

Retail 24/7.

# FOR LEASE

## 101 EOLA RESTAURANT & RETAIL



FOR MORE INFORMATION CONTACT

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For additional information, please visit the website:

[www.cbre.com/101eola](http://www.cbre.com/101eola)

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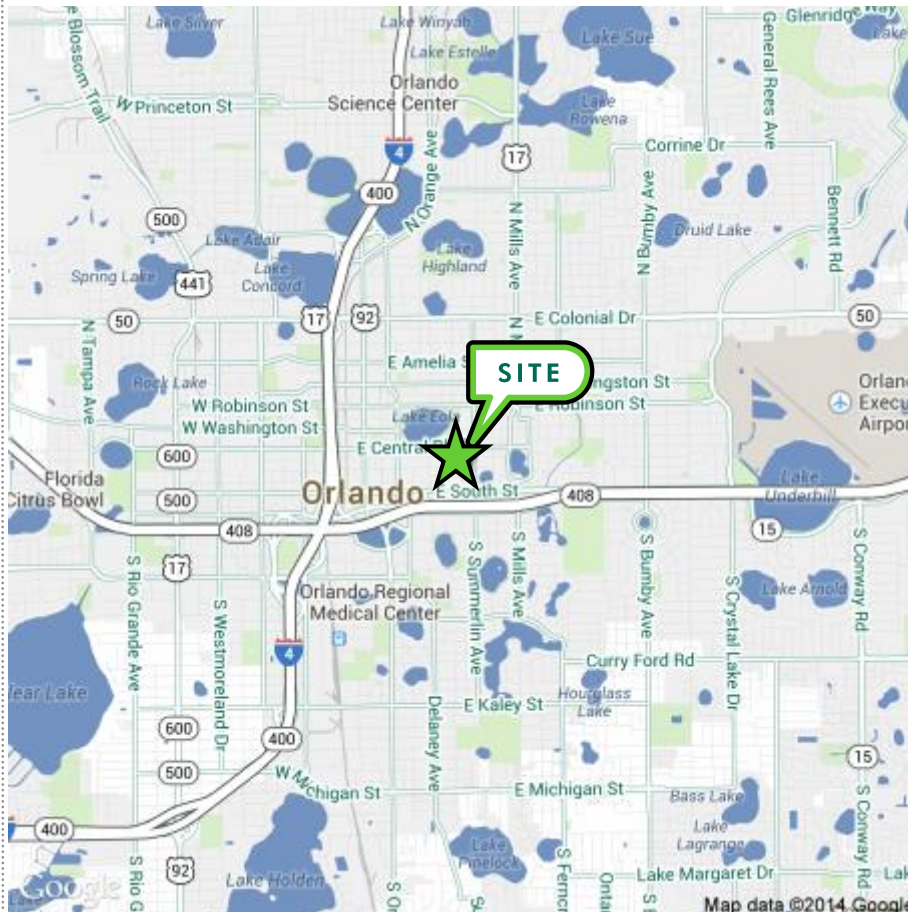
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## 101 EOLA RESTAURANT & RETAIL

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NOW AVAILABLE :: 101 S EOLA DRIVE :: ORLANDO, FLORIDA 32801

### LOCATION



### NOW AVAILABLE

101 S EOLA DRIVE:: ORLANDO, FLORIDA 32801

- Located in the desirable Thornton Park neighborhood adjacent to Downtown Orlando
- Very accessible via the SR 408 East West Expressway and is less than 1 mile from Interstate 4
- Residential growth is at it's all time high in Downtown Orlando
  - 1,395 proposed apartment units
  - 9,570 apartment units

**THORNTON  
PARK** DISTRICT

For additional information, please visit the website:

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### RETAIL SITE PLAN



### JOIN CURRENT TENANTS



- **Availability**
  - **Restaurant space:** 5,673 sq ft
- **Ground Floor Retail:**
  - **Mucho + Mucho Liquor:** 5,101 sq ft
  - **TSAR Bar:** 2,541 sq ft
- **Parking:**
  - **Retail Parking:** 60 spaces (2 levels)
  - **Total Retail GLA:** 4.5 spaces / 1,000 sq ft

