



# CAMDEN THORNTON PARK

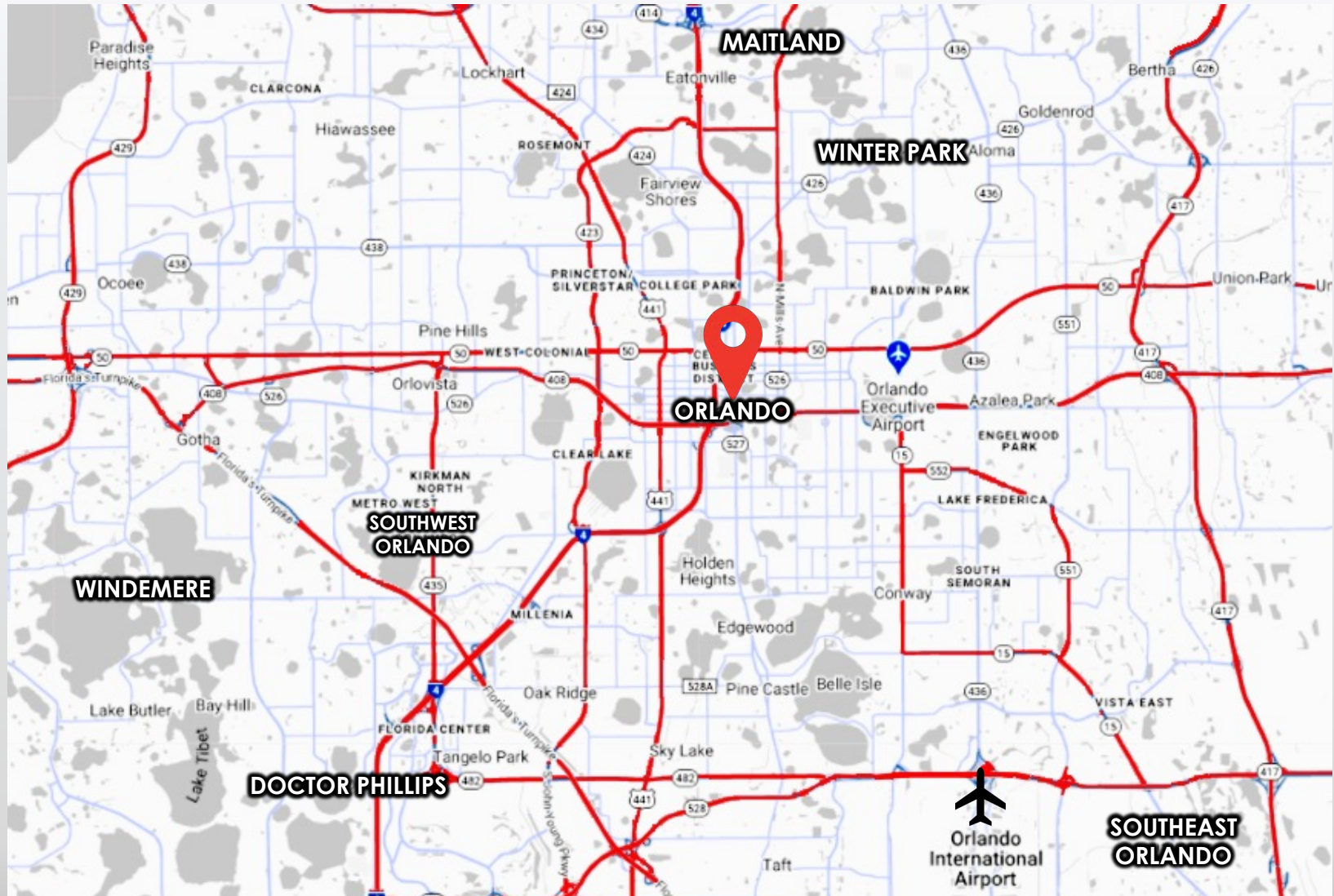
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420 EAST CHURCH ST. ORLANDO, FL 32801

