

# EXCLUSIVE OFFERING

## RETAIL INVESTMENT SALE



**205 SOUTH EOLA DRIVE, ORLANDO, FL 32801**

### PRESENTED BY

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# I. EXECUTIVE SUMMARY

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ORLANDO, FL

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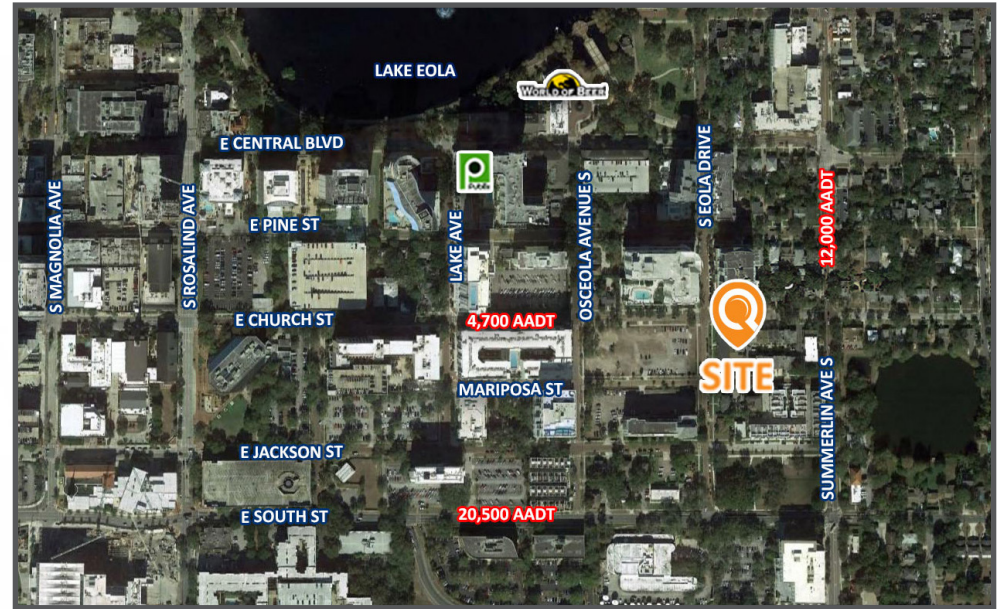
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## INTRODUCTION

This is a great investment opportunity to develop a property in downtown Orlando. This property has been approved for a **12-story tower, with 70-residential units, 120 parking spaces and over 7,000 SF of retail/office/service space.**

Currently there are over 2,200 residential units in a 3-block radius and over 480 more units under construction, including on the opposite corner. Current apartment **occupancy in Downtown Orlando is an average 95.4%**. The occupancy continues to strengthen retail in this market.

Located in the Thorton Park district, a very desirable area with easy accessibility to all points of interest in Downtown Orlando, traffic generators include Lake Eola Park, the Amway Center, City Hall, the Dr. Phillips Performing Arts Center and the Public Library.



## PROPERTY DETAILS

Zoning:	Planned Development/Traditional
Average:	0.5± AC
Building Size*:	8,163 SF

## LOCATION SUMMARY

Street Address:	205 South Eola Drive, Orlando, FL 32801
Primary AADT:	4,700 CPD Along E. Church St.

## OFFERING SUMMARY

List Price:	\$3,389,000
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\*Existing one-story, 8,163 SF office currently occupied by a law firm



# II. PROPERTY DETAILS

205 S EOLA DR

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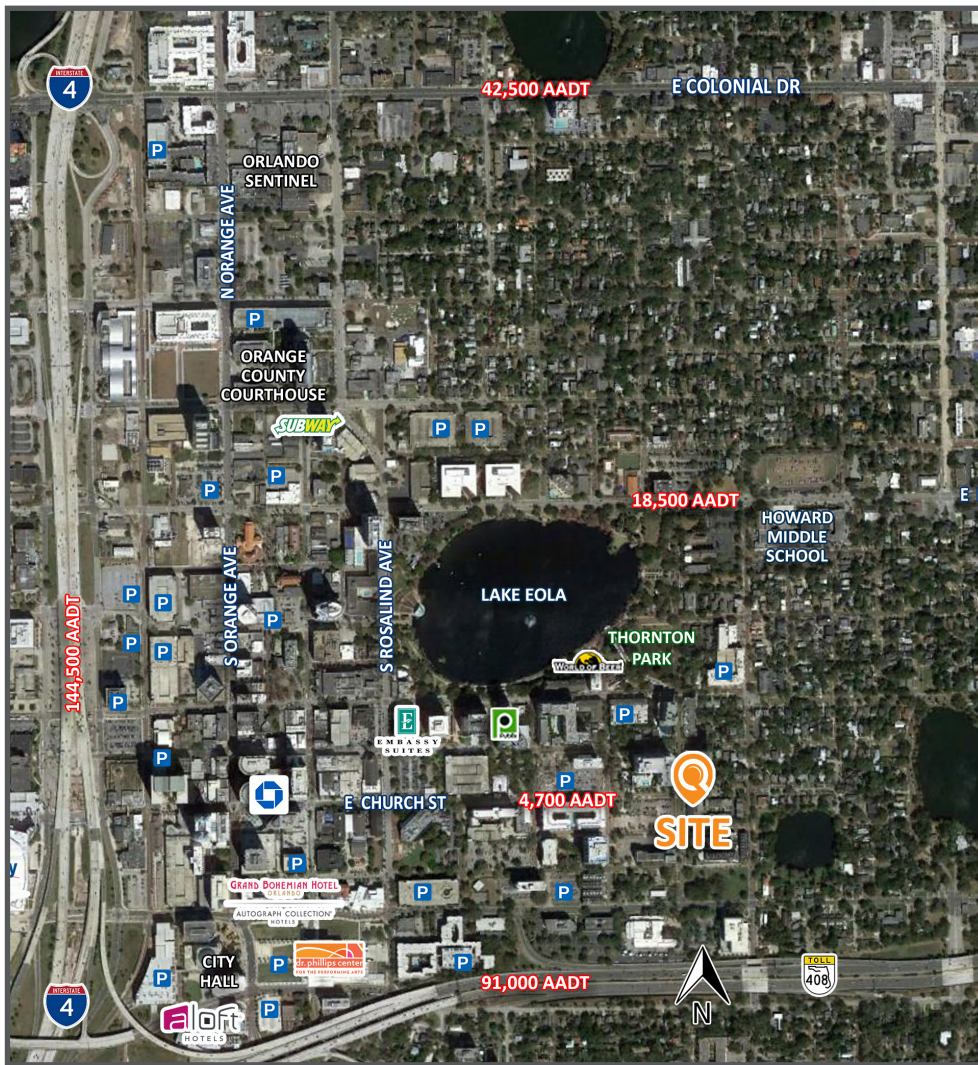
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Current, 8,163 SF Office Building On Site