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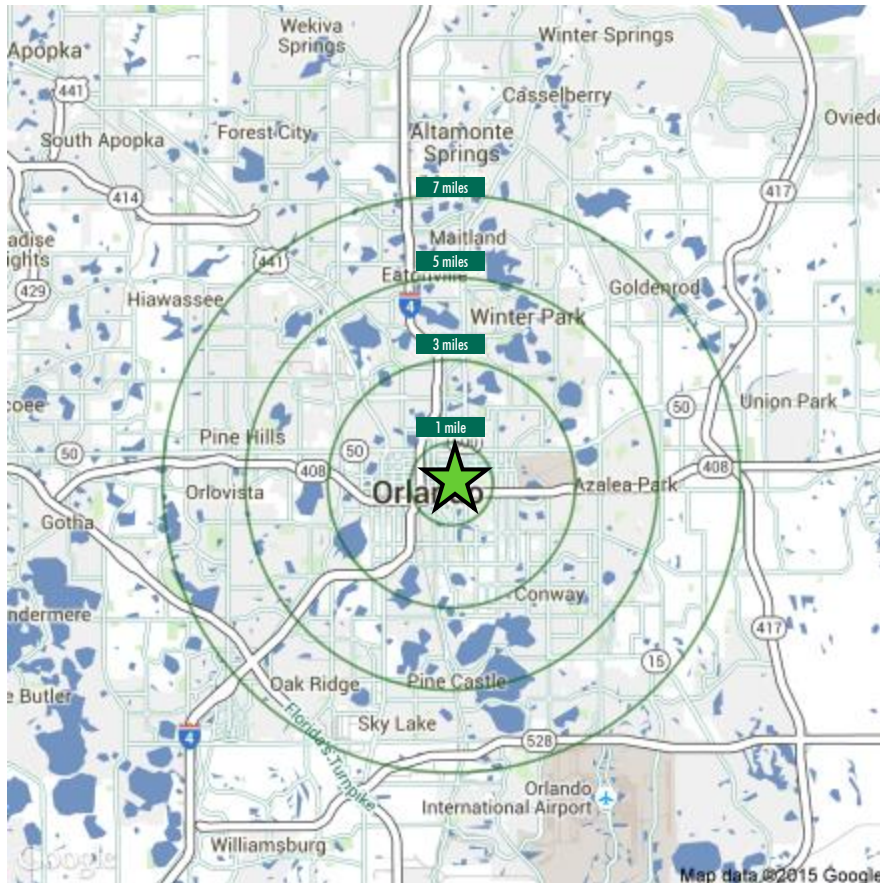
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### DOWNTOWN ORLANDO



2015 Estimated Demographics	1 mile	3 mile	5 mile	7 mile
POPULATION	16,266	46,840	98,820	272,899
POP GROWTH 5 YEAR PROJECTION	8.38%	6.11%	4.92%	5.44%
AVG HOUSEHOLD INCOME	\$64,889	\$61,673	\$62,784	\$56,755
MEDIAN HOUSEHOLD INCOME	\$44,006	\$41,942	\$41,475	\$36,972
HOUSEHOLDS WITH INCOME OVER \$50,000	1,511	3,931	7,663	18,576
HOUSEHOLDS WITH INCOME OVER \$75,000	2,900	6,531	12,588	25,422
POPULATION COLLEGE EDUCATED OR HIGHER	8,403	19,614	36,701	77,215
DAYTIME POPULATION (EMPLOYEES)	64,112	124,700	173,666	273,979
BUSINESS ESTABLISHMENTS	5,621	10,403	14,551	26,063

