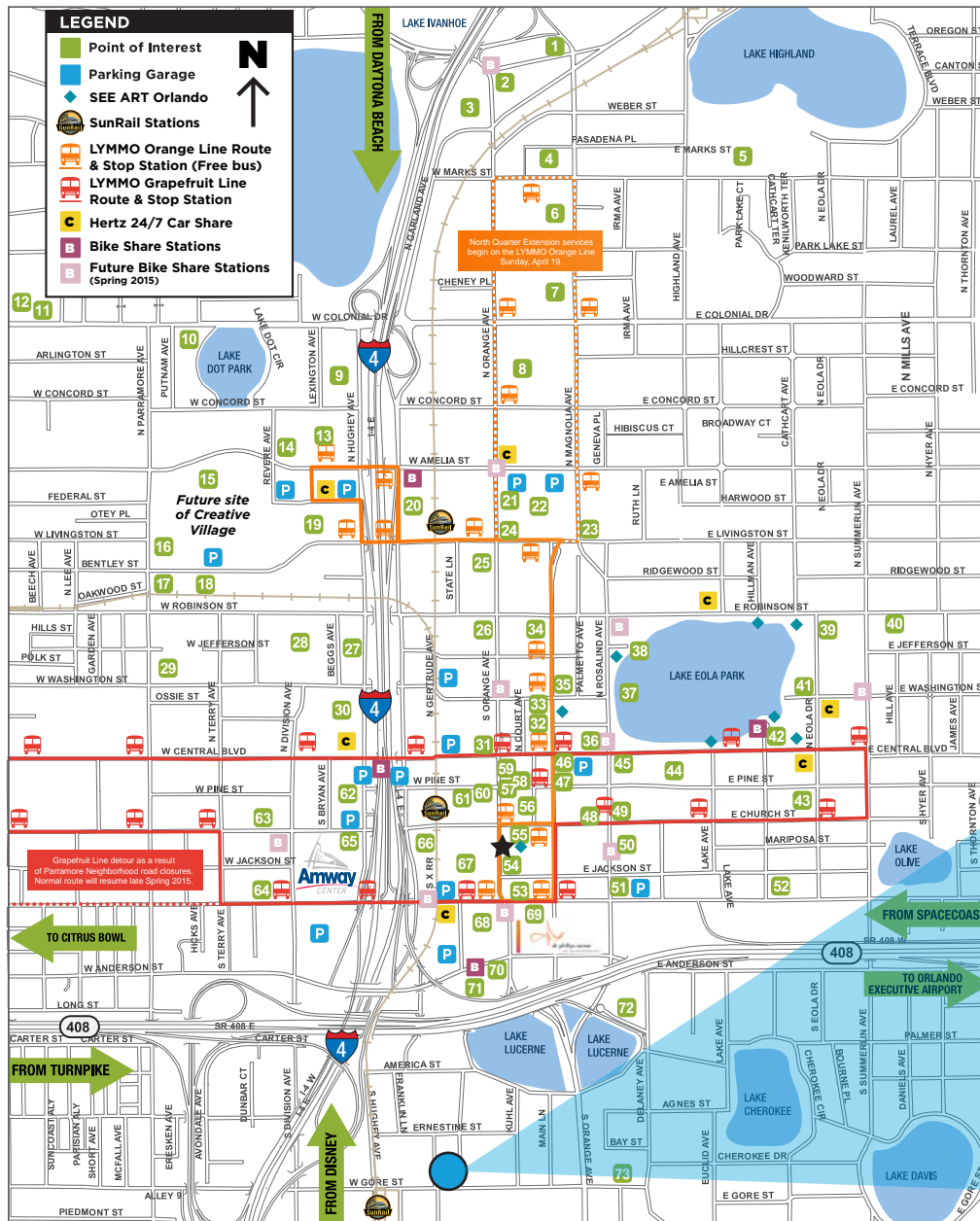
On South Orange Avenue



Site Plan



Transportation Snapshot



SunRail - Completed:

Central Florida's Commuter rail line represents an exciting new travel choice for residents and visitors with twelve convenient stations over three counties.