## PROPERTY SUMMARY

Parcel Number:	25-22-29-9320-01-060
Property Location:	Downtown Orlando
Approved For:	12-Story Development
	70 Residential Units
	7,040 SF of Retail/Office/Service
	120 Parking Spaces



# II. PROPERTY DETAILS

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## LOCATOR MAP





# II. PROPERTY DETAILS

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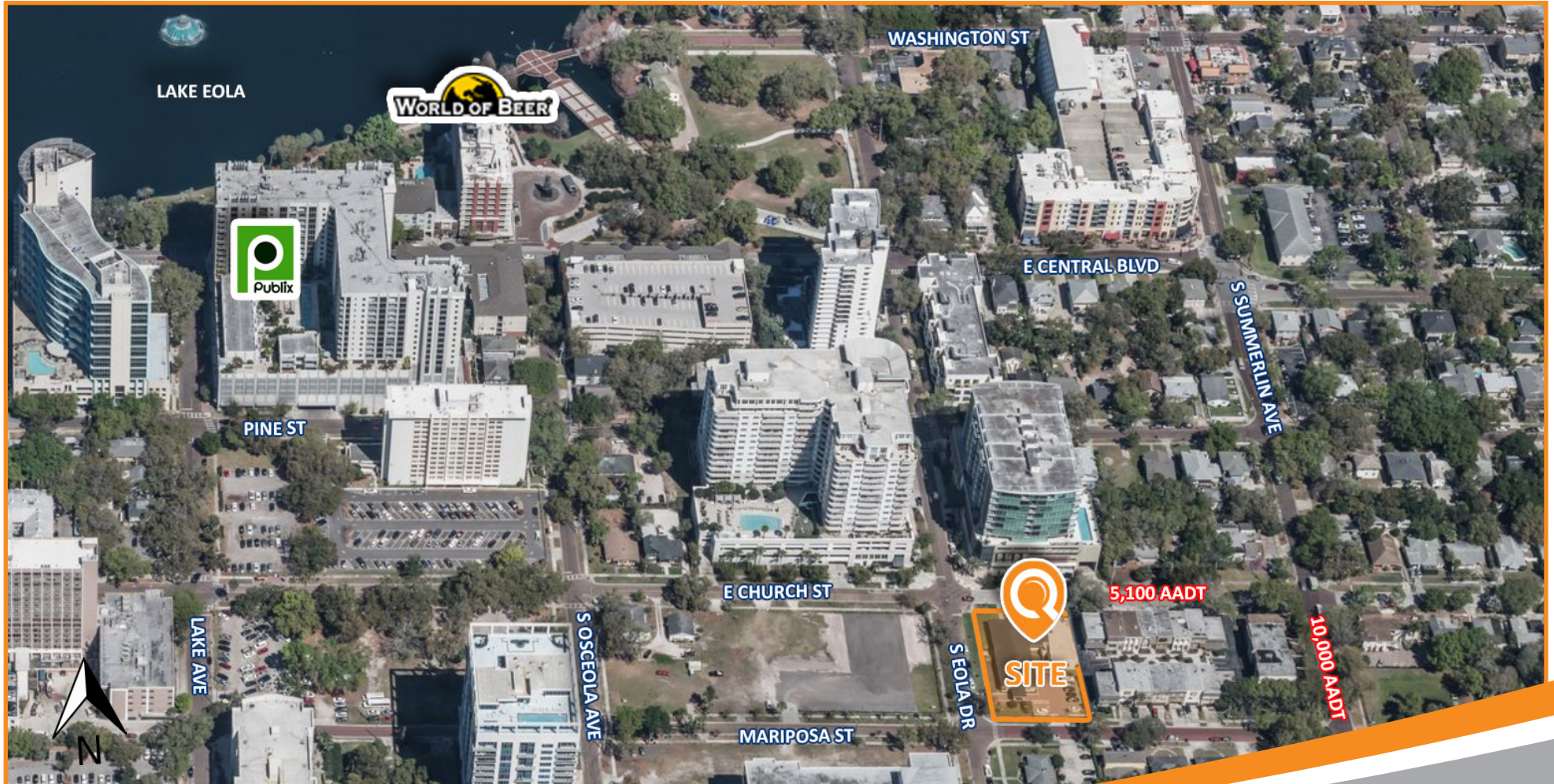
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## BIRDS EYE VIEW