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### DOWNTOWN ORLANDO



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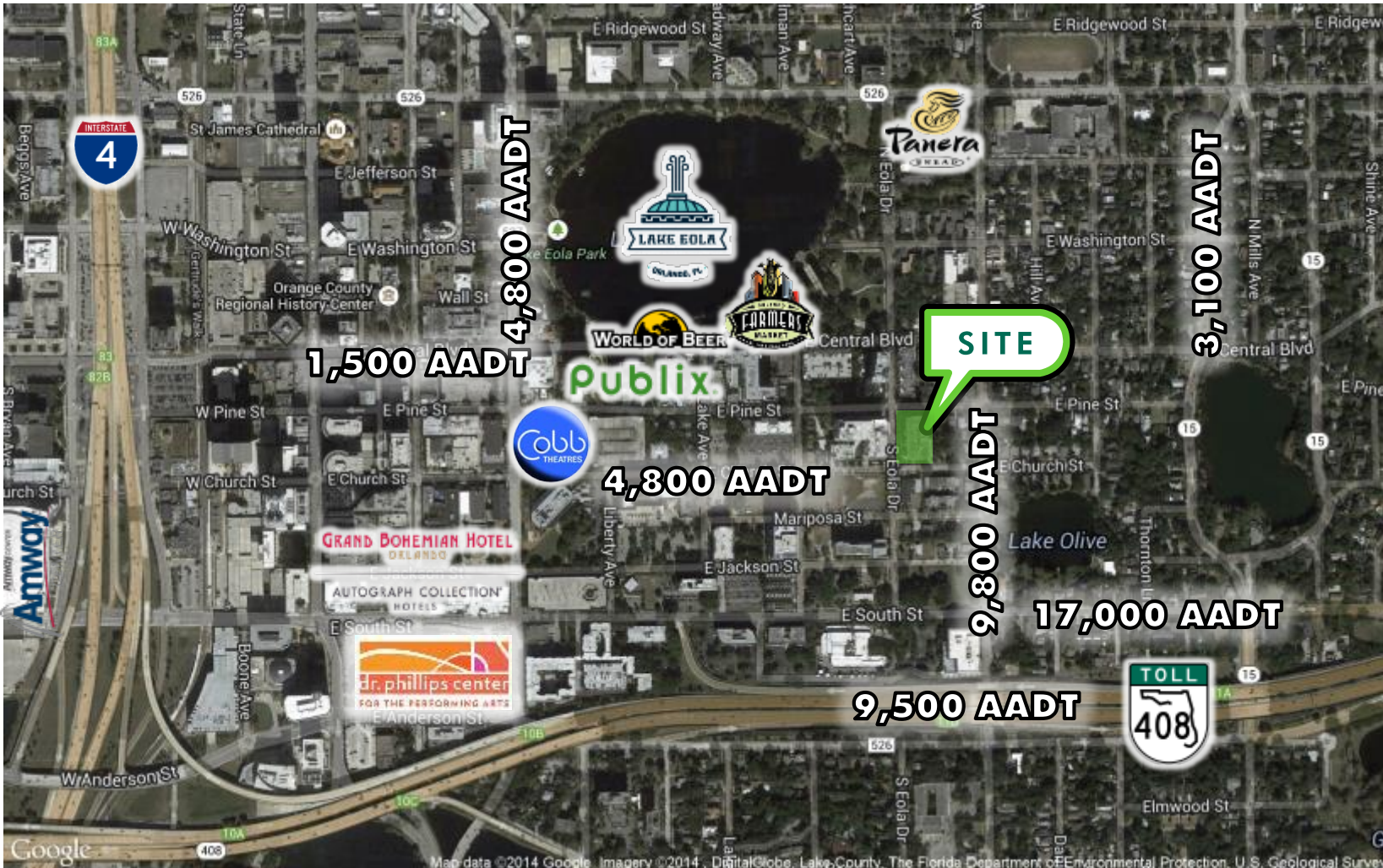
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### RETAIL – SELECT NATIONAL CONCEPTS



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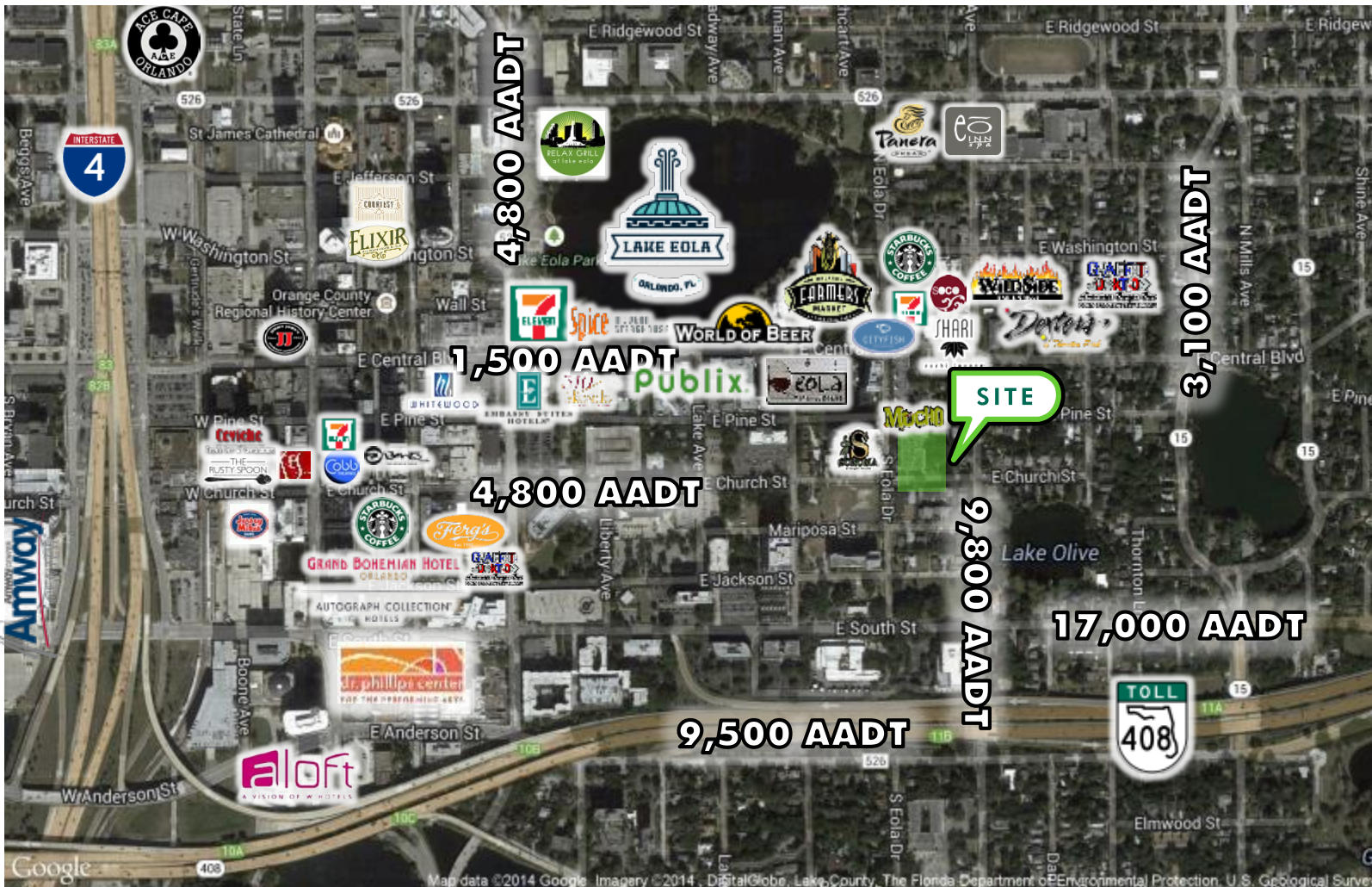
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### NEIGHBORHOOD RETAIL



