



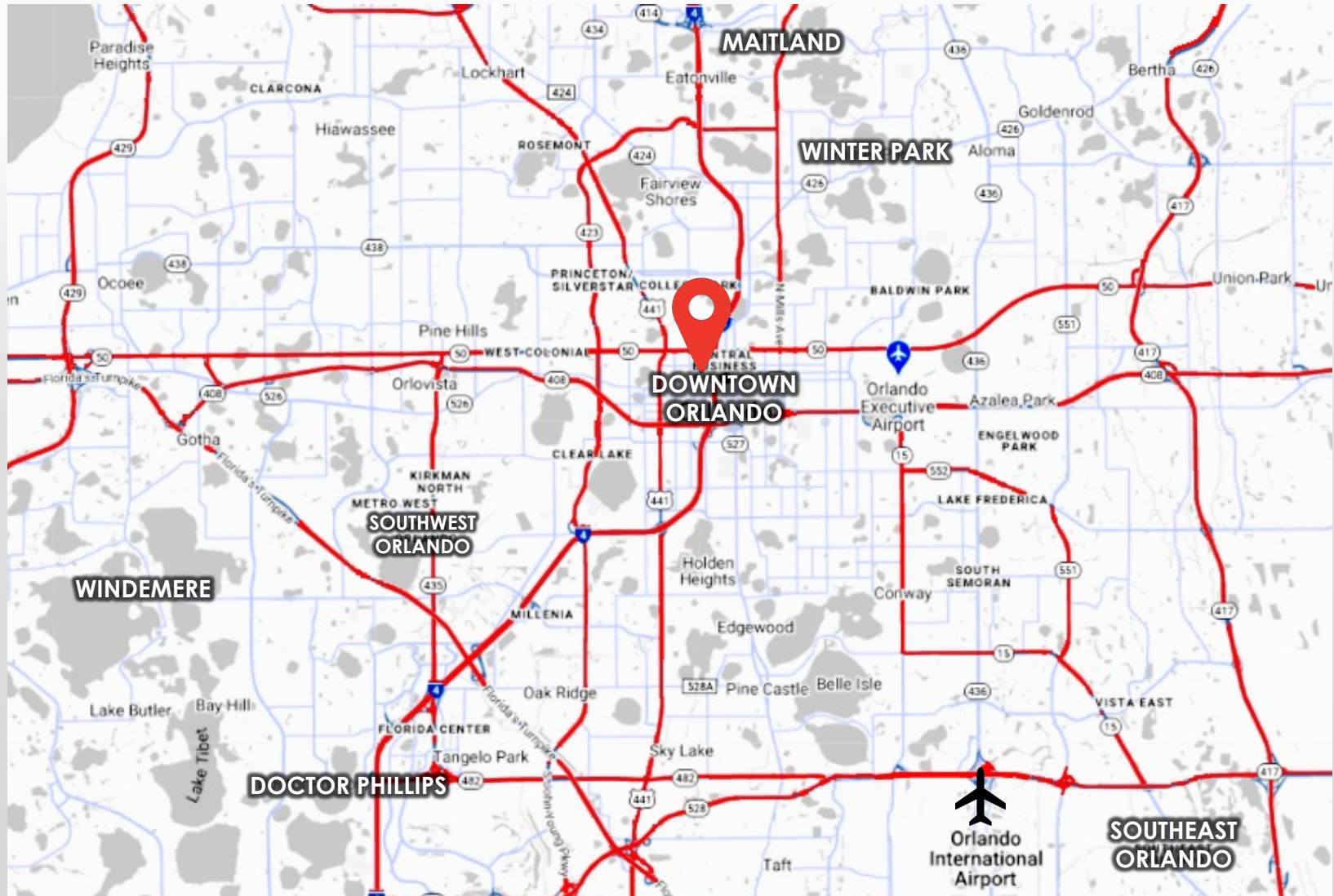
UCF RETAIL SPACE AT CREATIVE VILLAGE

323 NORTH PARRAMORE AVE
ORLANDO, FL 32801

PREMIER RETAIL OPPORTUNITIES AVAILABLE



LOCATION, **LOCATION**, LOCATION



SITUATED IN **CREATIVE VILLAGE**, THIS RETAIL SITE IS IN THE HEART OF ORLANDO'S DOWNTOWN-
MAKING **HERE** A PERFECT SPOT FOR **YOUR BUSINESS**.