# III. MARKET OVERVIEW

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**PROJECT DT**   
ADVANCING DOWNTOWN ORLANDO



## CENTRAL BUSINESS DISTRICT

The Central Business District (“CBD”) is the heart of the Orlando MSA. It offers civic, commercial, retail and residential destinations; all connected by local and regional transit services. It is as well-known for its evening entertainment as its bustling daytime employment setting.

These destinations are attracted by its dense urban environment. It additionally offers the area’s largest contiguous block of retail space. Its walkability factor, high transit score and booming business/residential sector ideally position downtown Orlando for long-term growth.

Downtown Orlando compliments its historic buildings (such as the Orange County Regional History Center and the Orlando Public Library) with modern structures like the Dr. Phillips Center and the developing “Creative Village,” a 68-acre mixed-use project to offer office/creative studios, higher education, PS-8F education, mixed-income residential, retail/commercial and hotel uses.

The Community Redevelopment Agency (CRA) launched “Project DTO” to evolve downtown Orlando over the next decade. Project DTO is a comprehensive process with ten primary themes:

1. Outdoor-oriented city;
2. Highly connected neighborhoods;
3. Best education in the State;
4. Business-friendly;
5. Creative culture;
6. Iconic visual identity;
7. Music/arts/sports/entertainment destination;
8. Involved community stakeholders;
9. Diverse heritage;
10. Built for the future.

The CRA will focus on several redevelopment opportunities to positively influence Project DTO, including the Orlando Sentinel site to the north, Lake Eola to the northwest and southwest of Washington Street (a well-known employment and residential corridor) and a transformed “Bridge District” between Church and Washington Streets at the DTO core.

Project DTO will also introduce elements such as pedestrian amenities, parks, corporate anchors, high-wage jobs, increased housing options and a signature downtown skyline.

For more on the future of Downtown Orlando, visit:

[DTO VISION PLAN](#)

[DTOUTLOOK](#)

**Condominium**  
(2,967 Units)

**Senior Apartment**  
(1,995 Units)

**Apartment**  
(6,129 Units)

# RESIDENTIAL BUILDINGS



## LEGEND

- Park
- Water
- Parcel
- Proposed/Underconstruction Project
- School
- Fire Station
- Post Office
- Parking
- Car Share
- Bike Share
- SunRail Alignment & Station
- LYMMO Route & Stop
- CRA Boundary