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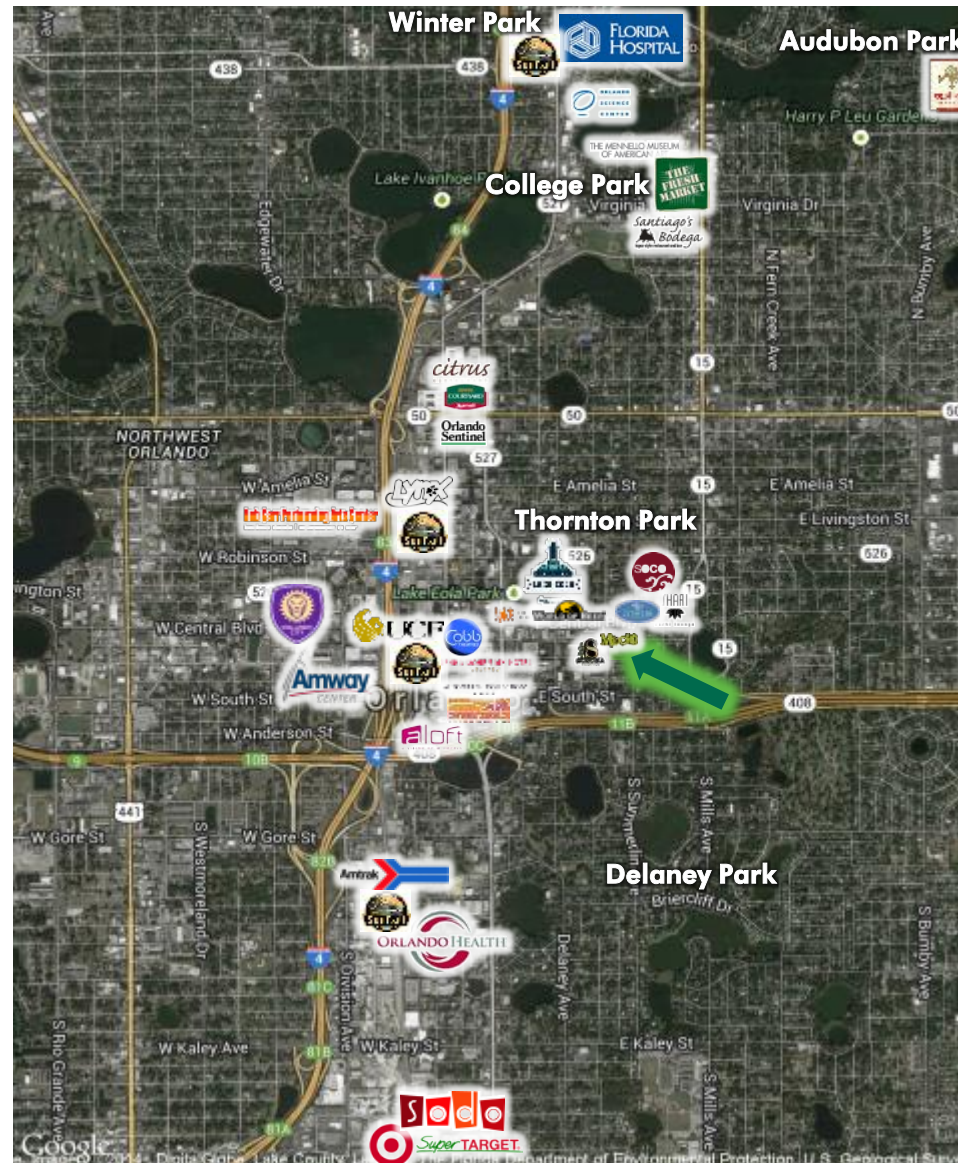
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### DOWNTOWN RETAIL SUBMARKET