As part of Novel Lucerne's approvals, the Central Florida Transportation Authority approved the addition and an extension of the Lymmo service to stop on Orange Avenue, adjacent to Novel Lucerne.



Commute Snapshot

77

WALK
SCORE

Very Walkable

Most errands can be accomplished on foot.

52

TRANSIT
SCORE

Good Transit

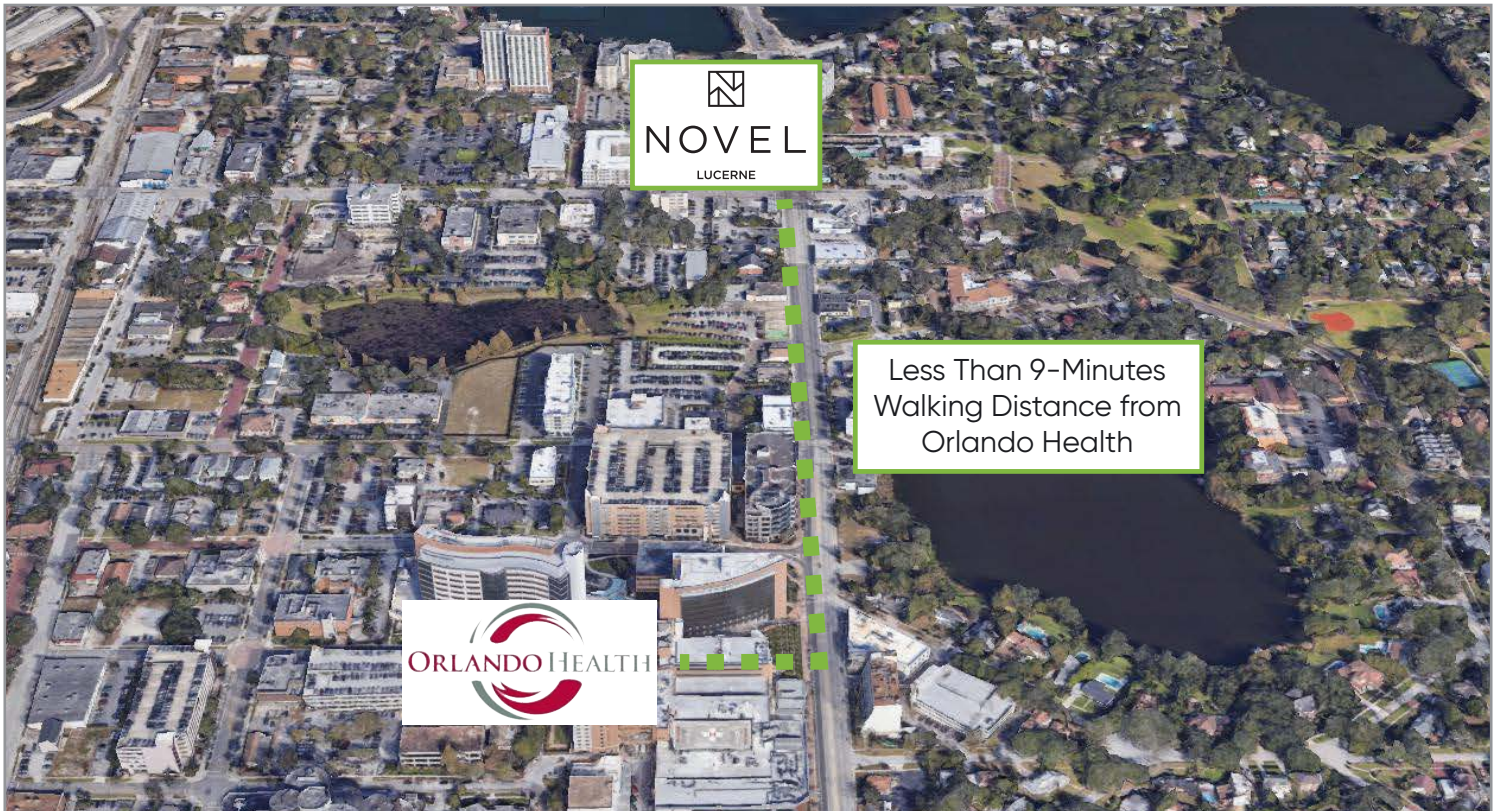
Many nearby public transportation options.

