

THE YARD AT IVANHOE

NEC ORANGE AVENUE & VIRGINIA DRIVE | ORLANDO, FL

GENNY HALL
Director, Retail Services
407 362 6162
genny.hall@colliers.com

CHRISTIN JONES
Director, Retail Services
407 362 6138
christin.jones@colliers.com

255 South Orange Avenue
Suite 1300
Orlando, FL 32801
www.colliers.com/centralflorida

THE YARD AT IVANHOE: At a Glance



The Scoop on The Yard

- Mixed use development in the heart of Ivanhoe Village.
- Approximately 27,000 SF of retail / restaurant opportunities.
- 591 Class "A" apartments located on site.
- Ample surface and garage parking at a ratio of 6.8/1,000 and adjacent to retail with opportunity for valet.
- Delivery/possession slated April 2019.
- Opening slated for Q3 2019.

THE YARD AT IVANHOE: At a Glance

Creative Space & Unique Destination

- Unique shipping containers repurposed for independent specialty users and creative space.
- Maximum exposure for restaurants with wrap-around balcony space and incredible rooftop visibility to Lake Ivanhoe.
- Located in the heart and soul of Ivanhoe Village, where local flavor thrives and cult-like love from surrounding neighborhoods ensures new restaurant and retail growth.
- Known for eclectic retailers, local artisans, musicians and hip bars, Ivanhoe Village boasts as Orlando's uber-cool dining, bar scene and shopping destination.
- Ivanhoe Village was named one of the Top 5 Most Romantic Main Streets in the country in February 2017 by Main Street America.
- Abundant Green Space to be the epicenter of the community, hosting events such as farmers markets, local races, and serving as a daily spot for locals to gather for bocce ball and beers.



THE YARD AT IVANHOE: At a Glance

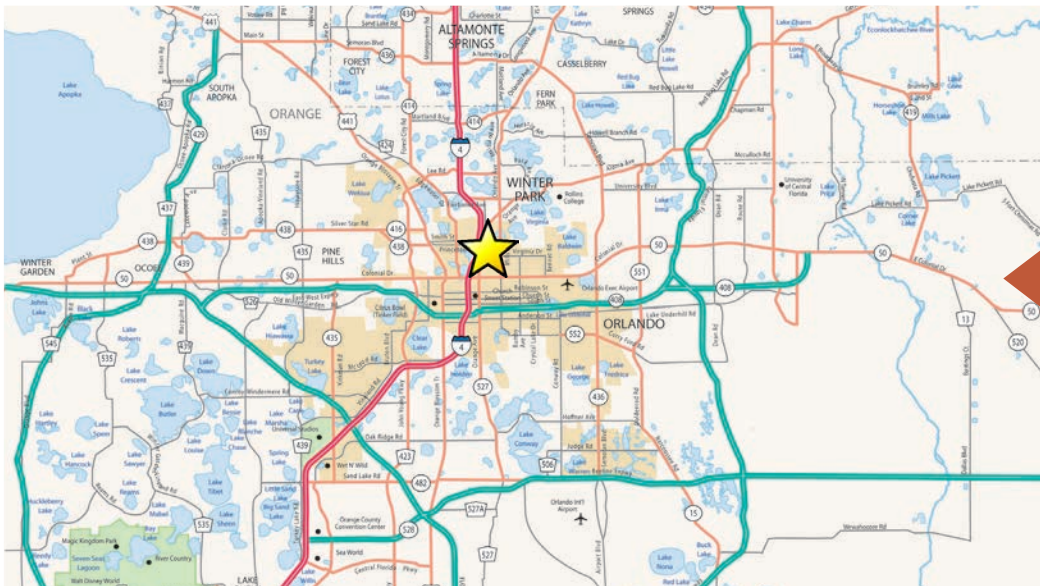
Accessibility & Connectivity

- Ivanhoe Village is conveniently located on Virginia Drive just off Orange Ave., the North-South connector between Downtown Orlando and Winter Park.
- I-4 exit is just .5 miles from site on Orange Ave. or .7 miles on Princeton St. (2-3 min drive respectively).
- Orlando Urban Trail, which will continue through the west side of the project and extend to Orange Ave., allows green goer's pedestrian walkability connecting Park Lake/ Highland to the Arts section of Lake Rowena.
- The Florida Hospital Health Village is 2 miles north and has approximately 17,600 employees. The Health Village SunRail stop sees over 50,000 annual riders.
- Across the street from Gaston Edwards Park, a 6.2 acre park with a playground, pavilion, track and lake access, is within walking distance.