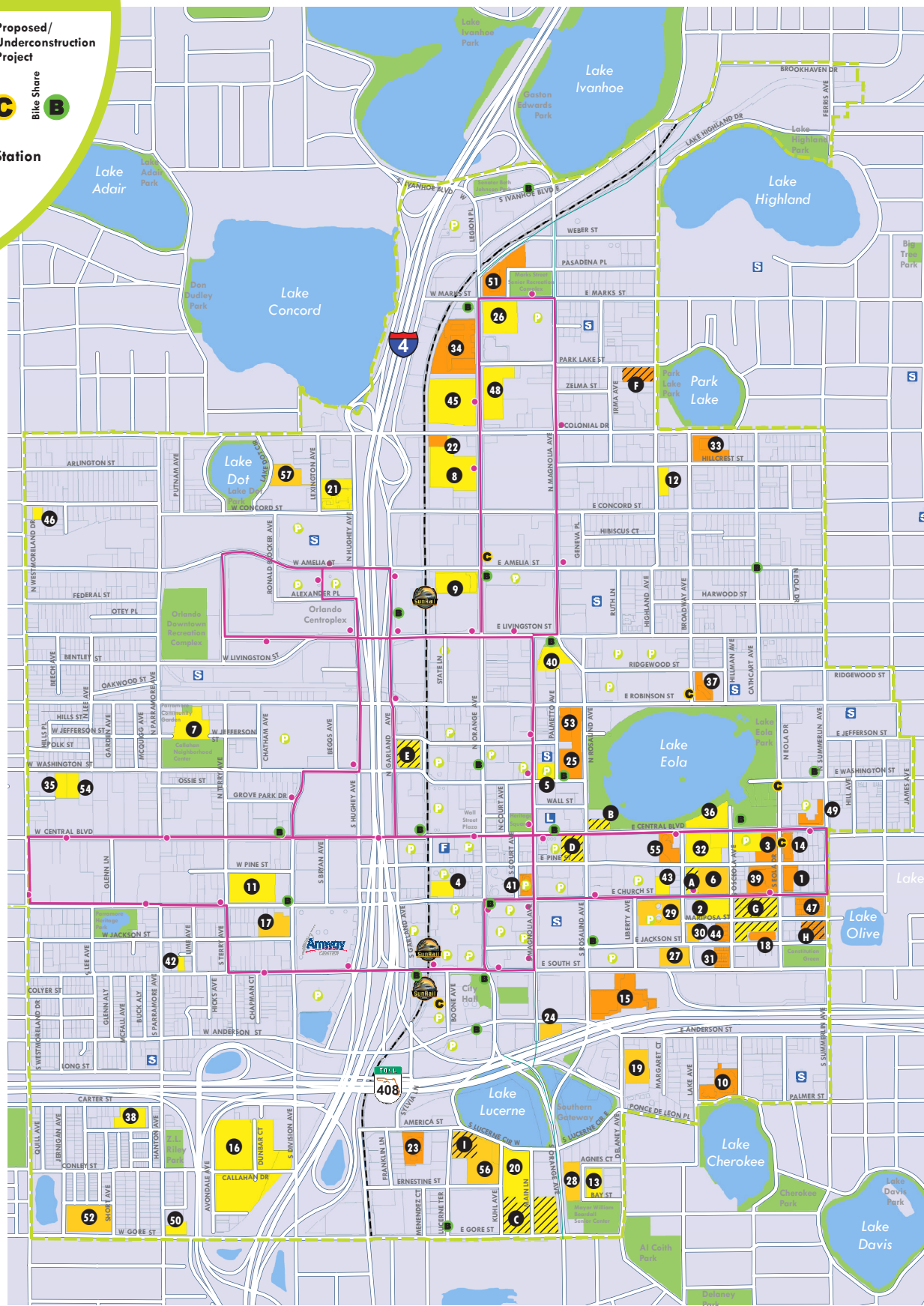
## BUILDINGS

20 Residential Units or Greater

Building Name	Units
1 101 Eola	146
2 420 East	300
3 530 East Central Condos	91
4 55 West	377
5 Aspire	164
6 Baptist Terrace	197
7 Callahan Oaks	40
8 Camden Orange Court	261
9 Central Station	279
10 Cherokee Place	20
11 City View at Hughes Square	266
12 Colonial Town Garden	20
13 Delaney Court	32
14 Eola South	23
15 The Grande	364
16 Griffen Park	170
17 Jackson Court	58
18 The Jackson	52
19 Kinnerit I & II	336
20 Lake Lucerne Towers	158
21 Lexington Court	104
22 The Lofts - at China Glass Warehouse	20
23 Lucerne Oaks	39
24 Magnolia Towers	156
25 Metropolitan at Lake Eola	129
26 NORA	246
27 Orlando Central Towers	198
28 Orlando Cloisters	102
29 Orlando Lutheran Towers	304
30 Orlando Lutheran Towers/Windsor Place	107
31 Osceola Brownstones	26
32 Paramount on Lake Eola	313
33 Park Lake Towers	165
34 Park North at Cheney Place	301
35 Paul Ownes Apartments	30
36 Post Parkside	238
37 Reeves House	39
38 Richard Allen Garden Apts	30
39 The Sanctuary	173
40 SkyHouse	320
41 Solaire at The Plaza	306
42 South Street Apartments	21
43 St. Regis Apts	43
44 Star Tower	100
45 SteelHouse	326
46 Studio Concord Apartments	28
47 Summer Winds Townhomes	26
48 The Sevens	333
49 Thornton Park Central	49
50 Tip Top Apartments	20
51 Uptown Place	244
52 Villas at Carver Park	64
53 THE VUE	375
54 Washington Heights Apartments	24
55 The Waverly	230
56 Westminster Towers	264
57 William Booth Towers - Salvation Army	125

## PROJECTS

A Citi Tower (Under Construction)	235
B City Centre (Proposed)	215
C Crescent Lucerne (Proposed)	373
D Modera Central (Under Construction)	350
E Orlando Central (Proposed)	450
F Park Lake Townhomes (Proposed)	21
G The 520 (Under Construction)	363
H Thornton Park Brownstones (Under Construction)	28
I Westminster Towers (Proposed)	84





