CONFIDENTIAL OFFERING SUMMARY

THORNTON PARK CENTRAL

10 N SUMMERLIN AVE, ORLANDO, FL 32801

FULLY OCCUPIED RETAIL INVESTMENT IN DOWNTOWN ORLANDO'S THORNTON PARK DISTRICT



CONTACTS

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OPPORTUNITY OVERVIEW

THORNTON PARK CENTRAL

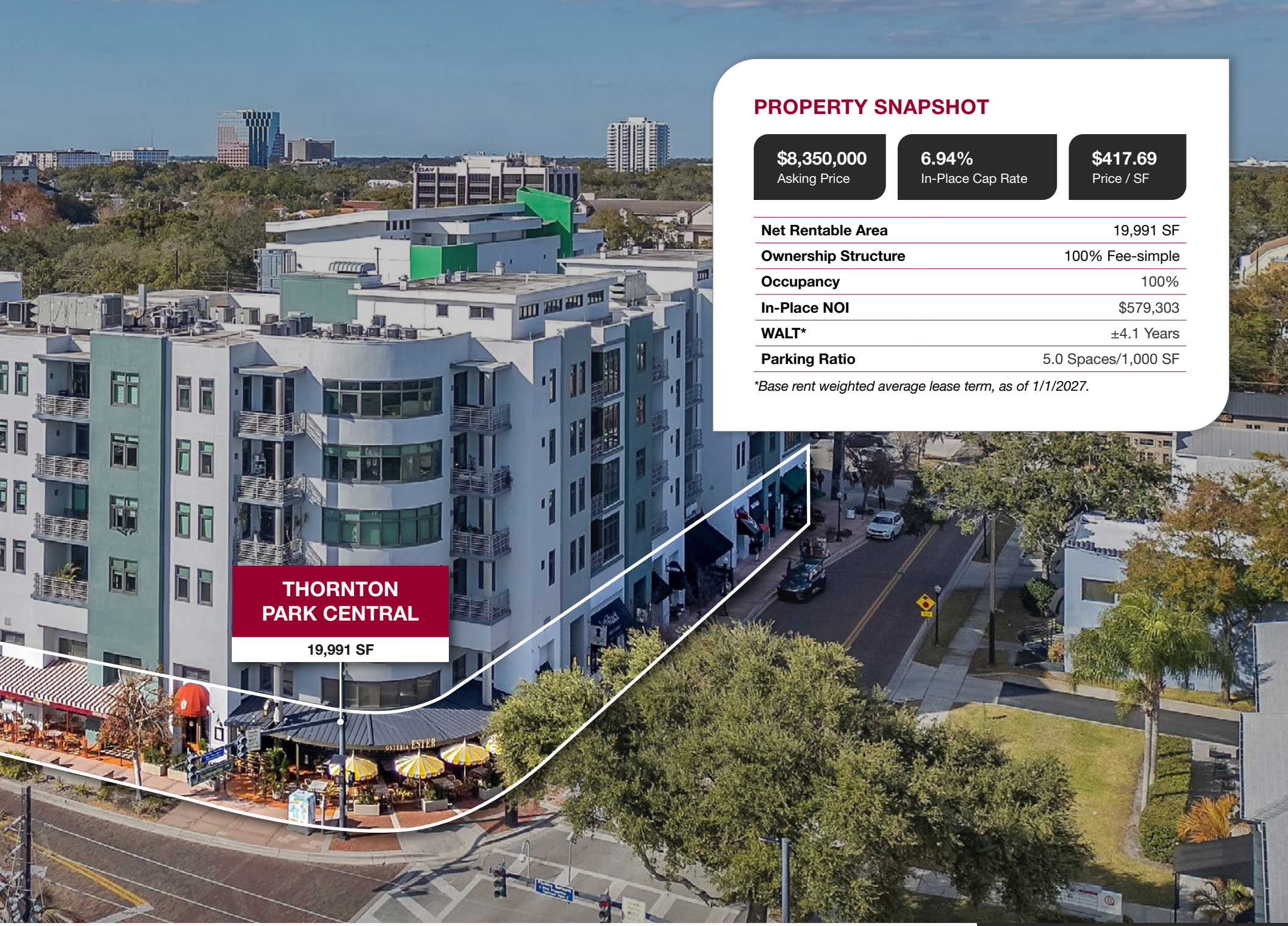
10 N SUMMERLIN AVE, ORLANDO, FL 32801

Thornton Park Central offers investors the opportunity to acquire the 19,991-square-foot retail center component of an established mixed-use property at 10 N Summerlin Avenue in Downtown Orlando's Thornton Park District. The offering consists exclusively of the street-level retail unit and its associated commercial rights, with the residential condominium component excluded from the sale. The retail ownership benefits from parking rights equal to five spaces per 1,000 square feet within the adjacent structured garage, which run with title, along with professionally managed building services, shared operating agreements, and outdoor dining areas that support the property's restaurant-oriented merchandising mix.

The property is 100% leased to nine tenants and anchored by Starbucks, with F&D Cantina occupying the opposite corner. The remaining roster includes JINYA Ramen Bar and the adjacent After5 lounge, Totoya Sushi Lounge, Osteria Ester, Paris Nails, btone FITNESS, and PaperMap Theater & Co. Together, the lineup supports consistent activity across dining, nightlife, personal services, fitness, and experiential uses.

Located one block from Lake Eola Park, Thornton Park Central benefits from a highly walkable setting within Downtown Orlando's Thornton Park neighborhood. The Sunday Orlando Farmers Market at Lake Eola and the monthly Thornton Park Wine & Art Walk drive recurring pedestrian traffic, while surrounding neighborhoods such as Lake Eola Heights, Mills 50, the Milk District, Audubon Park, and Baldwin Park expand the property's customer base. Convenient I-4 Express access and ongoing downtown reinvestment further support its long-term retail appeal.





PROPERTY SNAPSHOT

$8,350,000	6.94%	$417.69
Asking Price	In-Place Cap Rate	Price / SF

Net Rentable Area	19,991 SF