84

BIKE
SCORE

Very Bikeable

Plenty of destinations within 5-10 minutes.



To Downtown:



4 Minutes



12 Minutes



8 Minutes



26 Minutes

Location



SURROUNDING EMPLOYMENT HUBS:

Orlando Health - 0.5 miles

1,788 Beds, 14,310 Employees, 2,206 Physicians

5th Largest Employer in Central Florida

City of Orlando - 0.5 miles

400 S Orlando Ave | 4,734 Employees

OUC - 0.5 miles

100 W Anderson St | 1,232 Employees

Orange County Government - 1 mile

201 S Rosalind Ave | 7,066 Employees

Orange County Public Schools - 1.9 miles

445 W Amelia St | 24,630 Employees

SunTrust Bank - 0.7 miles

200 S Orange Ave | 2,670 Employees

Bank of America Corp. - 1.2 miles

390 N Orange Ave | 1,775 Employees

TRAFFIC COUNTS:

Gore Street - 11,000 AADT

408 East West Expressway - 108,000 AADT

Orange Avenue - 33,000 AADT

Interstate 4 - 197,000 AADT

NEARBY HOTELS:

The Delaney Hotel - 0.4 miles (Under Cons.)

Hampton Inn - 0.5 miles

Grand Bohemian Hotel - 0.6 miles

Embassy Suites by Hilton - 0.8 miles

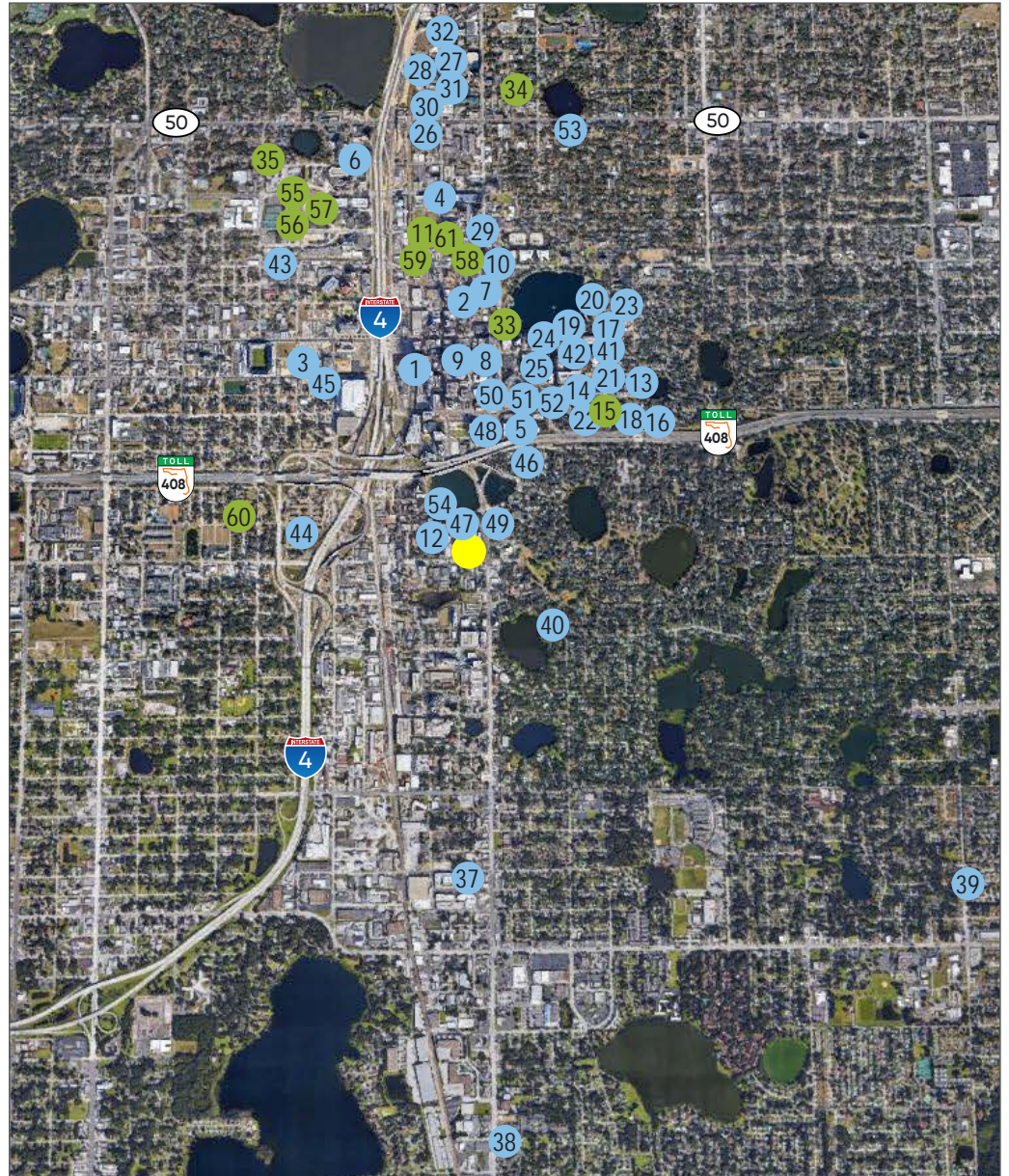
Cambria Suites - 1 mile (Proposed)