Proposed

Under Construction

Completed

# DOWNTOWN CRA

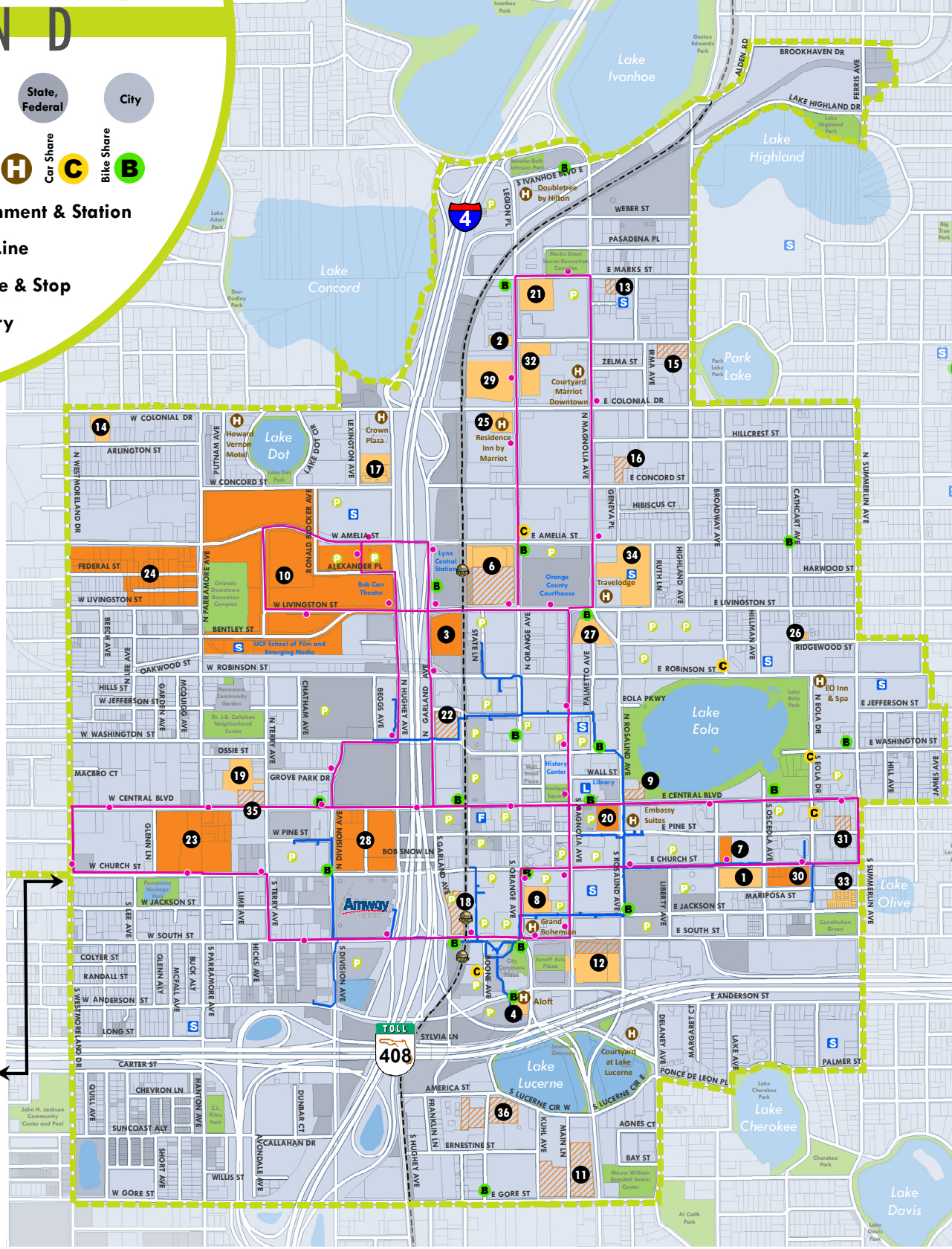


## LEGEND

- Park
- Water
- Parcel
- State, Federal
- City
- School
- Fire Station
- Post Office
- Parking
- Hotel
- Car Share
- Bike Share
- SunRail Alignment & Station
- OUC Chiller Line
- LYMMO Route & Stop
- CRA Boundary

## PROJECTS

- 420 East
- 800 North Orange
- Ace Cafe
- Aloft
- Camping World Stadium
- Central Station - Phase I
- Central Station - Phase II
- Citi Tower
- Citrus Center Improvements
- City Centre
- Creative Village
- Crescent Lucerne
- Dr. Phillips Center - Phase I
- Dr. Phillips Center - Phase II
- élan on Marks
- Family Dollar
- Irving on Park
- Lake Eola Heights Townhomes
- Lexington Court
- Lincoln Tower
- Men's Service Center
- Modera by Mill Creek, Central
- NORA
- Orlando Central
- Orlando City Stadium
- PS-8 Parramore School
- Residence Inn Orlando Downtown
- Samsara
- SkyHouse
- Sports Entertainment District
- SteeleHouse
- The 520
- The Olive Townhomes
- The Sevens
- Thornton Park Brownstones
- Trinity Lutheran Child Development Center
- Tubbs Brewing
- Westminster Towers