DYNAMIC DISTRICT



EXCELLENT TRANSIT



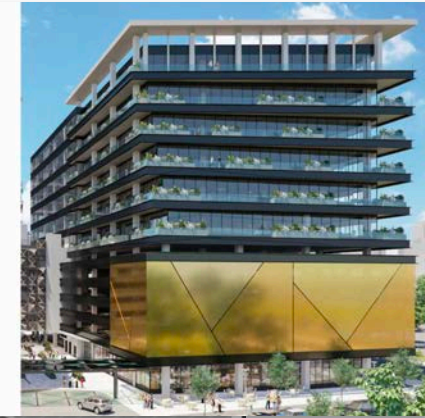
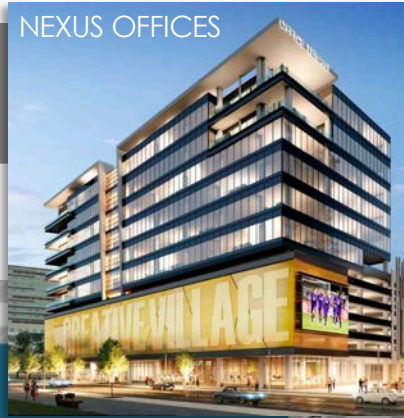
VERY WALKABLE



BIKER'S PARADISE



CREATIVE VILLAGE



UCF/VALENCIA COLLEGE
CREATIVE VILLAGE
ENROLLMENT:
8,000 STUDENTS

DEMOGRAPHICS

POPULATION



1 MI- 15,273
3 MI- 102,489
5 MI- 310,930

AVG HH INCOME



1 MI- \$97,208
3 MI- \$112,777
5 MI- \$100,041

DAYTIME POPULATION



1 MI- 39,184
3 MI- 112,540
5 MI- 219,736

MEDIAN AGE



1 MI- 37.9
3 MI- 39.6
5 MI- 37.4

THE MONROE
1 MIN WALK FROM SITE