Travelodge Redev. - 1.6 miles (Proposed)



Multi-Story Residential Units

	Existing Multi-Family	Units	Type
1	55 West	461	Apt.
2	Aspire	164	Apt.
3	CityView	266	Apt.
4	Crescent Central Station	279	Apt.
5	Grande	364	Condo
6	Lexington Court	108	Apt.
7	Metropolitan	150	Condo
8	Modera Central	350	Apt.
9	Solaire at the Plaza	305	Condo
10	The Vue at Lake Eola	375	Condo
12	Lake Lucerne Towers	157	Apt.
13	101 Eola	152	Condo
14	Camden TP	299	Apt.
16	Brownstones at Thornton Park	28	Condo
17	Eola South	23	Condo
18	Jackson	55	Condo
19	Paramount on Lake Eola	313	Apt.
20	Post Parkside	258	Apt.
21	Sanctuary	173	Condo
22	Star Tower	100	Condo
23	Thornton Park Central	49	Condo
24	Waverly	230	Condo
26	Camden Orange Court	268	Apt.
27	NORA	246	Apt.
28	Park North	303	Condo
29	Skyhouse Orlando	320	Apt.
30	SteelHouse	330	Apt.
31	Camden North Quarter	333	Apt.
32	Uptown Place/Echelon	244	Apt.
	Novel Lucerne	374	Apt.
37	Lofts at SoDo	308	Apt.
38	The Mark at Sodo	258	Apt.
39	Veridian on Bumby	200	Apt.
40	Lakeside at Delaney Park	90	Apt.
41	530 East Central	91	Condo
42	Baptist Terrace	197	Apt.
43	Callahan Oaks	40	Apt.
44	Griffin Park	172	Apt.
45	Jackson Court	58	Apt.
46	Kinnerit I & II	280	Apt.
47	Lucerne Oaks	39	Condo
48	Magnolia Towers	156	Apt.
49	Orlando Cloisters	102	Apt.
50	Orlando Lutheran Towers	304	Apt.