Orlando Market Drivers

- 2.4 million residents with a net migration of 50,000 people annually.
- Orlando welcomed nearly 68 million visitors in 2016, making it the most visited city in the United States.
- Airport is going through a \$2.2 billion expansion - currently, 38 million passengers come through MCO annually.
- Forbes ranked Orlando #3 in the nation with 4.6% job growth in 2016.
- Major Orlando theme parks such as Universal Studios, Walt Disney World, and SeaWorld continue to expand and add new attractions drawing 77.2 million visitors from all over the world annually.
- \$2.3 billion I-4 Ultimate reconstruction project - largest civil project in the nation.
- Public and private developers are spending \$1 billion on passenger railways in Central Florida over the next 3 years.



THE YARD AT IVANHOE: The Plan



- Retail Buildings
- 591 Apartments
- 6.8/1,000 parking

THE YARD AT IVANHOE: Retail "A" in Focus



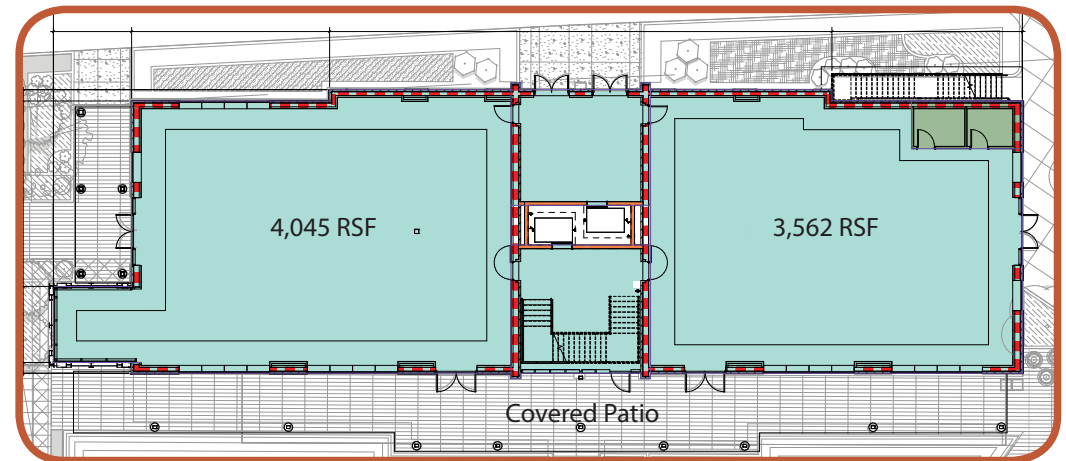
Retail "A" Elevation



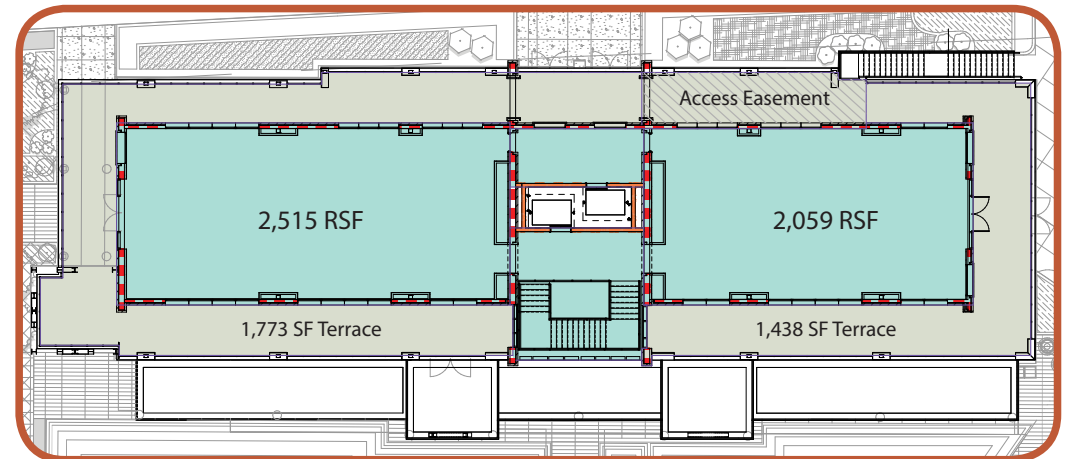
Retail "A" - 2 Stories

- 1st Floor: 7,607 RSF | 14'-0" Ceiling Height
- 2nd Floor Interior: 4,574 RSF | 14'-0" Ceiling Height
- 2nd Floor Wrap Around Patio: 3,211 SF

First Floor



Second Floor



THE YARD AT IVANHOE: Retail "B" in Focus

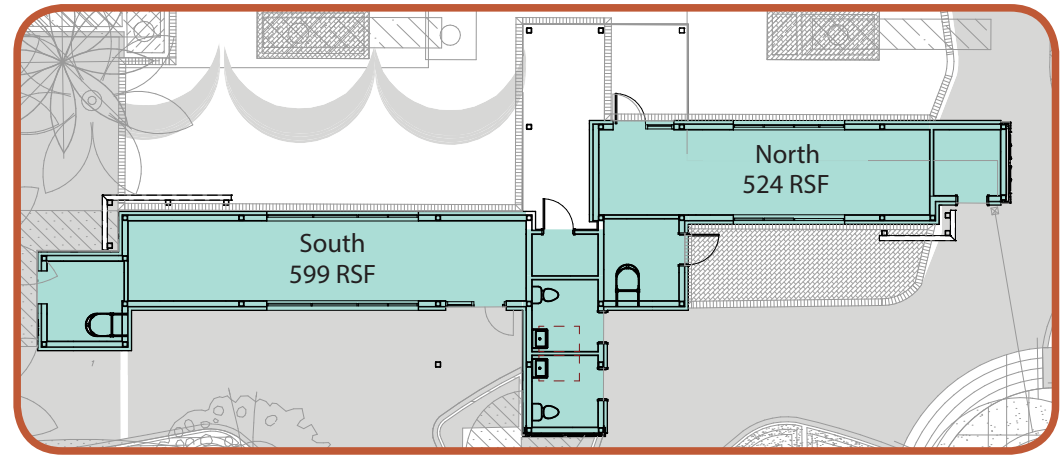


Retail "B" Elevation



Retail "B"

- South: 599 RSF | 9'-0" Ceiling Height
- North: 524 RSF | 9'-0" Ceiling Height
- Shared Restrooms



