



**Bishop Beale Duncan**  
COMMERCIAL REAL ESTATE

# MODERA CENTRAL

125 E. Pine St.  
Orlando, Florida 32801

## GROUND FLOOR RETAIL UNITS



### For Lease

- + Availability: 2,080 SF
- + Lease Rate: \$36 / SF
- + Zoning: AC-3A/T

### Highlights

- At the Entrance to 350+ Luxury Apartments & Shopping
- Located in Downtown Orlando with Direct Access to Central Ave. & Pine St.
- Nearby Amenities Include: Lake Eola, Thornton Park & Creditable Businesses
- Superior Accessibility to Central Florida & Surrounding Areas
- The 30,000 ± University Club now open!

*Top Luxury Project*  
in OBJ's 2019  
Residential Real  
Estate Awards

Radius	Population	HH Income	Median Age
1-Mile	20,200	\$77,367	38.0
2-Mile	51,771	\$79,069	37.8
3-Mile	100,398	\$78,961	38.4

**JP BEAULIEU, CCIM, CLS**  
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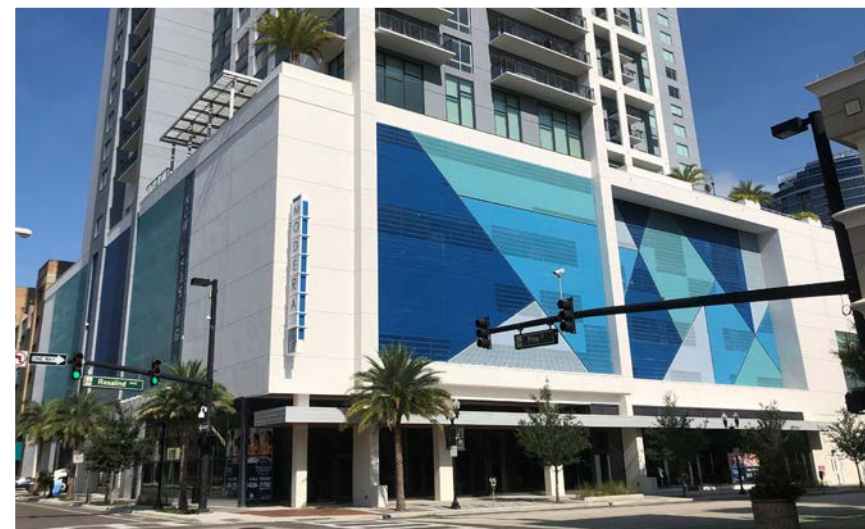
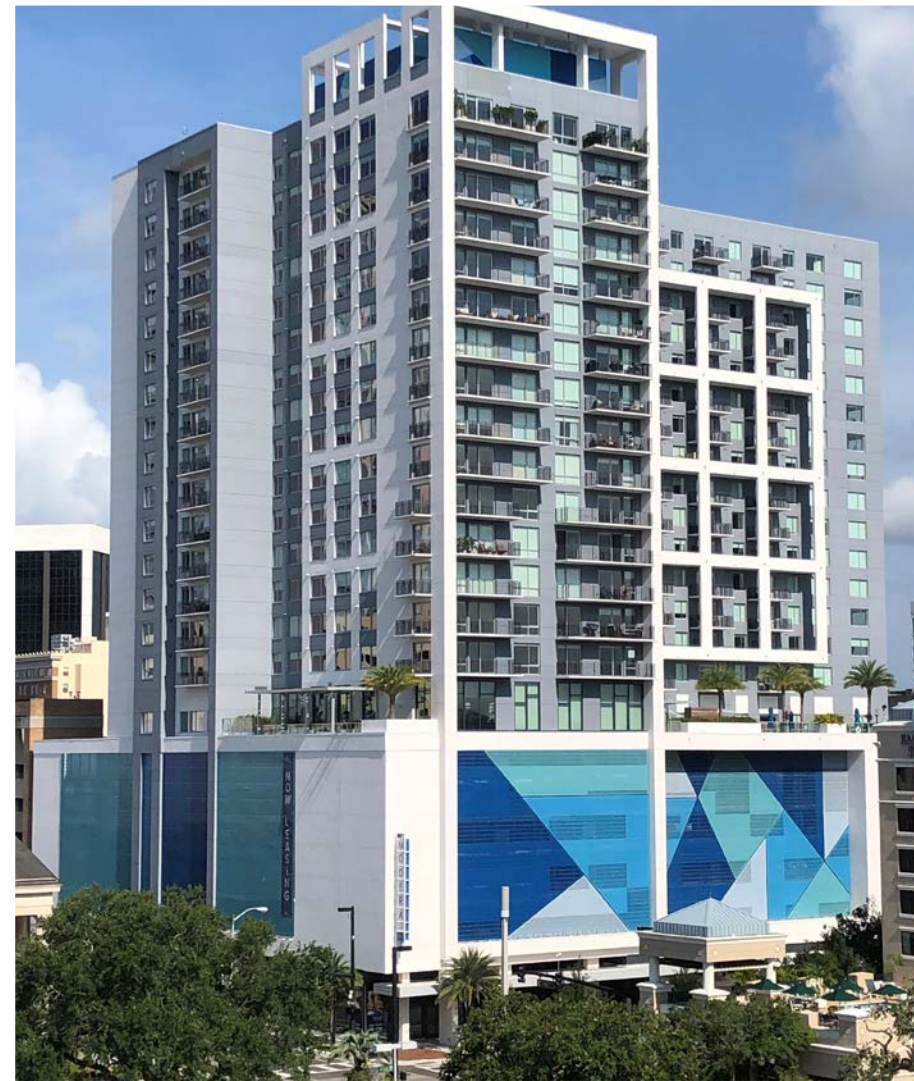
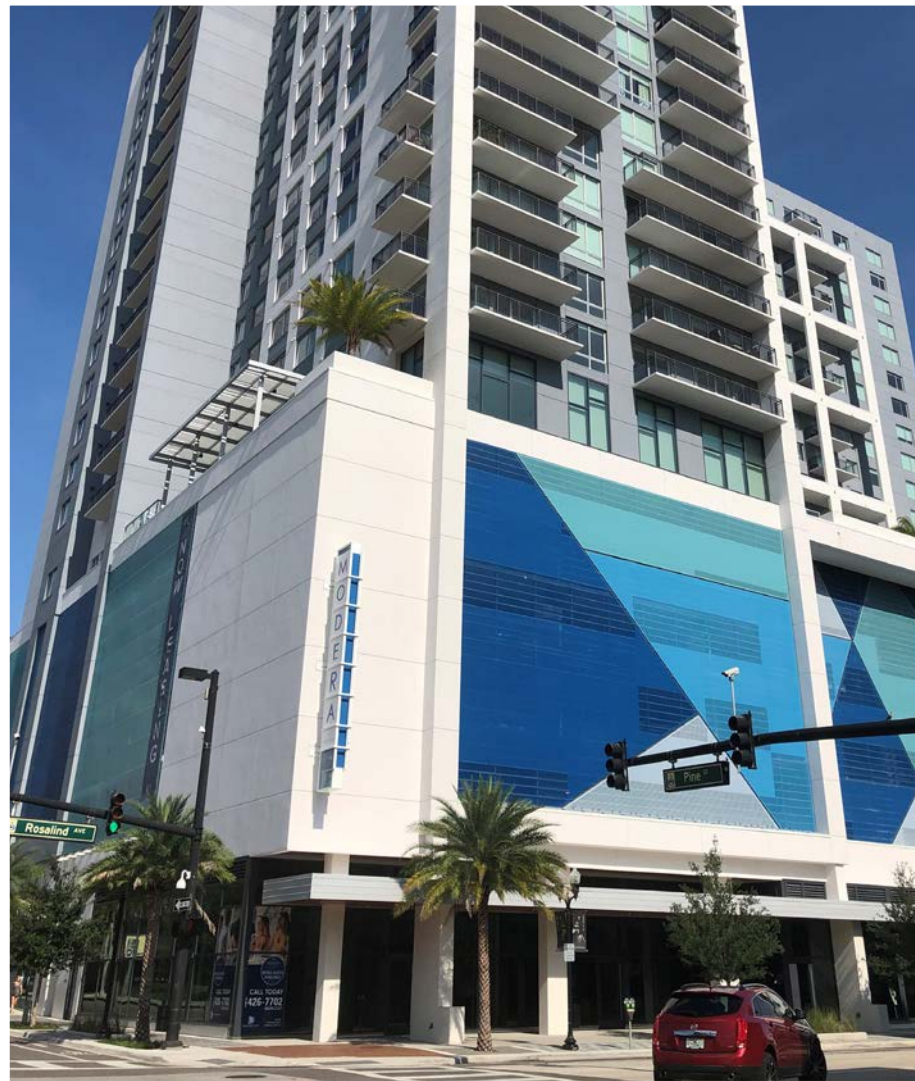
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# Images & Details