PREMIER ENDCAP RETAIL SPACE IN DOWNTOWN  
ORLANDO'S MOST DESIRABLE COMMUNITY



# LOCATION, **LOCATION**, LOCATION



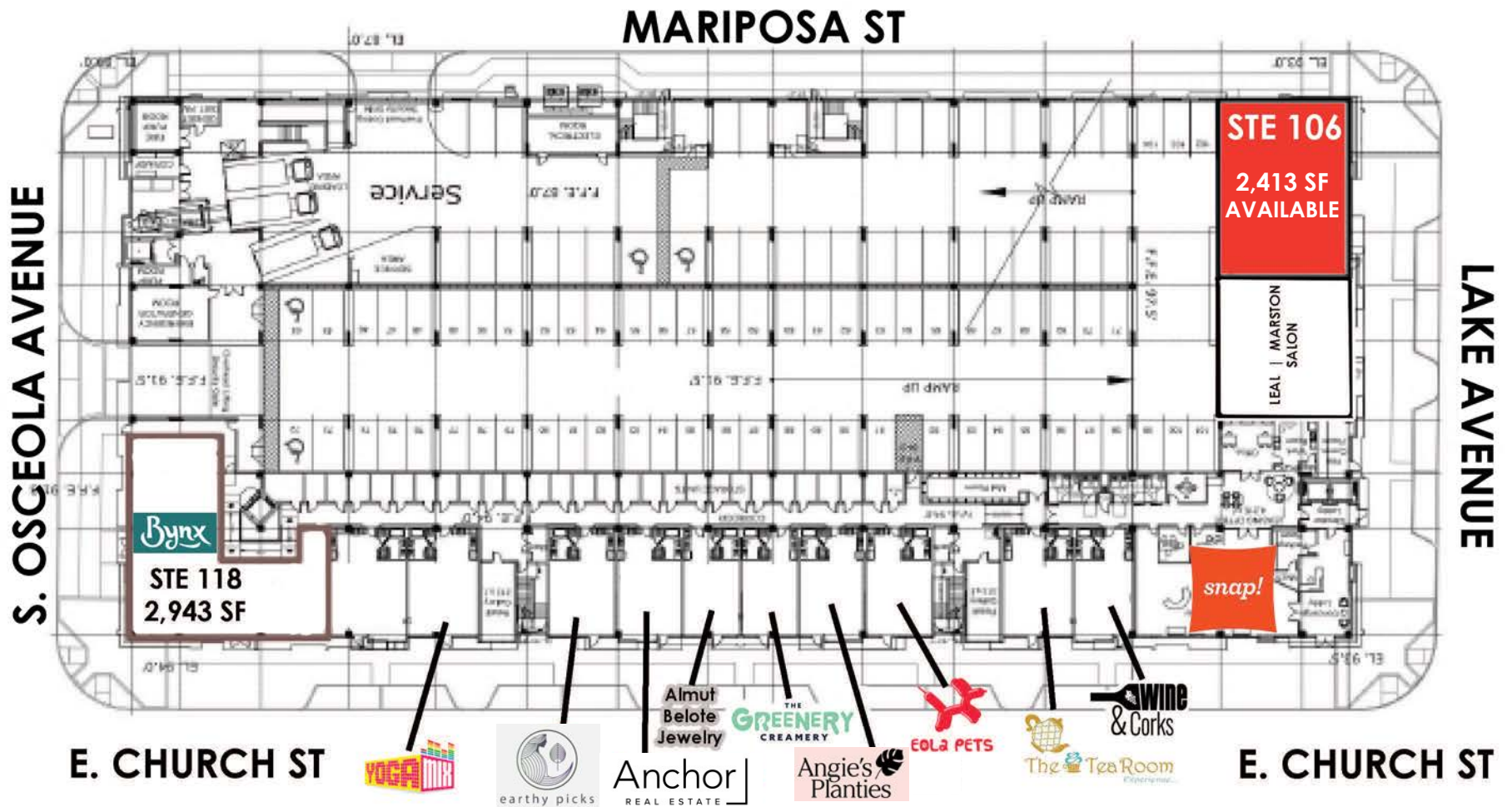
SITUATED IN **SOUTH EOLA/ THORNTON PARK**, CAMDEN THORNTON PARK IS IN THE HEART OF ORLANDO'S DOWNTOWN- MAKING **HERE** A PERFECT SPOT FOR **YOUR BUSINESS**.