Retail "B" East Elevation



THE YARD AT IVANHOE: Retail "C" in Focus

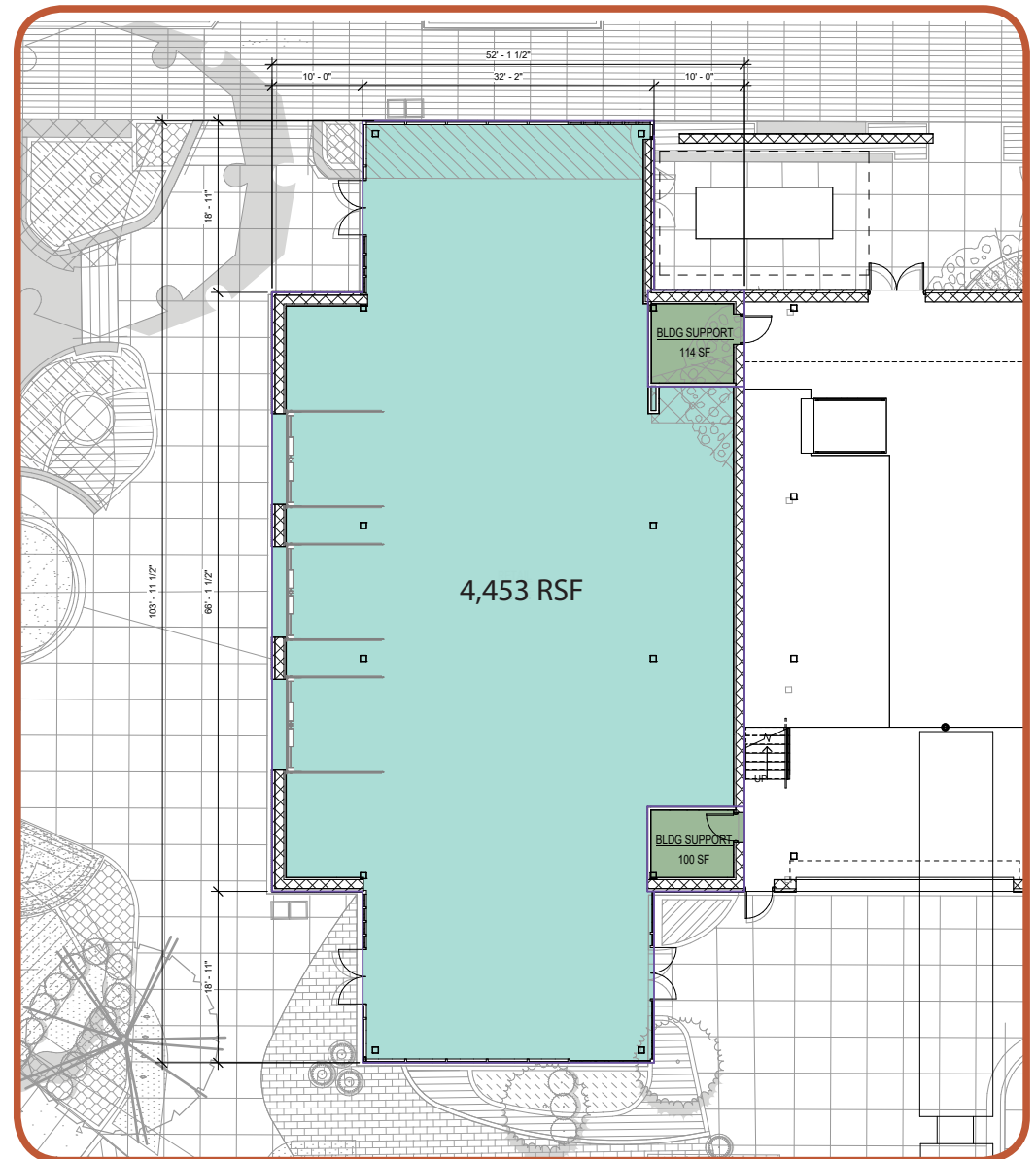


Retail "C" Elevation



Retail "C"

- 4,453 RSF | 12'-0" to 15'-0" Ceiling Height

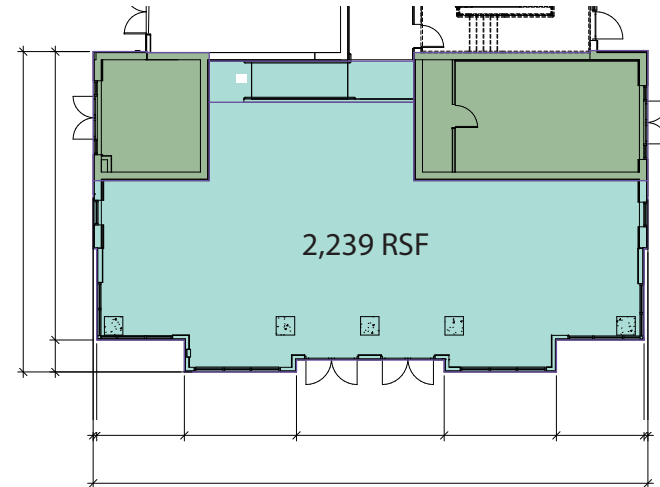


THE YARD AT IVANHOE: Retail "E" in Focus



Retail "E"