## MODERA® | CENTRAL

BY MILL CREEK

### 22-Story High-Rise

A Sleek Residential & Retail Community

### 350 Luxury Apartments

Featuring a Distinctively Modern Style

### Ground Floor Retail

12,721 SF of Retail & Restaurant Space

### The University Club

A Reimagined & Redesigned 30,000± SF Space

### Walkable Location

In the Epicenter of Lake Eola & Downtown

### Close Proximity to Lake Eola

Boasting 85,000 Visitors per Month

## AVAILABILITY

2,080 SF

## LEASE RATE

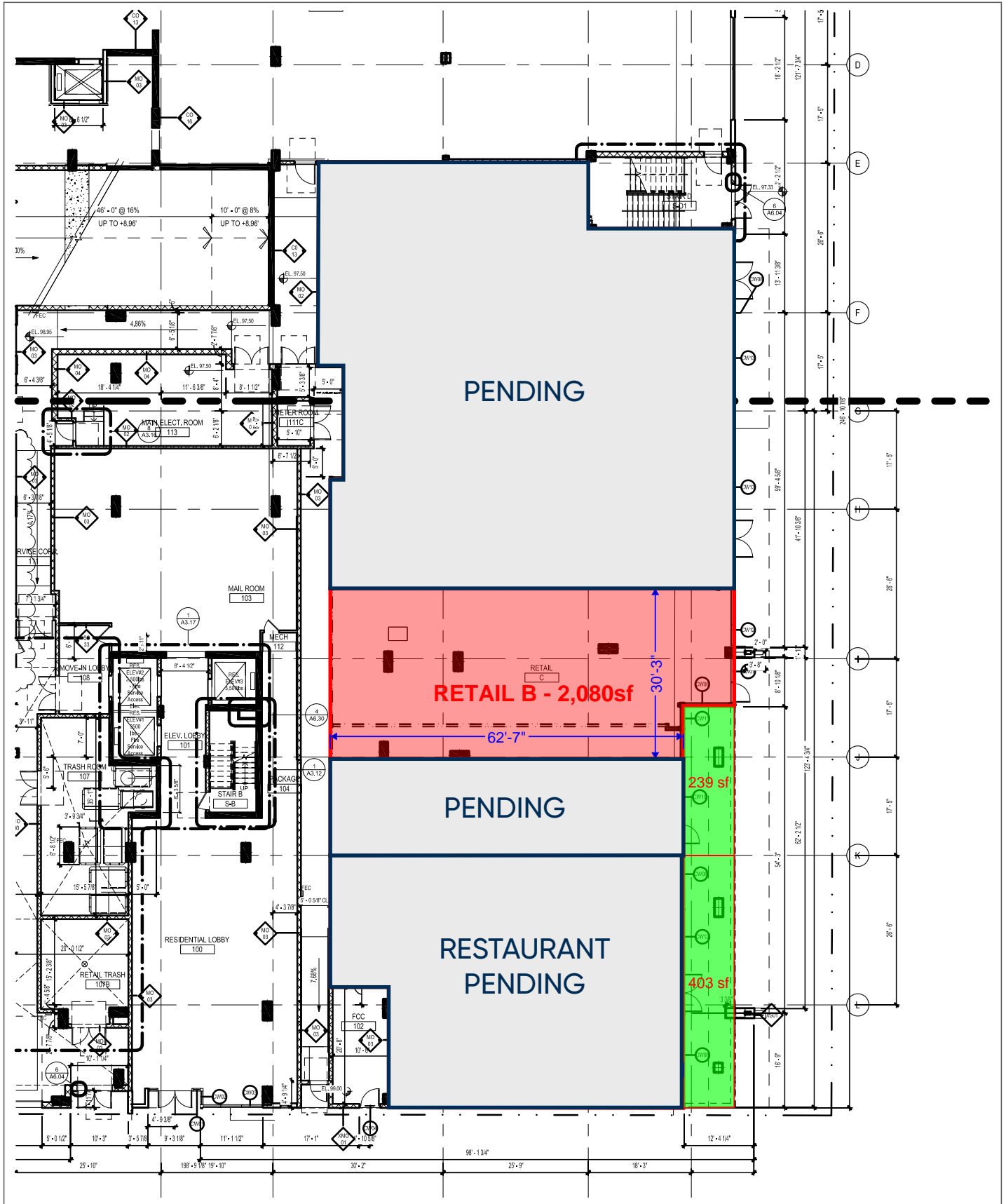
\$36 / SF

“But the real home run for downtown may be snagging a familiar big-box concept, such as Target or Walmart. The moment we land something like that in the central business district, we have arrived.” said Jill Rose.

