



2,548 SF Available with Outdoor Patio

1,800 SF Available

Livingston St. - 1,450 AADT

N Terry Ave.

MONROE

Retail Space Available
1,800 SF & 2,548 SF with Patio | Downtown Orlando

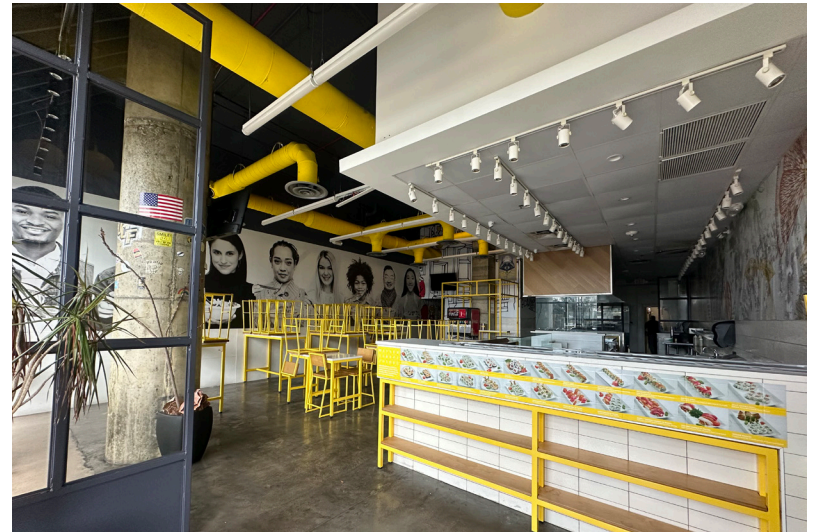
UNIONWEST
AT CREATIVE VILLAGE

Property Highlights

- Opportunities:
 - 1,800 SF second-generation fast casual restaurant (delivered as-is)
 - 2,548 SF space with outdoor patio – Grey Shell
- Located at 601 W Livingston St, Orlando, FL 32801
- Surrounded by a vibrant and growing community of over 8,000 students, faculty, and staff, with a strategic vision to expand to 10,000–15,000 students
- 640 student housing beds with a stable 95%+ occupancy rate
- 600 integrated parking spaces, including 100 designated for retail customers
- Adjacent to 957 new apartments, with more than 2,100 residents in the Village
- 105,000 SF of education space leased to UCF and Valencia College as part of the Downtown Campus
- EA Orlando Studio nearby, employing over 1,000 professionals
- Steps from Luminary Green Park, a 2.3-acre public park hosting frequent events and drawing thousands of visitors



2,548 SF with Outdoor Patio



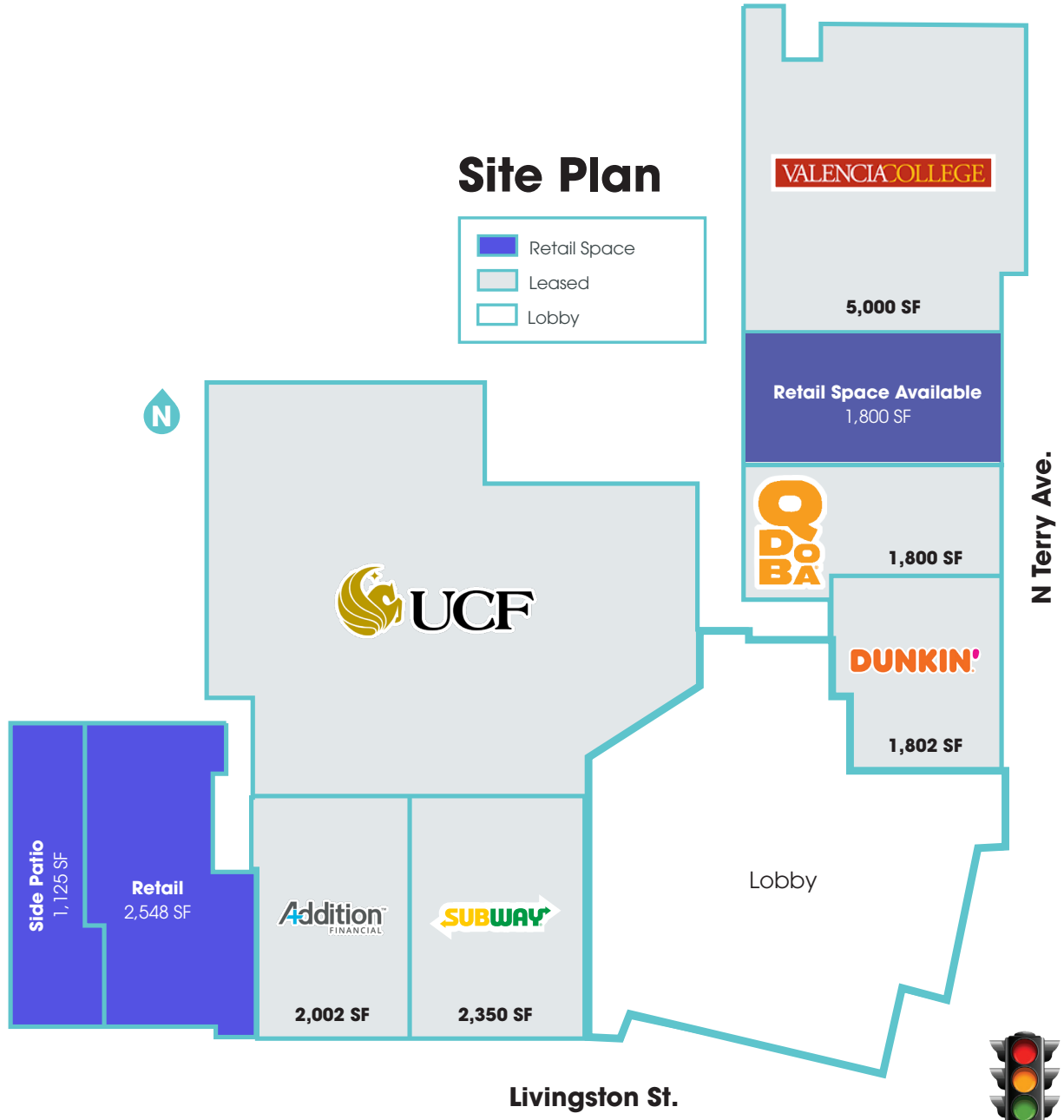
1,800 SF 2nd Gen Restaurant



Site Plan

Legend for Site Plan:

- Retail Space
- Leased
- Lobby





Demographics

As of March 2024



Population

1-Mile: 17,613
3-Mile: 98,496
5-Mile: 303,339



Daytime Population

1-Mile: 73,813
3-Mile: 259,631
5-Mile: 472,956



Average HH Income

1-Mile: \$94,092
3-Mile: \$108,606
5-Mile: \$93,676



Households

1-Mile: 10,003
3-Mile: 50,080
5-Mile: 130,886

Retail Tenants at UNIONWEST AT CREATIVE VILLAGE



UnionWest

Student Housing - **640 beds**
Academic - **105,000 SF**
Retail - **12,302 SF**

Professionals & Students

Students - **8,000 +**
High Wage Professionals - **1,000**
Game Developers - **2,000**
Residents - **2,100**

Multi-Family

The Julian - **409 units**
Modera Creative Village - **292 units**
Amelia Court - **256 units**

Phase 2 - \$600+ Million vertical development

Mixed-used - **100,000 to 200,000 SF**
Apartment - **706 units**
Hotel - **180 Rooms**
Student housing beds - **600**
Bob Carr - **Adaptive Reuse; Innovation Center**

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