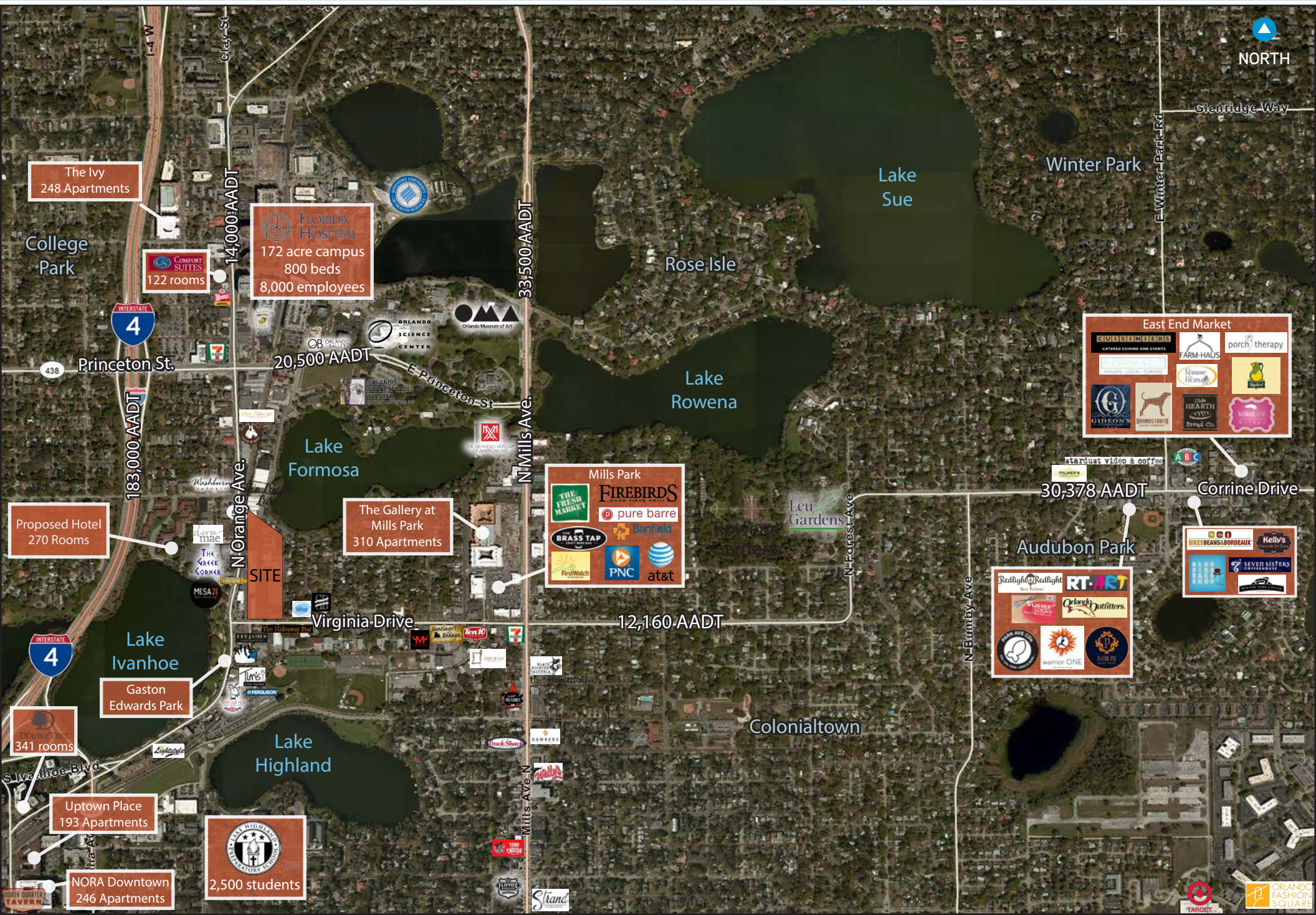
- 1st Floor: 2,239 RSF | 9'-4" Ceiling Height
- Cannot be vented