Ownership Structure	100% Fee-simple
Occupancy	100%
In-Place NOI	$579,303
WALT*	±4.1 Years
Parking Ratio	5.0 Spaces/1,000 SF

**Base rent weighted average lease term, as of 1/1/2027.*

INVESTMENT HIGHLIGHTS

FULLY OCCUPIED URBAN RETAIL CENTER

Thornton Park Central offers the opportunity to acquire the 19,991-square-foot street-level retail center component of an established mixed-use property in Downtown Orlando. The retail space is fully leased across nine suites and benefits from an existing operating framework, professionally managed shared services, outdoor dining areas, and parking rights that run with title.

100%
Occupied

9
Tenants

5.0 Spaces / 1,000 SF Parking Ratio

STARBUCKS-ANCHORED, DIVERSIFIED TENANT ROSTER

The property is anchored by Starbucks and F&D Cantina at highly visible corner positions and complemented by a diversified mix of restaurant, nightlife, personal service, boutique fitness, and experiential users. JINYA Ramen Bar, Totoya Sushi, Osteria Ester, Paris Nails, btone FITNESS, After5, and PaperMap Theater & Co. further broaden the property's customer base and reduce reliance on any single retail category.

Starbucks Anchored
Dining • Fitness • Services • Entertainment

DURABLE CASH FLOW WITH CONTRACTUAL GROWTH

Thornton Park Central provides an established income stream supported by scheduled contractual rent increases, tenant expense reimbursements, and a staggered lease expiration profile. Current leases extend from 2028 through 2034, producing an approximately 4.1-year rent-weighted WALT as of January 2027, and each tenant holds at least one renewal option.

$579,303
In-Place NOI

Contractual Rent Growth
+ Expense Recoveries



INVESTMENT HIGHLIGHTS

ONE BLOCK FROM LAKE EOLA IN THE HEART OF THORNTON PARK

Thornton Park Central sits just one block from Lake Eola, positioning its retailers within one of Downtown Orlando's most walkable and active neighborhood environments. Lake Eola's Sunday farmers market and Thornton Park's recurring community events, including its monthly wine walk, generate regular pedestrian activity and create additional opportunities for property tenants to engage with nearby residents and visitors.