# III. MARKET OVERVIEW

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	1 MILE	2 MILES	3 MILES		1 MILE	2 MILES	3 MILES		
<b>Population</b>	2019 Estimated Population	17,079	50,769	105,167	<b>Income</b>	2019 Avg Household Income	\$88,598	\$80,119	\$82,073
	2024 Projected Population	18,661	55,687	115,549		2019 Med Household Income	\$64,106	\$61,050	\$63,102
	2010 Census Population	14,221	41,896	95,662		2019 Estimated Per Capita Income	\$54,674	\$42,490	\$40,050
	Proj Growth/Yr 2019 to 2024	1.9%	1.9%	2.0%	<b>Education (25+)</b>	2019 Elementary (Grade 0 to 8)	1.9%	2.1%	2.8%
	Hist Growth/Yr 2000 to 2019	2.8%	1.1%	0.5%		2019 Some High School (Grades 9 to 11)	3.4%	4.5%	4.9%
2019 Median Age	38.3	37.4	38.0	2019 High School Graduate		16.7%	20.9%	22.5%	
<b>Household</b>	2019 Estimated Households	10,496	26,669	50,972		2019 Some College	13.8%	16.4%	16.6%
	2024 Projected Households	11,302	28,872	55,288		2019 Associates Degree Only	9.4%	9.6%	10.6%
	2010 Census Households	8,370	22,007	44,169	2019 Bachelors Degree Only	36.1%	30.8%	27.9%	
	Proj Growth/Yr 2019 to 2024	1.5%	1.7%	1.7%	2019 Graduate Degree	18.6%	15.7%	14.6%	
Hist Growth/Yr 2000 to 2019	3.1%	1.7%	1.0%	<b>Businesses</b>	2019 Est Total Businesses	4,911	9,912	14,122	
<b>Race/Ethnicity</b>	2019 White	77.9%	67.8%		65.9%	2019 Est Total Employees	52,220	130,489	178,294
	2019 African American	10.5%	20.8%		22.6%	2019 Est Employee Population/Business	10.6	13.2	12.6
	2019 Asian/Pacific Islander	5.0%	4.7%		3.9%	2019 Est Residential Population/Business	3.5	5.1	7.4
	2019 Indian/Alaskan	0.2%	0.3%	0.4%	<b>Lat/Lon: 28.5402/-81.3696</b>				
	2019 Other Races	6.3%	6.4%	7.0%					
	2019 Hispanic	19.3%	18.3%	19.6%					



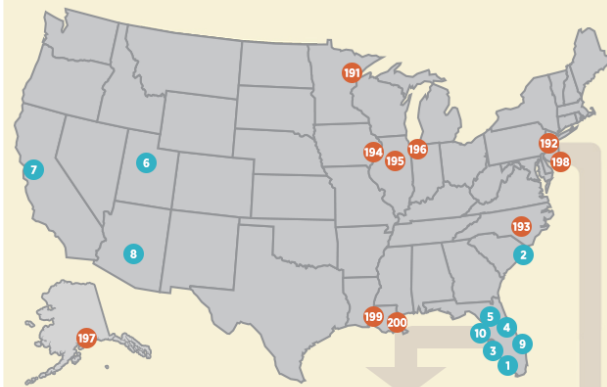
# V. CENTRAL FLORIDA OVERVIEW

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## Best And Worst Places For Job Growth



Retiring baby boomers are fueling strong employment forecasts in many Florida metro areas.

### Job Growth Top 10

1. Naples, FL	4.6%
2. Myrtle Beach, SC	4.5%
3. Cape Coral, FL	4.4%
4. Orlando, FL	4.2%
5. Ocala, FL	3.9%
6. Provo, UT	3.8%
7. San Jose, CA	3.8%
8. Phoenix, AZ	3.7%
9. Port St. Lucie, FL	3.7%
10. North Port, FL	3.6%

### Job Growth Bottom 10

191. Duluth, MN	1.1%
192. Trenton, NJ	1.1%
193. Fayetteville, NC	1.0%
194. Davenport, IA	1.0%
195. Peoria, IL	1.0%
196. Gary, IN	1.0%
197. Anchorage, AK	0.9%
198. Atlantic City, NJ	0.5%
199. Lafayette, LA	-0.2%
200. New Orleans, LA	-0.5%

The U.S. economic recovery is expected to continue, but these Rust Belt and New Jersey metros will likely struggle to create new jobs.

Job Growth figures are forecasted average annual changes through 2017. Source: Moody's Analytics.

## EMPLOYMENT

Central Florida's economic prosperity resides not only in its global tourism destinations but through diverse economic sectors including high-tech, life sciences, healthcare, manufacturing, media and sports.

Its collection of national headquarters include AAA, Westgate Resorts, Hard Rock International, Wyndham Vacation Ownership, SeaWorld Entertainment, Tupperware Brands, Darden Restaurants and more.

The southeast quadrant of the Orlando MSA is home to Lake Nona's "Medical City." Located just minutes from the Orlando International Airport, Lake Nona is an 11-square-mile, master planned Tavistock community with nine residential developments and 14 educational facilities including three preschools, three elementary schools, two middle schools, two high schools and four colleges or universities. It's most recognized project is its concentration of medical institutions including Nemours Children's Hospital, the UCF College of Medicine, the UF Research and Academic Center, Sanford Burnham Prebys and the \$620 million VA Medical Center.

Central Florida's most recognized project is its concentration of medical institutions including Nemours Children's Hospital, the UCF College of Medicine, the UF Research and Academic Center, Sanford Burnham Prebys and the \$620-million VA Medical Center.

RANK	EMPLOYER	EMPLOYEES	RANK	EMPLOYER	EMPLOYEES
1	Walt Disney World	74,200	6	Lockheed Martin	7,000
2	AdventHealth	28,959	7	Westgate Resorts	6,500
3	Universal Orlando	25,000	8	SeaWorld Parks	6,032
4	Orange Public Schools	24,629	9	Darden Restaurants	5,221
5	UCF	9,476	10	Siemens	4,448

Source: Orlando Business Journal, Orlando Economic Development Commission

# V. CENTRAL FLORIDA OVERVIEW

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## UCF FACTS

2018-19

THE UNIVERSITY OF CENTRAL FLORIDA, founded in 1963, is located in Orlando. UCF and its 13 colleges provide opportunities to 68,571 students, offering 189 bachelor's and master's degrees and 32 doctoral programs. Students come from all 50 states and 146 countries.