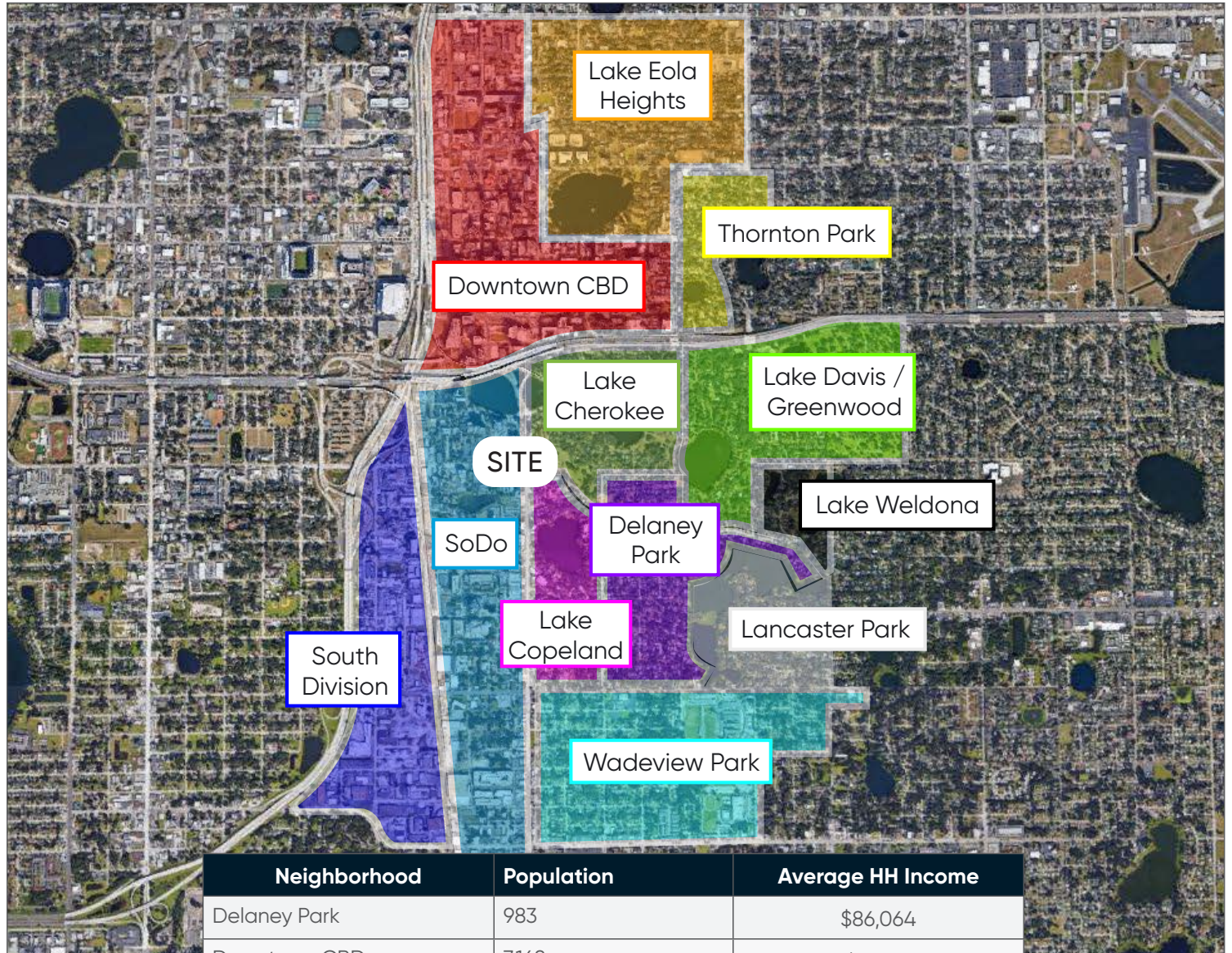
	Existing Multi-Family	Units	Type
51	Orl. Luth. Twrs/Windsor Place	107	Apt.
52	Osceola Brownstones	26	T.H.
53	Park Lake Towers	165	Condo
54	Westminster Towers	264	Apt.