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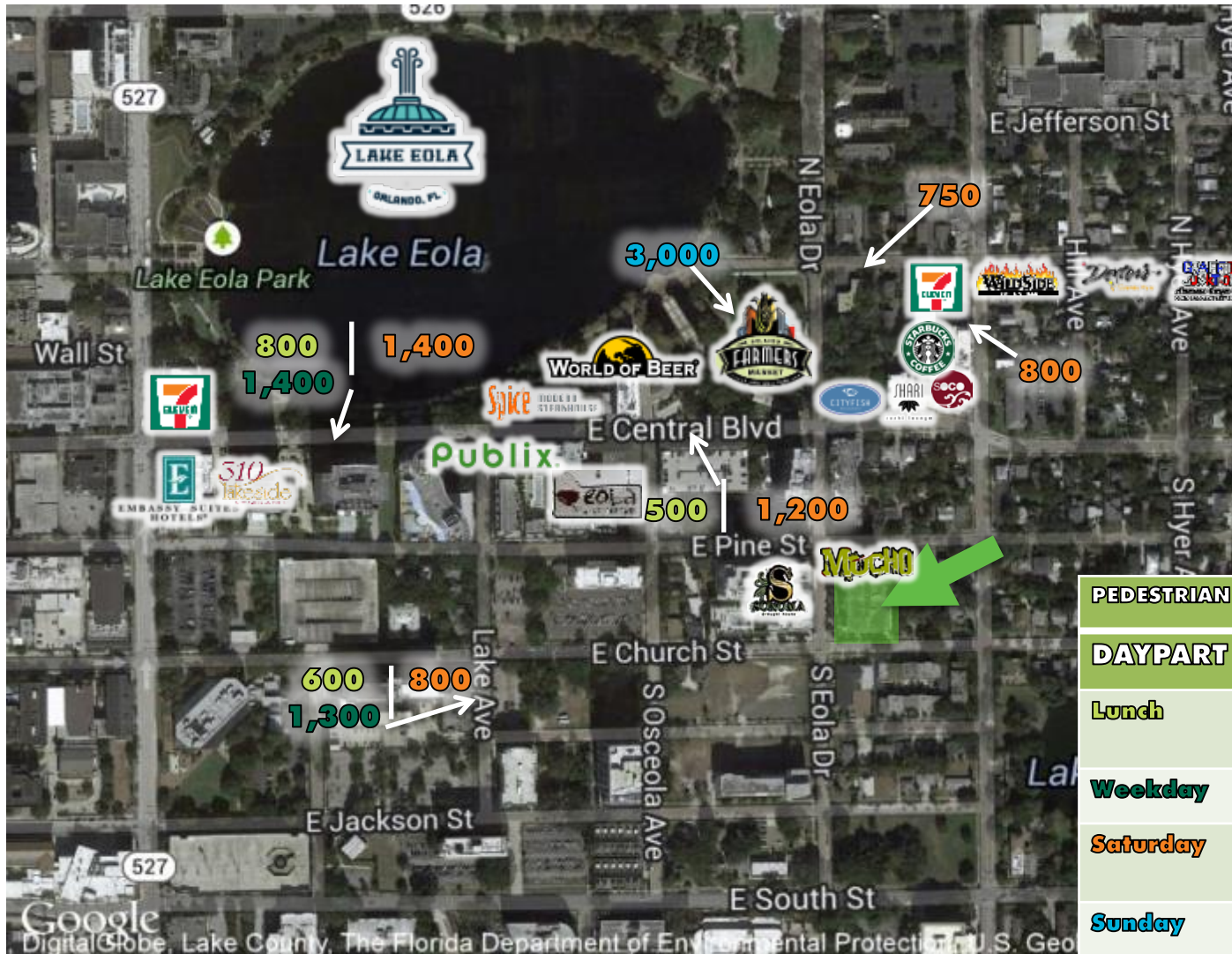
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### RETAIL – SELECT NATIONAL CONCEPTS