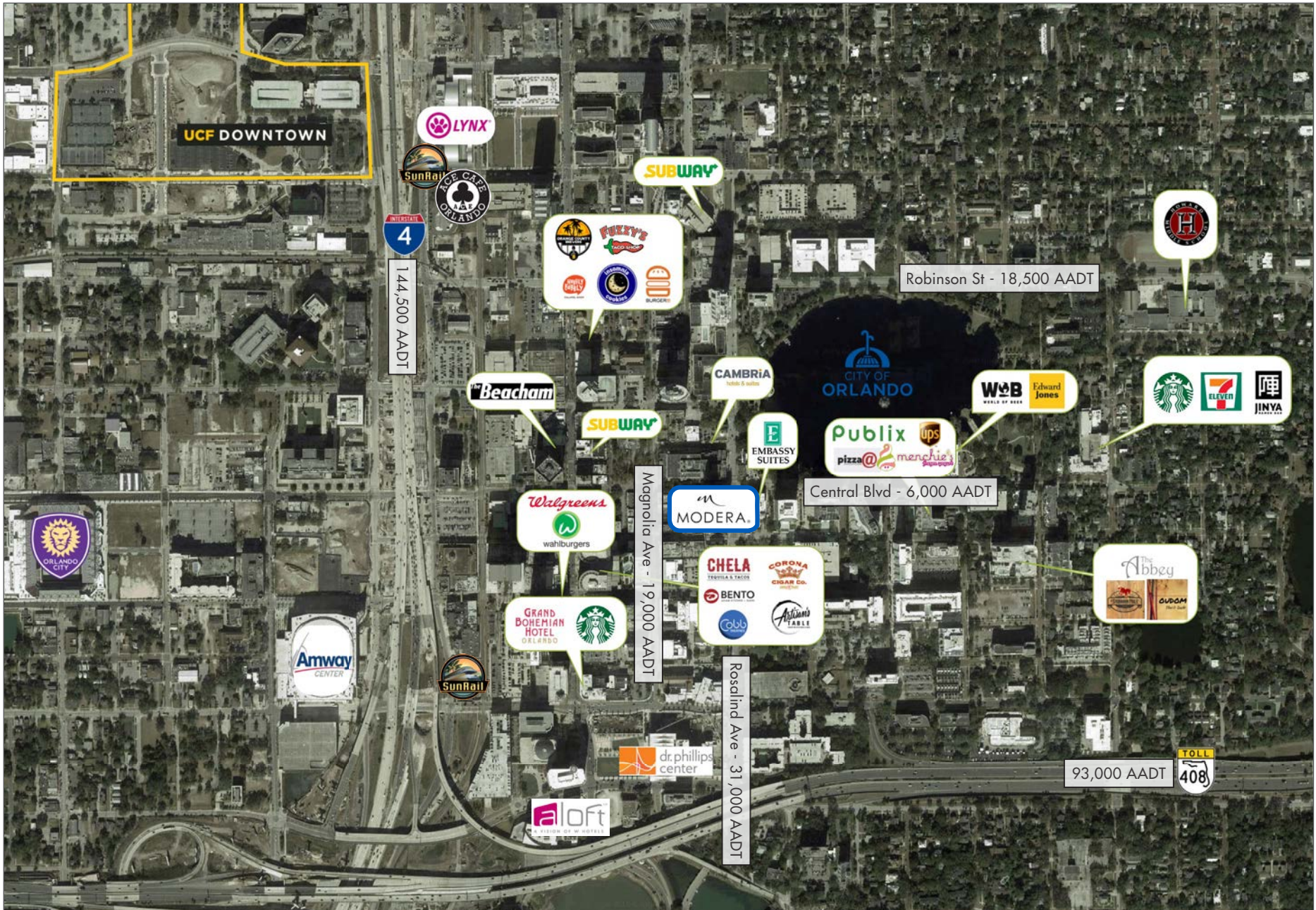
ORLANDO BUSINESS JOURNAL

*For the full article, [click here.](#)*









# Site Plan



# Points of Interest



# Transportation Map

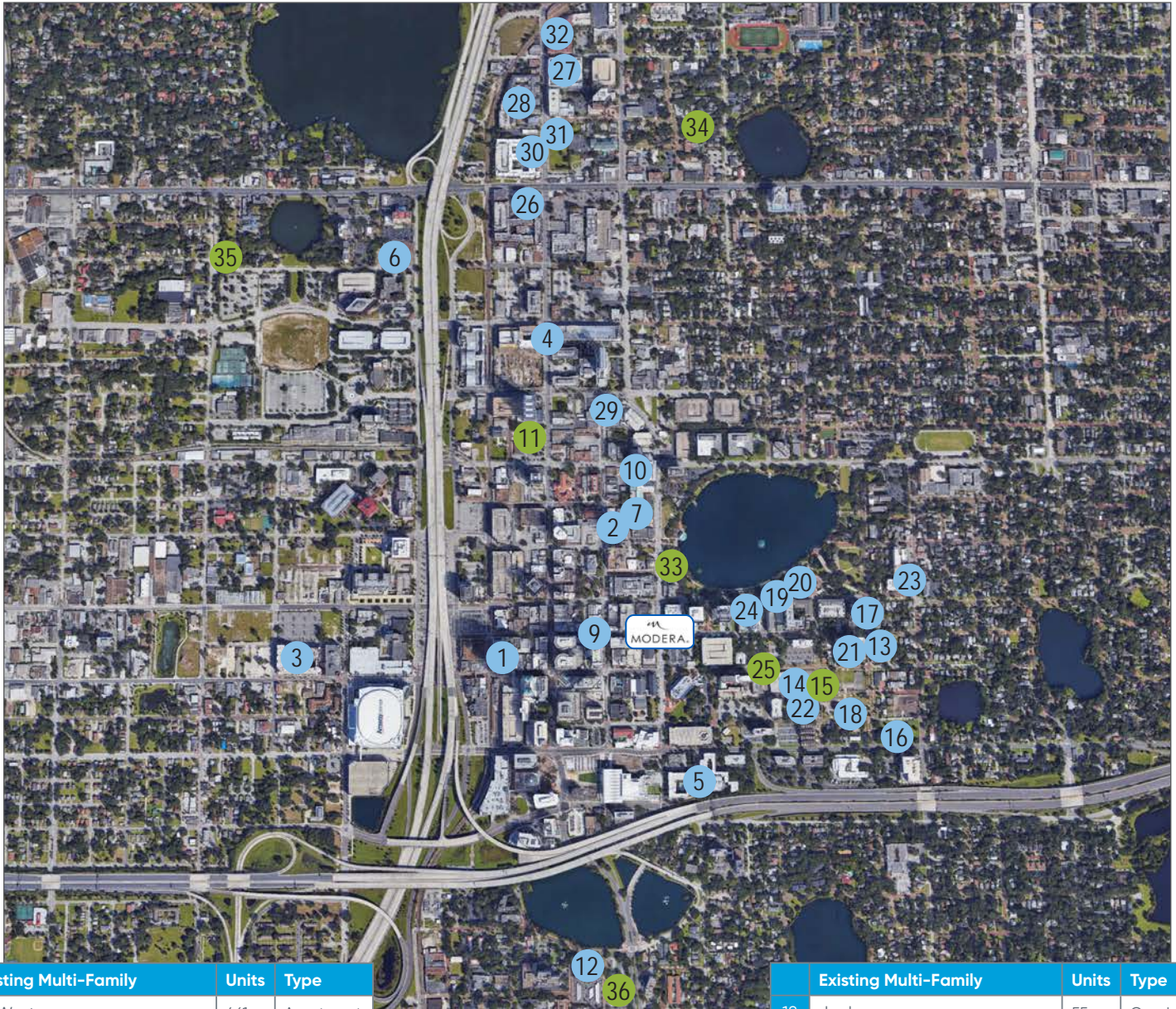
-  **Public Parking**
-  **SunRail Stations**
-  **Lynmo® Orange Line**
-  **Lynmo® Orange Line North Quarter**
-  **Lynmo® Lime Line**
-  **Lynmo® Grapefruit Line**
-  **Transfer point**
-  **Car Share Locations**
-  **Bike Share Stations**