SITE SPECIFICATIONS

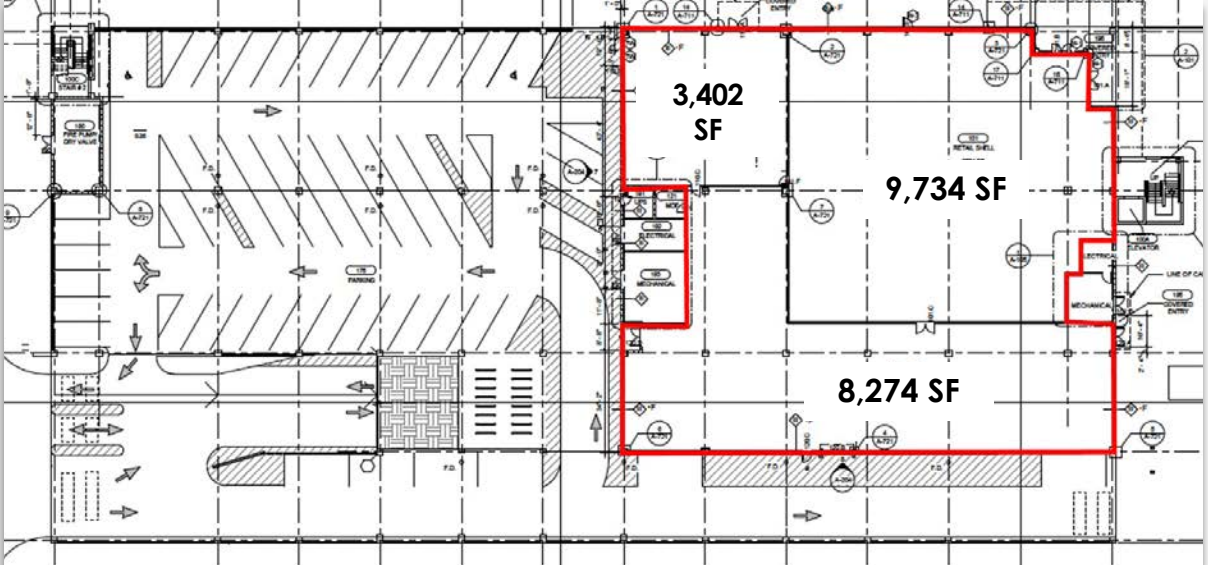
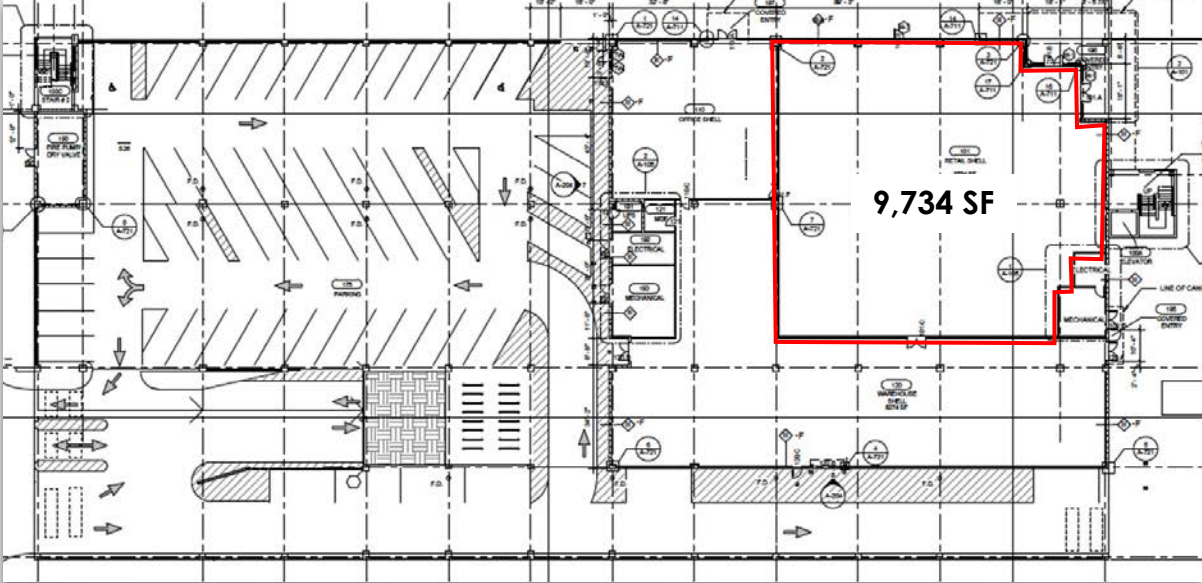


- **MULTIPLE SIZES AVAILABLE (BASED ON TENANT REQUIREMENTS) UP TO 21,410 SF**
- STREETFRONT VISIBILITY ON N PARRAMORE AVENUE AND W LIVINGSTON STREET
- PEDESTRIAN-FRIENDLY LOCATION IN THE HEART OF DOWNTOWN ORLANDO
- MINUTES FROM AMWAY CENTER, ORLANDO MAGIC, ORLANDO CITY MLS, NEW PROJECTS SUCH AS NEXUS OFFICES, MOXY HOTEL AND MORE

SITE PLAN

MULTIPLE SIZES AVAILABLE
(BASED ON TENANT REQUIREMENTS)