PEDESTRIAN TRAFFIC VOLUMES / FOOTFALLS	
DAYPART	TIME
Lunch	11am-2pm
Weekday	10am-6pm
Saturday	6pm-11pm
Sunday	10:30am-4pm

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### DOWNTOWN AREA RESIDENTIAL

Property #	Property	Units	District	Type
1	501 N. Orange Avenue	746	CBD	Apartment
2	55 West	425	CBD	Apartment
3	Aspire	164	CBD	Apartment
4	CityView	266	CBD	Apartment
5	Crescent Central Station	279	CBD	Apartment
6	Grande	364	CBD	Condo
7	Lexington Court	108	CBD	Apartment
8	Metropolitan	128	CBD	Condo
9	*Orange Ave and Livingston St	400	CBD	Apartment
10	*Orlando Central	450	CBD	Apartment
11	* University Club	345	CBD	Apartment
12	Solaire at the Plaza	310	CBD	Condo
13	The Vue at Lake Eola	384	CBD	Condo
14	Tribridge	208	CBD	Apartment
<b>CBD TOTAL</b>		<b>4,577</b>		
15	Lake Lucerne Towers	157	SoDo	Apartment
<b>SODO TOTAL</b>		<b>157</b>		
16	101 Eola	146	Thornton	Condo
17	Artisan 420	299	Thornton	Apartment
18	Artisan 520	510	Thornton	Apartment
19	Brownstones at Thornton Park	28	Thornton	Condo
20	Eola South	23	Thornton	Condo
21	Jackson	52	Thornton	Condo
22	Lutheran Tower	185	Thornton	Apartment
23	Paramount on Lake Eola	313	Thornton	Apartment
24	Post Parkside	248	Thornton	Apartment
25	Sanctuary	173	Thornton	Condo
26	Star Tower	100	Thornton	Condo
27	Thornton Park Central	56	Thornton	Condo
28	Waverly	230	Thornton	Condo
29	City Tower	233	Thornton	Apartment
<b>THORNTON TOTAL</b>		<b>2,596</b>		
30	Camden Orange Court	268	Uptown	Apartment
31	NORA	246	Uptown	Apartment
32	Park North	303	Uptown	Condo
33	Skyhouse Orlando	320	Uptown	Apartment
34	SteelHouse	326	Uptown	Apartment
35	The Sevens	333	Uptown	Apartment
36	Uptown Place/Echelon	244	Uptown	Apartment
37	*Magnolia Ave and Marks St	200	Uptown	Apartment
<b>UPTOWN TOTAL</b>		<b>2,240</b>		
<b>DOWNTOWN ORLANDO TOTAL</b>		<b>9,570</b>		