Retail "E" Elevation



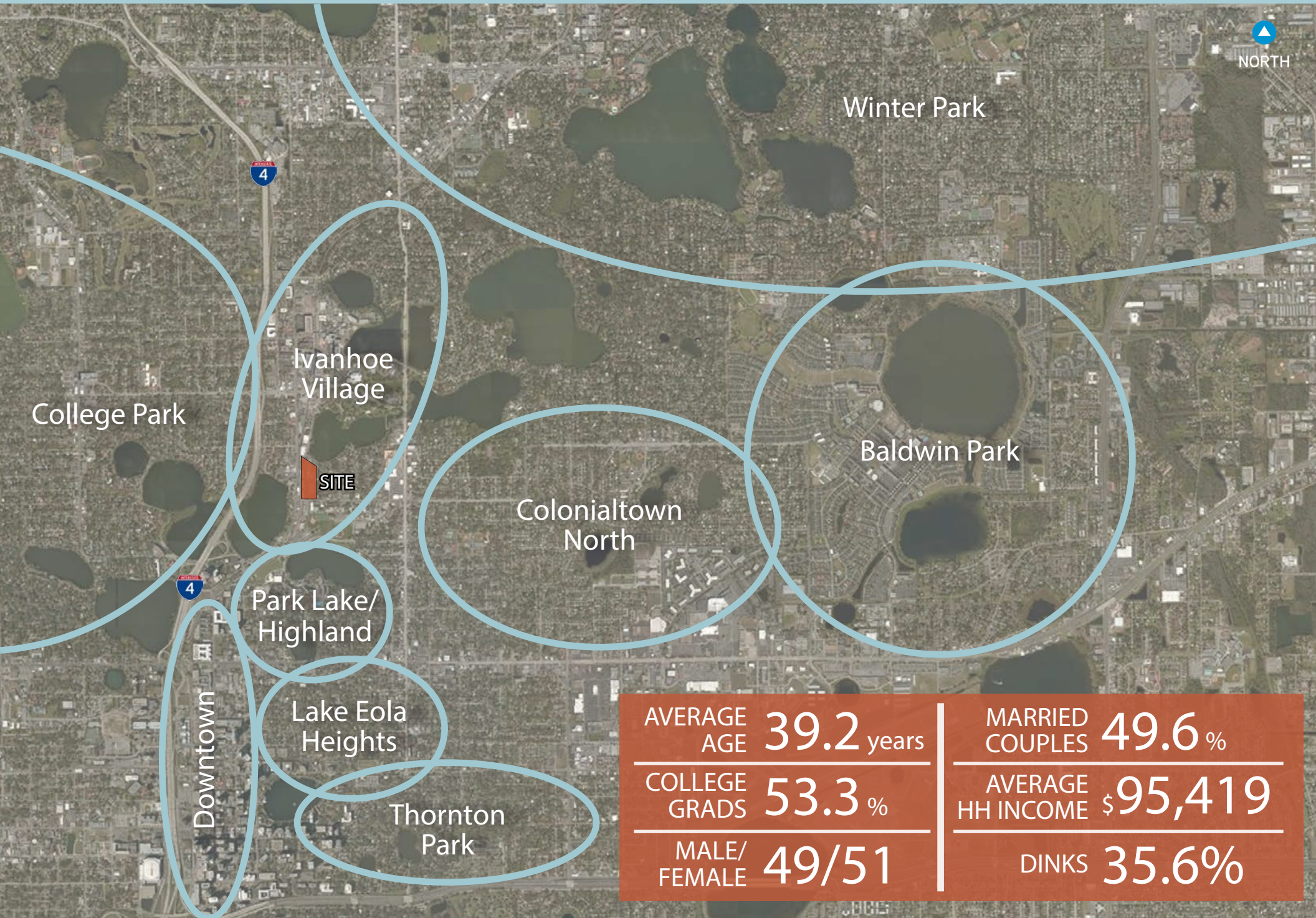
THE YARD AT IVANHOE: The "Ivanhood"



THE YARD AT IVANHOE: The "Ivanhood"