Unless otherwise indicated, figures are for Fall 2018.

**Enrollment**

TOTAL	68,571
Undergraduate	58,955
Freshman (New Admit)	4,033
Transfer (New Admit)	6,907
Graduate	9,168
Medical Professional	490

Hispanic/Latino (26%), Black (19%), Asian (6.3%) and Multiracial (3.7%)

\$57 million awarded to Bright Futures students (third-largest amount in Florida).  
\$539.9 million in financial aid awarded and 72 percent of undergraduate students received financial aid  
324 National Merit Scholars enrolled, a UCF record

**Fall Freshman Profile**

Average SAT Score	1328
Average ACT Score	28.3
Average High School GPA (Weighted)	4.12

**Fall Freshman Profile, The Burnett Honors College**

TOTAL	\$24
Average SAT Score	1457
Average ACT Score	32.1
Average High School GPA (Weighted)	4.46

**Facilities**

182 Buildings	12,282 Housing Units (includes 45,000-seat arena)	45,000 Stadium Seats	10,000+ Addition Potential Areas
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**Top 15 Majors By Enrollment**

1 Psychology	9 Finance
2 Health Sciences - Pre-Clinical	10 Hospitality Management
3 Biomedical Sciences	11 Criminal Justice
4 Nursing	12 Accounting
5 Mechanical Engineering	13 Sport and Exercise Science
6 Computer Science	14 Marketing
7 Integrated Business	15 Interdisciplinary Studies
8 Biology	

Alumni MORE THAN 288,500

UNIVERSITY OF CENTRAL FLORIDA  
4000 Central Florida Blvd. • Orlando, FL 32816 • 407.823.2000

ucf.edu



### UCF at First Glance

INTERIM PRESIDENT  
THAD SEYMOUR JR.

PROVOST  
ELIZABETH A. DOOLEY

#### CAREER PREPARATION

- Students completed 18,585 internship, co-op and service-learning experiences.
- UCF awarded 2,338 baccalaureate degrees in STEM fields in 2016-17.
- Career Services helped 45,250 students search and complete for jobs in 2017-18.

#### TOP VALUE EDUCATION

- At UCF, 50 percent of first-time-in-college students graduate with no educational debt.
- Kiplinger and Forbes rank UCF among the nation's best education values.

#### QUALITY AND DIVERSITY

- UCF's six-year graduation rate is 72.6 percent.
- UCF set records for diversity in the fall: 47.3 percent of students are minorities and 26 percent are Hispanic/Latino.

#### COLLECTIVE IMPACT

##### UCF'S STRATEGIC PLAN

- Harness the power of scale to transform lives and livelihoods.
- Attract and cultivate exceptional and diverse faculty, students and staff whose collective contributions strengthen us.
- Deploy our distinctive assets to solve society's greatest challenges.
- Create partnerships at every level that amplify our academic, economic, social and cultural impact and reputation.
- Innovate academic, operational and financial models to transform higher education.

## EDUCATION

The Orlando metro is home to 200,000 post-secondary students, with 65% studying in four state schools: the University of Central Florida, Seminole State College, Lake-Sumter State College and Valencia College. Its prestigious, private colleges include Rollins College and Full Sail University. Approximately 18 secondary or technical schools throughout the region offer workforce training across industries such as culinary, technology and automotive services. Satellite campuses for the Barry University School of Law and Florida A&M College of Law are also in the heart of the downtown district.

The University of Central Florida is America's 2nd largest university with over 68,000 students, 324 national merit scholars, 224 degree programs, 288,500 alumni and a faculty of over 13,000. It is ranked in the top 100 public universities, offers one of the best online programs (#14 in the U.S.) and is the 10th most innovative university, all by the U.S. News & World Reports.

Valencia College is the largest state college in Central Florida. Its longstanding history in workforce education has resulted in a 93% job placement rate, with starting salaries averaging \$38,000. It currently offers five campuses throughout the greater Orlando area with over 60,000 students in college and from its high school credit applicants. Its partnership with the University of Central Florida currently offers two joint facilities, with a third already underway.

Rollins College, a private liberal arts school with an elite student body (3,000) was ranked in 2015 as the "Nations Most Beautiful Campus" by the Princeton Review.

Full Sail offers associates, bachelor's and master's degrees for the world of entertainment, media, arts, and technology. It's 210 acres holds over 110 studios and labs for 15,000 students across 78 degree programs.