1	606 Parking Spaces
2	480 Parking Spaces
3	62 Parking Spaces
4	582 Parking Spaces
5 & 6	200 Parking Spaces
7	857 Parking Spaces



# Multi-Story Residential Units



	Existing Multi-Family	Units	Type
1	55 West	461	Apartment
2	Aspire	164	Apartment
3	CityView	266	Apartment
4	Crescent Central Station	279	Apartment
5	Grande	364	Condo
6	Lexington Court	108	Apartment
7	Metropolitan	150	Condo
9	Solaire at the Plaza	305	Condo
10	The Vue at Lake Eola	375	Condo
12	Lake Lucerne Towers	157	Apartment
13	101 Eola	152	Condo
14	420 East	299	Apartment
16	Brownstones at Thornton Park	28	Condo
17	Eola South	23	Condo

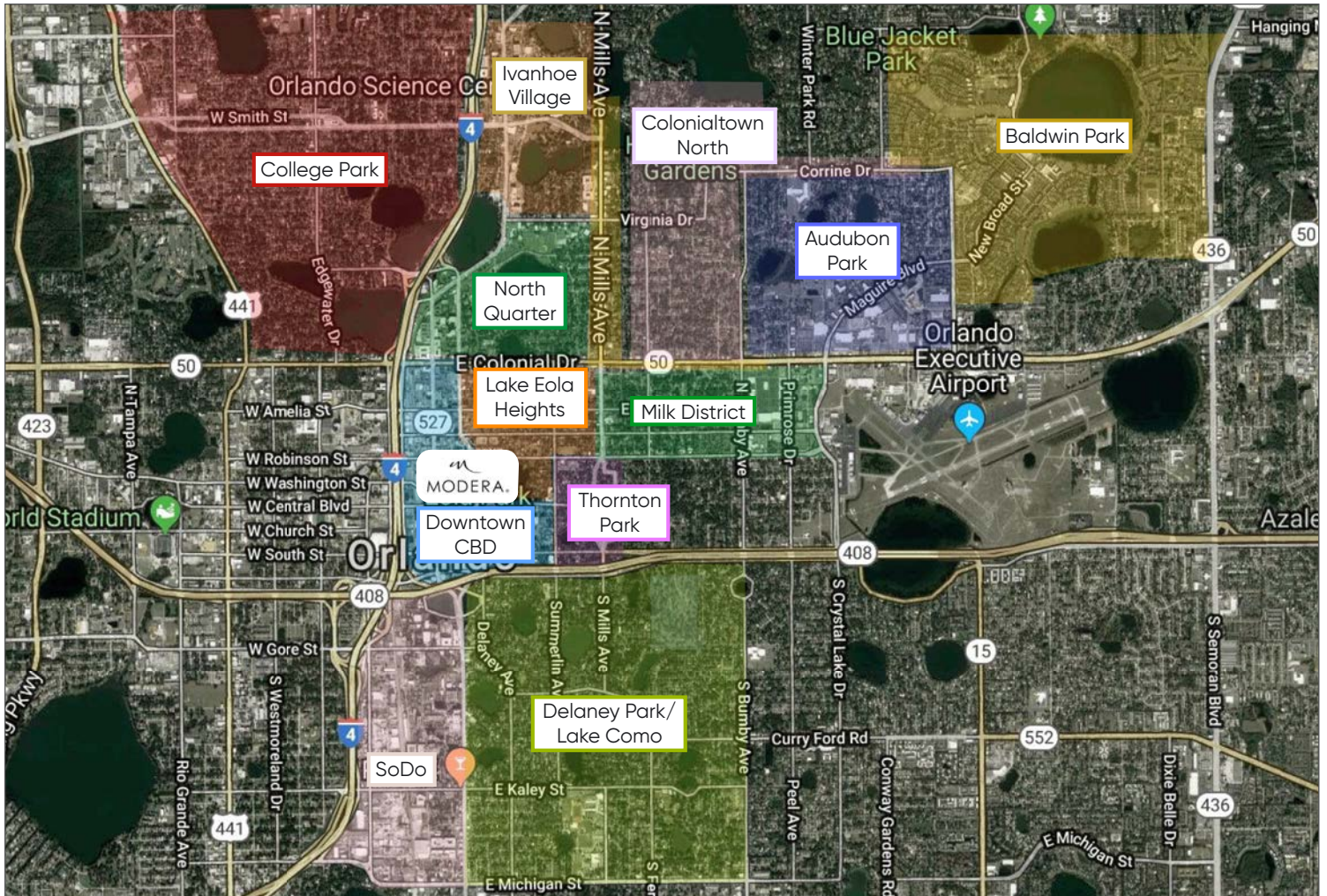
	Under Construction	Units	Type
11	XOrlando (Proposed)	889	Apartment
	Modera Central	350	Apartment
15	The 520	364	Apartment
25	CitiTower	235	Apartment
33	333 N Rosalind	389	Apartment
34	Irving on Park	21	Townhomes
35	Amelia Court	256	Apartment
36	Crescent Lucerne	373	Apartment