1 Block to **Lake Eola**

Recurring **Community Events**

2M+
Annual Lake Eola Park Visitors

DENSE RESIDENTIAL DEMAND FROM ORLANDO'S PREMIER INFILL NEIGHBORHOODS

The property draws from a dense residential customer base extending beyond Thornton Park into Eola Heights, Colonialtown, Lake Como, Mills 50, the Milk District, Audubon Park, and Baldwin Park. Many of these established neighborhoods are located within approximately five to ten minutes of the property, expanding the trade area for its dining, fitness, entertainment, and service-oriented tenants.

5–10 Minute Drive
Trade Area

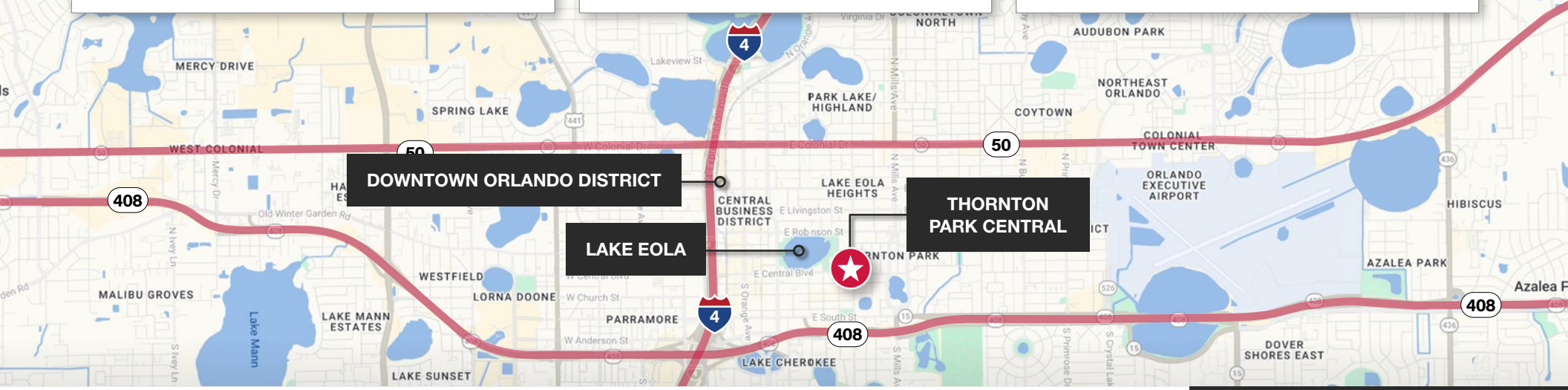
317,000+ Population
within 5-mile radius

POSITIONED TO BENEFIT FROM DOWNTOWN ORLANDO REINVESTMENT

Thornton Park Central is positioned to participate in the next phase of Downtown Orlando's evolution as new hospitality, entertainment, dining, and mixed-use investment enters the urban core. Planned projects such as Westcourt next to the Kia Center, together with new food concepts and higher-end operators filling existing spaces, have the potential to strengthen downtown visitation and reinforce demand for established neighborhood retail destinations.

Westcourt: $500M District
Next to Kia Center

Top 3
Orlando's Three Most Walkable Neighborhoods Are All Downtown



SITE PLAN



SUITE	TENANT	SF
2	PaperMap Theater & Co.	1,200
8	Jinya Ramen Bar	2,515
12	ETC Lounge (After5)	973
16	Paris Nails	1,277
20	Starbucks	1,731
617	F&D Cantina	3,800
621	Totoya Sushi	2,329
625	btone FITNESS	2,091
629	Osteria Ester	4,075
Total		**19,991**