OPTION A
9,734 SF
(DIVISIBLE)



OPTION B
21,410 SF

PARKING



**50+ GROUND FLOOR
PARKING SPACES
IN PARKING GARAGE**

25+ PARKING SPACES
IN ADJACENT
PARKING LOT

RETAIL VISION



WITH STRONG DEMOGRAPHICS AND EXCELLENT VISIBILITY, THIS LOCATION IS A PREMIER **OPPORTUNITY** IN CREATIVE VILLAGE. THIS **WALKABLE** SITE NEIGHBORS COLLEGE CAMPUSES, SPORTS VENUES, ENTERTAINMENT ARENAS AND MORE!



SEEKING USERS FOR..

- FAST-CASUAL
- COFFEE
- ENTERTAINMENT
- BOUTIQUE FITNESS
- URBAN GROCERY



SURROUNDING RETAIL



LIVE LIKE THE LOCALS



1	UnionWest at Creative Village	600
2	The Julian Apartments	409
3	Amelia Court	256
4	APEX Residences	326
5	Modera Creative Village	292
6	NORA Apartments	246
7	Park North at Cheney Place	303
8	Camden North Quarter	268
9	Steelhouse Orlando	326
10	Central Station	279
11	Society Orlando (UC)	704
12	MAA Robinson	369
13	Skyhouse	320
14	Magnolia Mixed-Use (proposed)	232
15	Radius	389
16	The Vue	375
17	Metropolitan at Lake Eola	129
18	One Eleven	162

TOTAL UNITS

5,985+

AREA EMPLOYMENT

87,200+

TOTAL DOWNTOWN
EMPLOYEES

4,460+

TOTAL DOWNTOWN
BUSINESSES

46.1%

EMPLOYEES LIVE WITHIN
10 MILES OF DOWNTOWN

OTHER MAJOR AREA
EMPLOYERS:

 Orange County
Public Schools **25,000 EMPLOYEES**

 ORANGE COUNTY
GOVERNMENT
FLORIDA **8,000 EMPLOYEES**

 CITY OF
ORLANDO **2,500 EMPLOYEES**

 **900 EMPLOYEES**
BOYS & GIRLS CLUBS
OF CENTRAL FLORIDA



DOWNTOWN RETAIL STIMULUS PROGRAM

**TENANTS CAN RECEIVE UP TO \$100,000
TO RELOCATE OR OPEN A BUSINESS IN
DOWNTOWN ORLANDO!**

TO LEARN MORE VISIT:

[RETAIL STIMULUS PROGRAM](#)

DOWNTOWN IS ON THE RISE AND SO
ARE THE INCENTIVES. BUSINESSES
COULD BE ELIGIBLE TO RECEIVE
\$100,000 IN TENANT IMPROVEMENTS
AND RENT EXPENSES.

THE ACRE TEAM IS HERE TO HELP
TENANTS LOCATE THEIR DREAM SPACE
AND GAIN ACCESS TO ALL INCENTIVES
PROVIDED BY THE CITY OF ORLANDO.

NOTEWORTHY NEWS

SIDEWALK CAFES THROUGHOUT DOWNTOWN

The city of Orlando is looking into giving restaurants an incentive to create or improve sidewalk cafes.

"The sidewalk café incentive program is designed to encourage downtown businesses to enhance their outdoor sidewalk café spaces to promote a lively, vibrant and consistent streetscape," spokeswoman Samantha Holston told Orlando Business Journal.

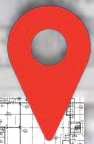
NEXUS OFFICES

- 194,000 sf of office space
- 5,000 sf retail space
- 2024 completion

Art2 | URBAN PARK

Downtown Orlando will soon get a new park. This urban oasis will be the heart of the area and will include several attractions.

- Space for 2 food trucks
- Interactive screen
- Hammocks to rent
- Green space
- Art gallery/ stage
- 2 story shipping container structure with a cafe



CONTACT ACRE



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