\* - Proposed



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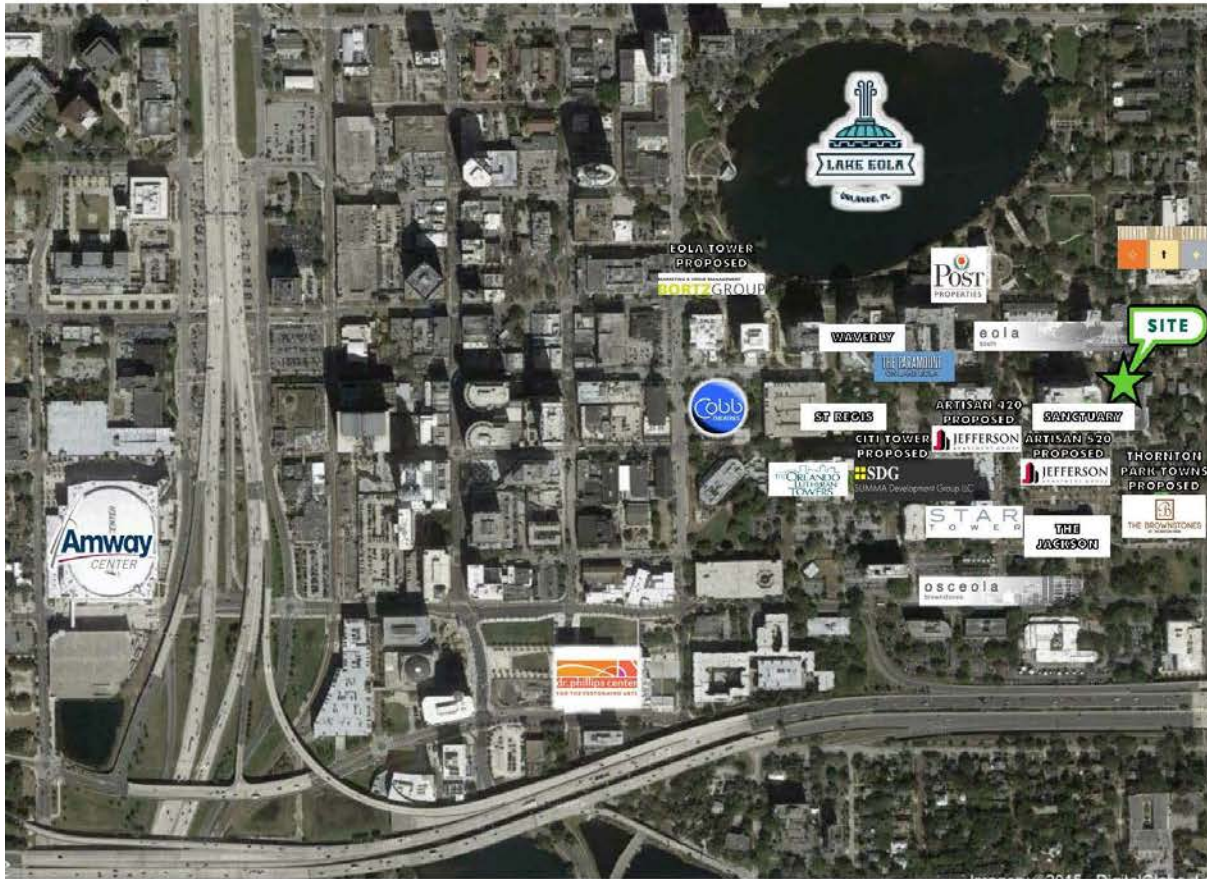
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### THORNTON PARK



#### CITI TOWER

PROPOSED 235 UNITS



#### ARTISAN 420

PROPOSED 299 UNITS



#### THORNTON PARK TOWNS

PROPOSED 30 UNITS



#### ARTISAN 520

PROPOSED 310 UNITS



#### EOLA TOWER

PROPOSED 100 UNITS



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### THORNTON PARK

- Established in 1988, Thornton Park is celebrating its 25 years
- Located just east of Lake Eola, Thornton Park District is home to a lively commercial district with a European feel to the restaurants and boutiques
- An 18 minute cab ride from the tourist attractions
- Monthly events such as Thornton 2<sup>nd</sup> Thursday Wine + Art Walk and Friday Night Live in Thornton Park District



**THORNTON**  
**PARK**  
DISTRICT

[www.thorntonparkdistrict.com](http://www.thorntonparkdistrict.com)

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LYNX | LYMMO | SUNRAIL



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### LIVE – DOWNTOWN ORLANDO

**live**

Downtown Orlando has evolved into a true urban neighborhood offering a diverse selection of residential properties encompassing high-rise multi-family buildings, townhouses and single family homes. The Downtown Orlando geography is accentuated with beautiful lakes, public parks and recreational venues, providing our residents with an ideal place to live and raise a family.

2000 2013

10,559 14,609

**38.4%** Residential population increase  
Male to female ratio 52:48

**RESIDENTIAL STATS**

**10,502** Residential units Downtown

**94%** Apartment occupancy rate

**\$1,480** Average rental rate (\$1.80 per sq. ft.)

**3,253** Residential units in-progress or proposed

1,228 PROPOSED  
2,025 IN-PROGRESS

**WHO LIVES DOWNTOWN?**  
A glimpse at Downtown residents

**38%** Bachelors degree or higher

**1.61** persons per household

**\$58,093** Average household income per capita

**37.7** Median age

**LYMMO at a glance**  
GOLYMMO.COM

**RIDE FREE DOWNTOWN**  
LYMMO is the nation's first bus rapid transit system or BRT and is absolutely free!

**COMING SPRING & SUMMER 2014: TWO NEW LYMMO LINES**  
LYMMO helps keep up the pace of the ever changing lifestyle of Downtown Orlando, expanding to connect East/West & Parramore neighborhoods.