## SITE SPECIFICATIONS

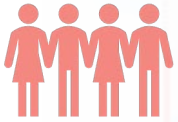
- **2,413 SF AVAILABLE**
- EXCELLENT VISIBILITY ON THE CORNER OF MARIPOSA ST AND LAKE AVENUE
- FORMER BRIDAL BOUTIQUE
- RETAIL PARKING AVAILABLE- VALET, 43 GARAGE PARKING SPACES AND 15 SURFACE SPACES
- LOCATED ON THE GROUND FLOOR OF CAMDEN THORNTON PARK APARTMENTS, FEATURING 300 MULTI-FAMILY UNITS
- HIGHLY WALKABLE WITH A SCORE OF 93

# SITE PLAN | FORMER BOUTIQUE SPACE



# DEMOGRAPHICS

## POPULATION



1 MI- 20,868  
3 MI- 113,599  
5 MI- 308,356

## AVG HH INCOME



1 MI- \$161,914  
3 MI- \$135,303  
5 MI- \$117,721

## DAYTIME POPULATION

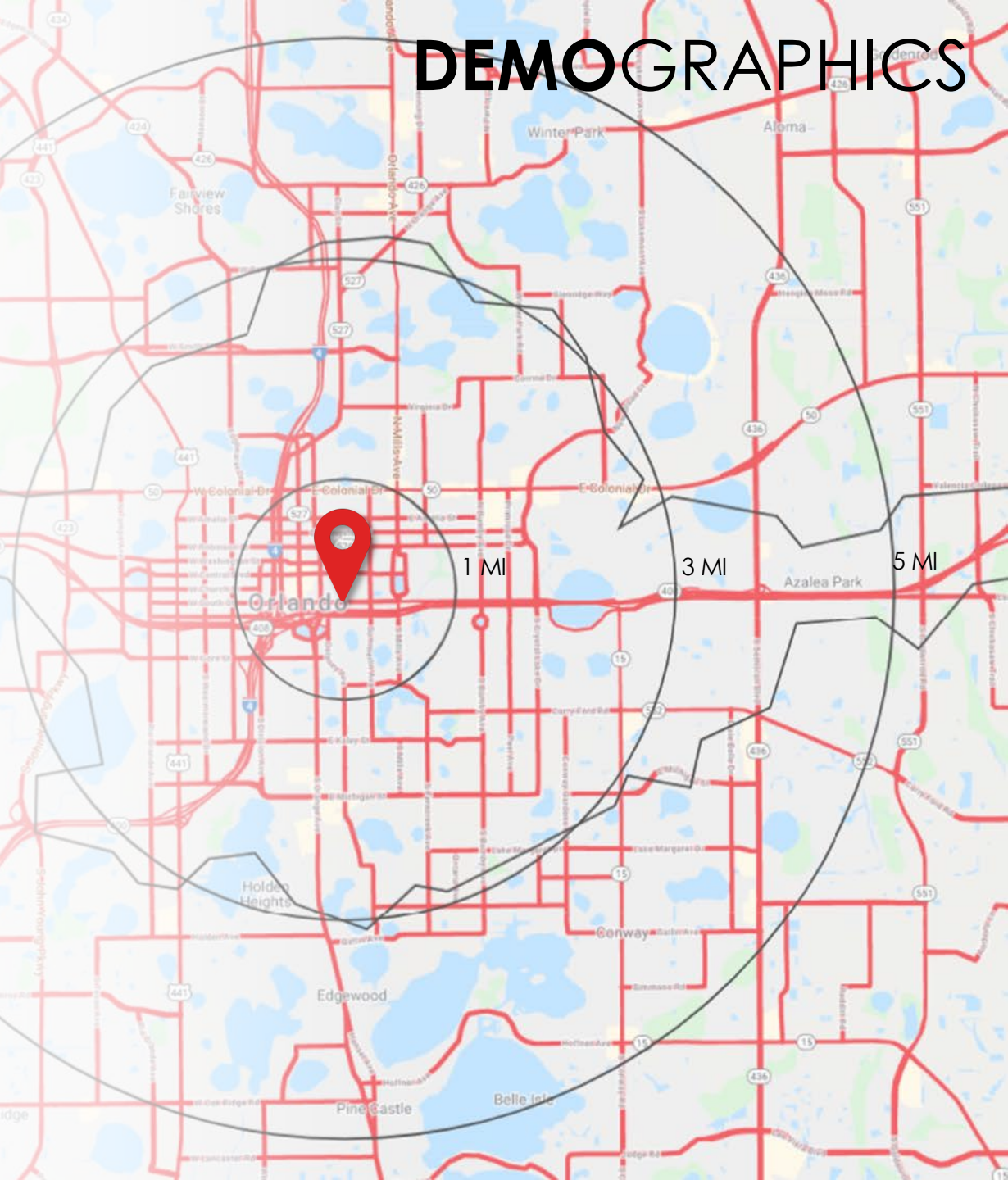


1 MI- 43,011  
3 MI- 111,399  
5 MI- 215,953

## MEDIAN AGE



1 MI- 39.7  
3 MI- 38.5  
5 MI- 37.5



# ON THE UP AND UP

FROM RISING OFFICE TOWERS, HOTELS, AND APARTMENT BUILDINGS THAT RADIATE THE SKYLINE- DOWNTOWN ORLANDO IS **THRIVING**.