PROPERTY PHOTOS











THORNTON PARK



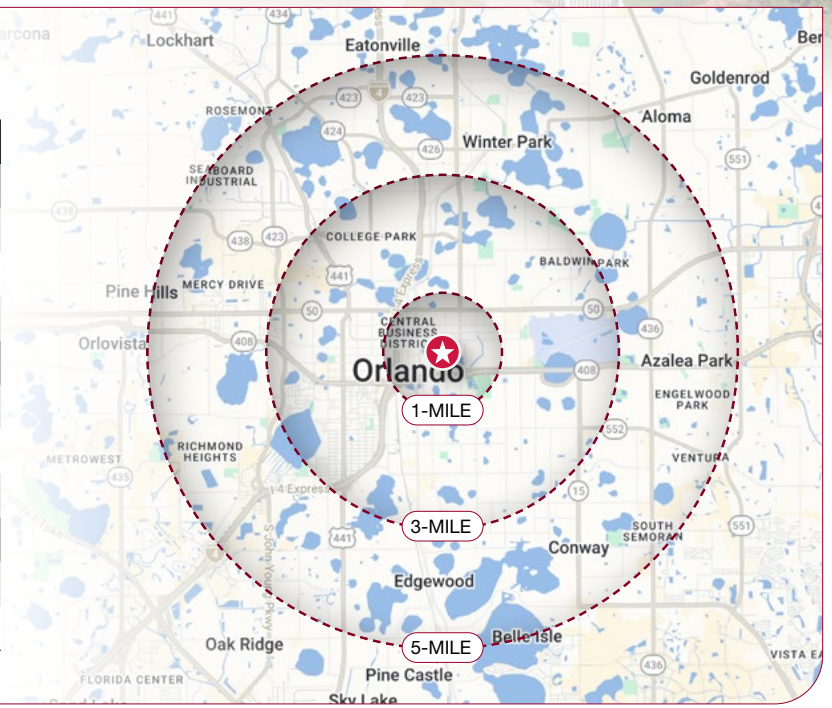
DOWNTOWN ORLANDO'S WALKABLE HIGH-STREET DISTRICT

Thornton Park Central is situated in the heart of Thornton Park, a historic, tree-lined neighborhood on the eastern edge of Downtown Orlando, one block from Lake Eola Park. Brick-paved streets, locally owned restaurants, bars, and boutiques create a vibrant, pedestrian-friendly retail environment. With a Walk Score of 83, roughly double Orlando's citywide average of 41, Thornton Park ranks among the city's most walkable neighborhoods. The neighborhood's monthly Wine & Art Walk further activates the area, drawing visitors to more than 20 participating local businesses.

Lake Eola Park, Downtown Orlando's signature green space, attracts more than 2 million visitors annually and hosts the weekly Orlando Farmers Market, festivals, concerts, and community events throughout the year. Thornton Park Central's connected parking garage provides convenient access to the park and surrounding retail district, supporting recurring pedestrian activity. The property also benefits from an established residential trade area encompassing Lake Eola Heights, Colonialtown South, and Lake Como, with the dining, shopping, and entertainment destinations of Mills 50, the Milk District, Audubon Park, and Baldwin Park all within a short drive.

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION			
2025 Population	21,572	120,547	317,424
2030 Population Projection	23,695	131,859	345,725
Pop. Growth 2025-2030	9.8%	9.4%	8.9%
HOUSEHOLDS			
2025 Households	12,955	57,258	135,879
2030 Household Projection	14,300	62,941	148,731
HH Growth 2025-2030	10.4%	9.9%	9.5%
INCOME			
Median HH Income	$95,462	$87,107	$71,143
Average HH Income	$119,534	$113,021	$99,869



IMMEDIATE AREA



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CONFIDENTIALITY & DISCLAIMER

This teaser has been prepared solely for the review of prospective purchasers of Thornton Park Central (the "Property") and contains selected information believed to be reliable. No representation or warranty, express or implied, is made by the Owner, Broker, or their affiliates as to the accuracy or completeness of the information presented. Prospective purchasers should conduct their own independent due diligence and evaluation of the Property and all related documents.

This teaser is confidential, subject to prior sale, errors, omissions, changes, or withdrawal without notice, and does not constitute an offer, recommendation, or endorsement. The Owner and Broker reserve the right to reject any expression of interest or offer at their sole discretion.

Recipients are prohibited from contacting tenants, employees, or lenders of the Property directly. All inquiries should be directed to the Broker.

NEXT STEP

Execute the Confidentiality Agreement

Sign the Confidentiality Agreement to receive the full Offering Memorandum

CONFIDENTIALITY AGREEMENT

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