SOURCES: 2010 US Census, 2000 US Census, RERC 4Q2013, DTO Market Report Summary 4Q2013

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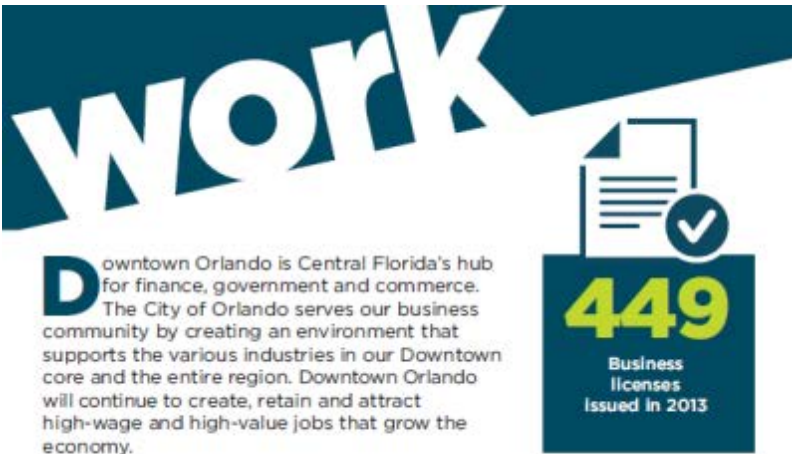
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### WORK – DOWNTOWN ORLANDO



**W**ork

Downtown Orlando is Central Florida's hub for finance, government and commerce. The City of Orlando serves our business community by creating an environment that supports the various industries in our Downtown core and the entire region. Downtown Orlando will continue to create, retain and attract high-wage and high-value jobs that grow the economy.

**449**  
Business Licenses Issued in 2013




**OFFICE MARKET STATS**

**10,573,800** Rentable square feet

**86.3%** Office occupancy rate

**\$21.95** Average office rental rate (per sq. ft.)




**WHO WORKS DOWNTOWN?**  
A glimpse at Downtown employees

**56.7%** Are college educated

**48.6%** Live within 10 miles of Downtown

**\$49,470**  
Average salary Downtown

**14%** Professional, Scientific and Tech jobs



SunRail at a glance  
SUNRAIL.COM

**\$615 million**  
Commuter rail system

61 MILES, 17 STOPS connecting Downtown with Volusia, Seminole, Orange & Osceola Counties

PHASE ONE - 2014  
31 MILES from DeBary to Sand Lake Road

SOURCES: 2010 US Census, RERC 4Q2013. 2010 US Census On the Map, Sunrail.com

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### PLAY – DOWNTOWN ORLANDO



**D**owntown Orlando is the heart of Central Florida's diverse entertainment scene. Downtown's Amway Center sets the standard for the best in live sports and entertainment and is home to the NBA's Orlando Magic and ECHL's Orlando Solar Bears. The Dr. Phillips Center for the Performing Arts will open its doors in the fall of 2014 showcasing the region's premiere performance groups as well as touring shows. The Orlando Citrus Bowl, in the process of an extensive reconstruction, is home to the Florida Classic, the Capital One Bowl and the Russell Athletic Bowl.



More than  
**120**

Dining & nightlife establishments

**DOWNTOWN VENUES**

A glimpse at the amenities

More than  
**800**

Venue events held in 2013, with more than 2.1M attendees

### ABOUT LAKE EOLA PARK

**L**ake Eola Park is home to a weekly Farmer's Market, Eola Wonderland, Fireworks at the Fountain and so much more. The lake adds to the City Beautiful's landscaped pedestrian friendly environment and is one of Downtown's signature locations.



### INVESTMENT IN VENUES

**COMPLETE**  
**\$480M** Amway Center

**FUTURE VENUES**  
• 18,000 seat MLS soccer stadium  
• 40,000 sq. ft. conference center

**IN-PROGRESS**  
**\$500M** Dr. Phillips Center for the Performing Arts (Fall 2014)

**\$200M** Orlando Citrus Bowl Reconstruction (Spring 2015)

SOURCES: RERC 4Q2013, DTG Market Report Summary 4Q2013

### Hospitality at a glance



**1,749**  
hotel rooms



**107,000**  
guests lodged in 4th quarter 2013

**\$123.96**  
average daily rate in 4th quarter 2013

SOURCES: 2010 US Census, RERC 4Q2013. 2010 US Census On the Map, Sunrail.com

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### IN THE MEIDA



#### THE LOCAL BUZZ

ON DOWNTOWN ORLANDO'S THORNTON PARK

Orlando's Thornton Park is thriving  
[READ THE FULL STORY](#)

TSAR, coming to the ground floor of 101 S  
Eola  
[READ THE FULL STORY](#)

Cigars, vodka, and a conversational  
atmosphere is what you can expect from TSAR  
[READ THE FULL STORY](#)

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