Total Existing Units	9,934
Total Under Construction	4,105
TOTAL	14,039

	Under Construction	Units	Type
11	XOrlando (Proposed)	867	Apt.
15	The 520	364	Apt.
33	333 N Rosalind	389	Apt.
34	Irving on Park	21	T.H.
35	Amelia Court	256	Apt.
55	Creative Village M	390	Apt.
56	Creative Village U	292	Apt.
57	Crea. Village Union West	640	Student Hs.
58	Magnolia Mixed-Use	40	Apt.
59	Orange & Robinson	325	Apt.
60	Parramore Oaks	221	Apt.
61	Zoi House Orlando	300	Apt.

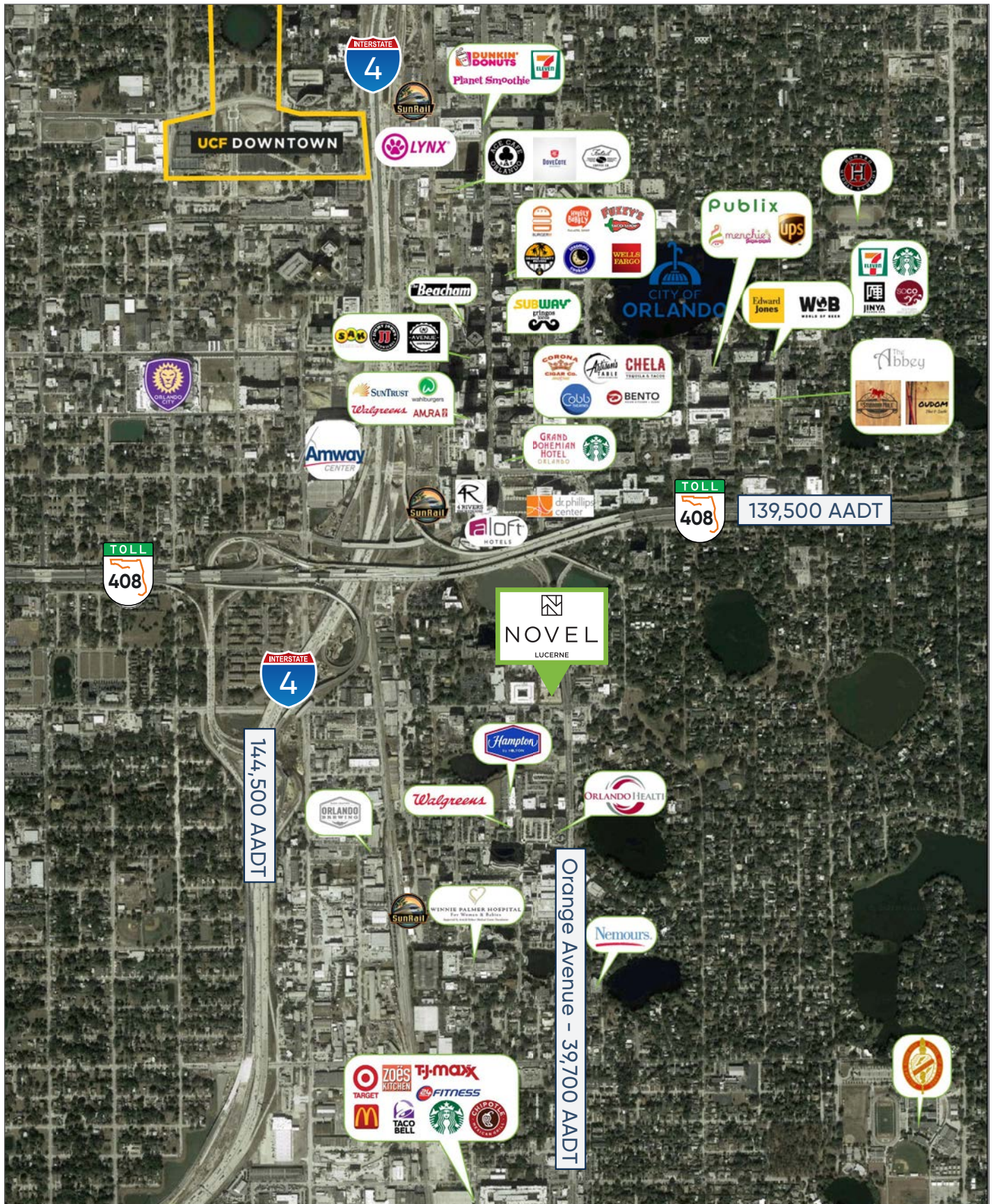


Area Submarkets

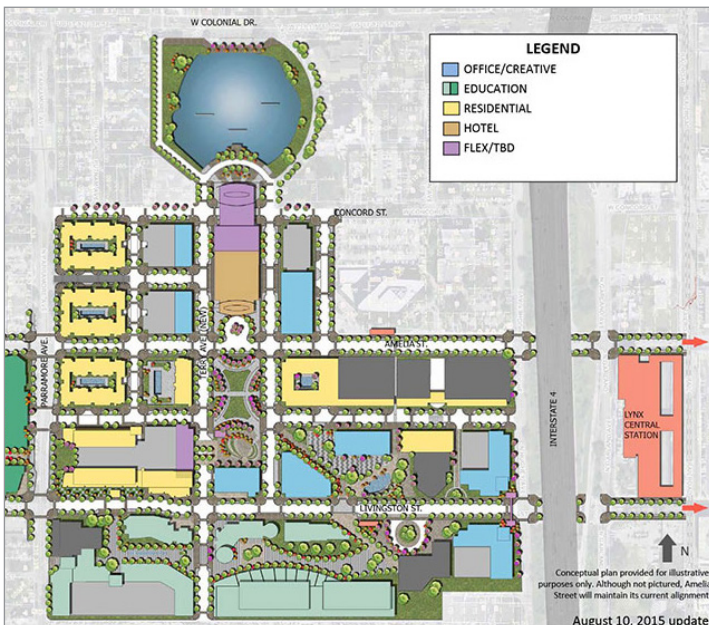


Neighborhood	Population	Average HH Income
Delaney Park	983	\$86,064
Downtown CBD	7,168	\$81,184
Lake Cherokee	1,203	\$64,029
Lake Copeland	641	\$86,055
Lake Davis / Greenwood	1,374	\$98,966
Lake Eola Heights	2,599	\$126,073
Lake Weldona	303	\$132,562
Lancaster Park	682	\$141,588
SoDo	1,555	\$66,180
South Division	4	\$85,476