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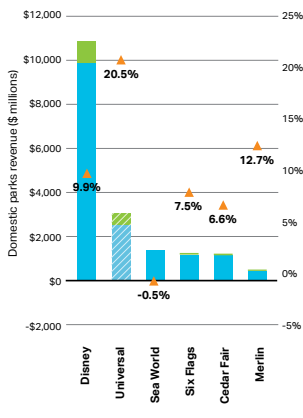
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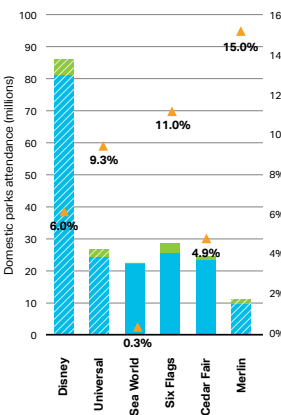
Summary Indicators, Top Operators in North America, 2014 and 2015

	REVENUE	ATTENDANCE	REVENUE PER CAPITA
2014	\$16.6B	186.8M	\$88.80
2015	\$18.3B	199.5M	\$91.79
2015 Change	\$1.7B	12.6M	\$2.99
% Change 2014-15	10.4%	6.8%	3.4%

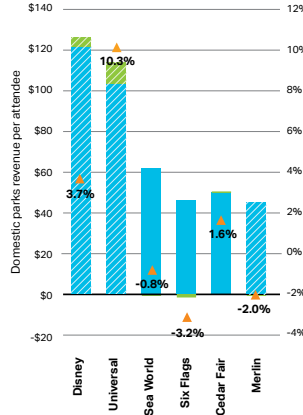
Revenue grew



Attendance grew



Revenue per attendee was mixed



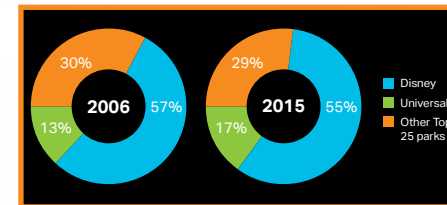
## TOURISM

The greater Orlando area witnessed over 72 million annual visitors last year; making it the most-visited destination in the U.S.; the first U.S. city to reach that milestone. Its most popular destinations include Walt Disney World's Magic Kingdom, Epcot, Animal Kingdom, Hollywood Studios, Universal Studios, Islands of Adventure and SeaWorld, respectively. Its abundant water attractions include Disney's Typhoon Lagoon and Blizzard Beach, SeaWorld's Aquatica and Universal's newest waterpark, Volcano Bay, which opened in 2017.

The Major League Soccer franchise self financed and developed its own facility to host soccer games. Using its own money, Orlando City Stadium is a \$155 million stadium in downtown Orlando. The 25,500-seat stadium has hosts both the men's "Orlando City" team and the women's "Orlando Pride." In 2017, the stadium hosted it's first international FIFA match, and attendance was 4th in MLS, with Orlando City SC averaging over 25,000 attendees a game.

Other downtown destinations include the Amway Centre sports and concert arena and the Dr. Phillips Performing Arts Center. The Amway Centre is a \$480 million facility in the heart of downtown Orlando that opened in October 2010 and is home to the Orlando Magic (NBA), Orlando Predator (AFL) and Orlando Solar Bear (ECHL) games. The Dr. Phillips Center is a 103 foot, 3,035-seat theatre that opened in 2014 and already has its "Phase 2" scheduled to accommodate another 2,270 seats.

THEME PARK	VISITORS
Walt Disney World	19,332,000
Epcot	11,454,000
Disney's Animal Kingdom	10,402,000
Disney's Hollywood Studios	10,312,000
Universal Studios Orlando	8,236,000



Source: Visit Orlando

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## TRANSPORTATION

The Central Florida populous is connected by the I-4 corridor to the north and south, the Florida Turnpike to the east and west and the welcomed connection across Florida's 429, 417, 528, 417, 414 and 408 expressways. The toll road project (projected to cost approximately \$1.2 billion) will loop from Mount Dora / Lake Mary in the north, Oviedo / UCF to the east, Kissimmee / St. Cloud to the south and Winter Garden / Clermont to the west.

This effort to connect its residents to major employers and leisure destinations has created 12,328 jobs, a cumulative savings of \$22.3 million for businesses, and 32 hours of travel time per household. Furthermore, an estimated \$143 million in reduced accident costs and overall \$700 million in wages and income for the State. Interstate-4 is also experiencing a 21-mile, \$2.3 billion reconstruction and widening effort over the next six years. Details on this project can be found at <http://i4ultimate.com/project-info/future-i-4/>.

The recently completed SunRail commuter train runs north and south parallel to the I-4 corridor and stretches from Seminole to Osceola county. The line currently features 12 convenient stations. A Phase 2 extension from Deland to Poinciana and downtown to the Orlando International Airport will add another five stations and open in 2017, according to <http://sunrail.com/>.

The Orlando International Airport, among the nation's busiest, is also experiencing tremendous growth with a \$1.1 billion expansion and connecting, multi-modal rail station for express trains along a 235-mile route. Expansions include a six-story parking garage and connections between Central Florida's Sunrail and Miami's Brightline high-speed trains.

AIRPORT ACTIVITY	ORLANDO INTL	SANFORD INTL
Domestic Passengers	47,696,627	2,626,363
International Passengers	6,600,640	296,083




# CONTACT LANDQWEST



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LandQwest Commercial pioneers industry standards by being a “marketing company that provides commercial real estate and property management services.” We offer a corporate structure with personalized brokerage and property management services.

With offices in Central, West Central and Southwest Florida, LandQwest is dedicated to providing extraordinary services to both entrepreneurs and institutional customers.