THE YARD AT IVANHOE: Core Customer Base



AVERAGE AGE **39.2** years

COLLEGE GRADS **53.3** %

MALE/FEMALE **49/51**

MARRIED COUPLES **49.6** %

AVERAGE HH INCOME **\$95,419**

DINKS **35.6%**

THE YARD AT IVANHOE: Core Customer Base



Ivanhoe Village Demographics

Total Population	1,612
Total Households	815
Average HH Size	1.98
Average HH Income	\$98,557
Median Age	39.6
Daytime Population	21,840

College Park Demographics

Total Population	11,618
Total Households	5,533
Average HH Size	2.08
Average HH Income	\$85,691
Median Age	40.5
Daytime Population	6,027

Winter Park Demographics

Total Population	41,783
Total Households	18,478
Average HH Size	2.16
Average HH Income	\$85,924
Median Age	42.6
Daytime Population	36,084

Baldwin Park Demographics

Total Population	11,298
Total Households	4,983
Average HH Size	2.23
Average HH Income	\$96,592
Median Age	32.7
Daytime Population	3,855

Colonial Town North Demographics

Total Population	5,509
Total Households	2,749
Average HH Size	2.00
Average HH Income	\$70,136
Median Age	39.0
Daytime Population	4,746

Downtown Demographics

Total Population	2,133
Total Households	1,497
Average HH Size	1.38
Average HH Income	\$52,848
Median Age	34.9
Daytime Population	35,051

Thornton Park Demographics

Total Population	4,849
Total Households	2,651
Average HH Size	1.82
Average HH Income	\$63,653
Median Age	35.2
Daytime Population	3,133

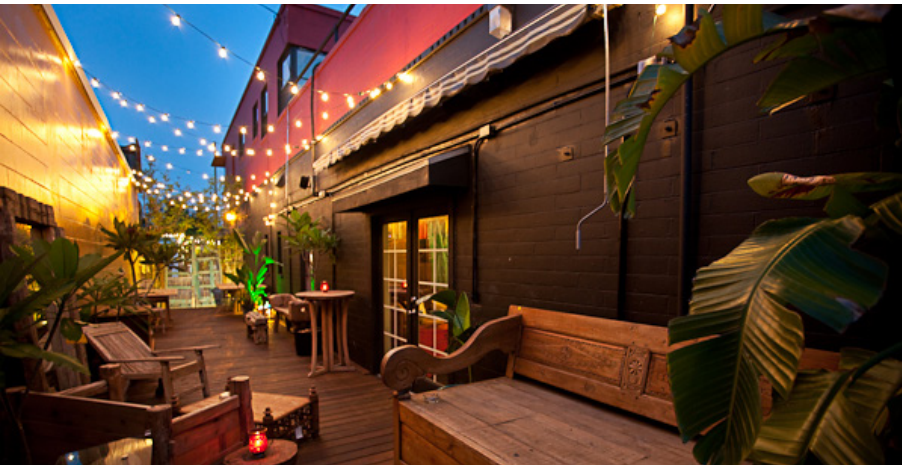
Lake Eola Heights Demographics

Total Population	2,071
Total Households	1,183
Average HH Size	1.64
Average HH Income	\$65,147
Median Age	35.0
Daytime Population	2,125

Park Lake/Highland Demographics

Total Population	1,204
Total Households	651
Average HH Size	1.80
Average HH Income	\$69,663
Median Age	34.4
Daytime Population	2,105

THE YARD AT IVANHOE: Target Talent



WANTED

- Food forward, locally grown concepts - *From bison to kombucha*
- Fresh, original crafts - *From coffee to beer*
- Quality specialty service providers - *From yogis to florists*
- Distinctive destinations - *From drinks to dates*

THE YARD AT IVANHOE



CONNECTED
CREATIVE
ACCESSIBLE
UNIQUE
CONTEMPORARY

GENNY HALL
Director, Retail Services
407 362 6162
genny.hall@colliers.com

CHRISTIN JONES
Director, Retail Services
+1 407 362 6138
christin.jones@colliers.com

255 South Orange Avenue
Suite 1300
Orlando, FL 32801
www.colliers.com/centralflorida