JUST IN DOWNTOWN ORLANDO ALONE, A STAGGERING **31 PROJECTS** HAVE BEEN RECENTLY COMPLETED, IN-PROGRESS, OR PROPOSED- INCLUDING CREATIVE VILLAGE, THE SPORTS AND ENTERTAINMENT DISTRICT AND MORE.



# THORNTON PARK & SOUTH EOLA

## THE #1 DOWNTOWN DISTRICT IN ORLANDO

The Thornton Park & South Eola Districts features numerous upscale eateries, inviting neighborhood bars, & trendy boutiques.

Styles of homes range from 1920s bungalows to Craftsman-style structures to Tudor Revivals, all of them lining renovated brick streets with pristine landscaping. Adaptive reuse is also a calling card of the community.

Thornton Park has a very cosmopolitan feel, as it is the location of exclusive restaurants, high-end fashion boutiques, and The Sanctuary, which has some of the most expensive condo units in Orlando.

The Districts have also become one of the most desirable and expensive places to live in downtown, attracting young professionals as well as urban dwellers. As a result, the area has become a lively 24/7 neighborhood, with a diverse mix of people.



# DOWNTOWN POINTS OF INTEREST

## EXPLORIA STADIUM

25,500 capacity  
Home to Orlando City  
Soccer Team & Orlando  
Pride National Women's  
Soccer League

## CREATIVE VILLAGE

68-AC mixed use urban  
infill neighborhood.  
Home to UCF/Valencia  
Downtown campus,  
offices, retail, residential  
and hotels

## LAKE EOLA

Orlando's destination  
park & home to the  
famous swans, a wide  
variety of events, Walt  
Disney Amphitheatre &  
Orlando Farmer's  
Market

## THE ABBEY

Thornton Park's premier  
entertainment venue,  
hosting concerts,  
theatre, cabaret &  
more