<b>Total Existing Units</b>	<b>6,360</b>
<b>Total Under Construction</b>	<b>2,877</b>

	Existing Multi-Family	Units	Type
18	Jackson	55	Condo
19	Paramount on Lake Eola	313	Apartment
20	Post Parkside	258	Apartment
21	Sanctuary	173	Condo
22	Star Tower	100	Condo
23	Thornton Star Tower	56	Condo
24	Waverly	230	Condo
26	Camden Orange Court	268	Apartment
27	NORA	246	Apartment
28	Park North	303	Condo
29	Skyhouse Orlando	320	Apartment
30	SteelHouse	330	Apartment
31	Camden North Quarter	333	Apartment
32	Uptown Place/Echelon	244	Apartment



# Orlando's Submarkets



Neighborhood	Population	Average HH Income
College Park	10,979	\$124,975
Ivanhoe Village	1,711	\$83,394
North Quarter	2,546	\$87,895
Downtown CBD	8,982	\$85,932
SoDo	3,087	\$67,603
Delaney/Lake Como	9,228	\$82,009
Thornton Park	870	\$143,071
Lake Eola Heights	2,599	\$126,073
Milk District	1,482	\$66,459
Audobon Park	3,862	\$80,955
Colonialtown North	3,097	\$64,357
Baldwin Park	8,855	\$126,515
<b>TOTALS</b>	<b>57,298</b>	<b>\$94,936</b>



# 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

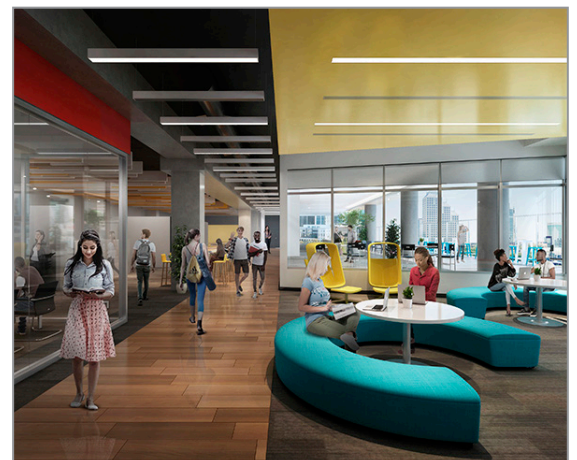


**150,000 SF**  
Retail/Commercial  
Space



**225**  
Hotel Rooms

## Conceptual Master Land Use Plan



Phase I Development Pipeline

 Proposed Projects

Existing Community Assets

 Future Development Opportunity



# Downtown Orlando 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.

## About Downtown

- + In 2019, Forbes Named Orlando the Best Market for Real Estate
- + \$5.4 Billion in Total Developmental Investments
- + Downtown Spans more than 300 Blocks and a Total of 1,664 Acres

## Downtown Residential

- + 13,054 Residential Units Downtown
- + 93.1% Apartment Occupancy Rate
- + \$1,771 Average Rental Rate
- + 3,345 Proposed Residential Units with 2,157 In-Progress

## Downtown Office

- + 11,047,132 Rentable Square Feet
- + 91.9% Office Occupancy Rate
- + \$23.23 Per SF Average Office Rental Rate

## Downtown Retail

- + 1,200,298 Rentable Square Feet
- + 93.4% Retail Occupancy Rate
- + \$23.83 Per SF Average Retail Rental Rate

## Downtown Demographics



**185**

Business Licenses Issued In 2019



**80,047**

Total Jobs Downtown



**\$70,808**

Average Salary Downtown



**52.4%**

Bachelors Degree or Higher



**17,870**

Estimated Population 2019



**37.8**

Average Age



**\$74,682**

Average Household Income



**\$206,966**

Median Home Value 2019