Thornton Park	827	\$153,934
Wadeview Park	1,808	\$75,709
TOTALS	19,147	\$99,818

Points of Interest



UCF Downtown-Creative Village



Project Overview



1.2 Million SF
Office / Creative Space



750,000 SF
Higher Education
Space



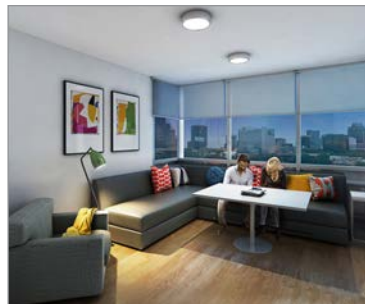
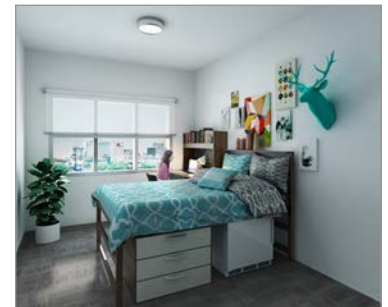
1,500
Residential Units &
Student Housing Beds



150,000 SF
Retail/Commercial
Space



225
Hotel Rooms



Orlando Market Snapshot

A record-breaking **72 MILLION** tourists traveled to Central Florida in 2017, making it the first market to pass 70 million visitors in one year.

DOWNTOWN ORLANDO



54

Business Licenses
Issued In Q1 2018



80,047

Total Jobs
Downtown



\$70,808

Average Salary
Downtown



9,215

Estimated
Population 2018



36.0

Average Age



\$88,441

Average
Household Income



\$206,966

Median Home
Value 2018



54.2%

Bachelors Degree
or Higher