## THE DR. PHILLIPS CENTER

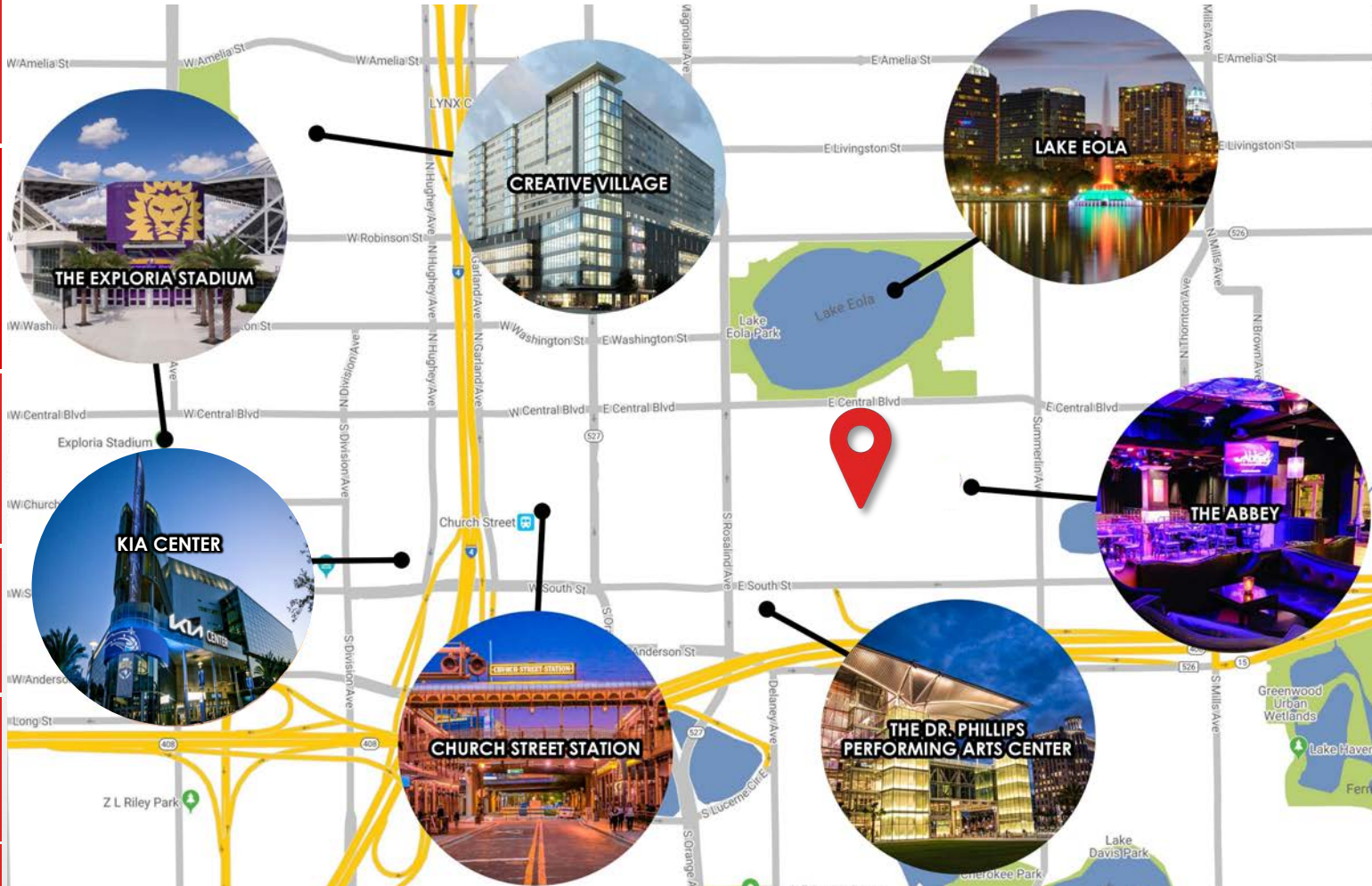
The two-block expanse  
is home to four premier  
theaters & school of the  
arts, with 5,125 capacity

## CHURCH STREET STATION

Historic train station and  
retail space, home to a  
variety of restaurants &  
an entertainment venue

## THE AMWAY CENTER

20,000 capacity  
Orlando's sports and  
entertainment venue  
home to the Orlando  
Magic, Solar Bears &  
Orlando Predators





# AERIAL OVERVIEW



Great  
**HISTORIC**  
District

Part of  
**MAIN STREET**  
America

Wide Variety of  
**LOCAL**  
Events

Join The  
**VIBRANT**  
Tapestry

# LIVE LIKE THE LOCALS

3,366 TOTAL UNITS



SITE	CAMDEN THORTON PARK	300
1	The Grande	364
2	Lutheran Towers	304
3	Windsor Place	107
4	Osceola Brownstones	26
5	Star Tower	100
6	Camden Lake Eola	364
7	Citi Tower	235
8	Baptist Terrace	197
9	The Waverly	230
10	Paramount on Lake Eola	313
11-13	Post Parkside	238
14	530 East Central Condos	91
15	Eola South	23
16	Thornton Park Central	49
17	101 Eola	146
18	The Sanctuary	173
19	Summer Winds Townhomes	26
20	Thornton Park Brownstones	28
21	The Jackson	52

# DOWNTOWN RETAIL & RESTAURANT STIMULUS PROGRAM

**DOWNTOWN TENANTS CAN RECEIVE UP TO \$100,000 FOR BUILD-OUTS AND RENTAL ASSISTANCE!**

DOWNTOWN IS ON THE RISE AND SO ARE THE INCENTIVES. BUSINESSES COULD BE ELIGIBLE TO RECEIVE UP TO \$400,000 (RESTAURANTS) AND \$150,000 (RETAILERS) IN TENANT IMPROVEMENTS AND RENT EXPENSES ACCORDING TO THE COMMUNITY REDEVELOPMENT AGENCY.

TO LEARN MORE VISIT:

[RETAIL STIMULUS PROGRAM](#)

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

# CONTACT ACRE



Lic. Real Estate Broker

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## SERVING RETAIL MARKETS THROUGHOUT FLORIDA

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**WEST COAST FLORIDA** | 730 S. STERLING AVENUE | SUITE 212 | TAMPA, FL 33609  
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