



# THORNTON PARK CENTRAL DOWNTOWN ORLANDO

SCOTT CORBIN  
Executive Managing Director,  
Retail Services  
+1 407 362 6164  
scott.corbin@colliers.com

COLLIERS INTERNATIONAL  
255 S. Orange Ave.,  
Suite 1300  
Orlando, FL 32801  
www.colliers.com



## PROPERTY HIGHLIGHTS

- > 1,200 SF former Zou Zou Boutique available for lease in the heart of Thornton Park in downtown Orlando.
- > Move-in ready, excellent condition.
- > Zou Zou had a successful 18 year tenancy with a strong customer base.
- > Co-tenants include Starbucks, Soco Restaurant, Shari Sushi, JINYA Ramen Bar, Paris Nails, Juice'd, Jax Thornton Park and Moxie Media.
- > Less than a 5 minute walk to Lake Eola which hosts approximately 300 events each year and welcomes more than 2.5 million visitors.
- > Close to the Central Business District and numerous apartments and condos. More than 11,000 multi-family units existing or planned.
- > Large daytime population and strong residential density, upper middle income demographics.
- > Convenient and ample parking in adjacent garage; more than 250 spaces available for use by retail tenants on nights and weekends.
- > Excellent signage and visibility.
- > Successful nearby retailers, including Publix and Walgreens.
- > [Click here](#) for interior photos.
- > [Click here](#) for more about downtown Orlando's upcoming projects.

## AREA DEMOGRAPHICS



### Population

1-Mile: 18,522  
3-Mile: 107,001  
5-Mile: 285,148



### Average HH Income

1-Mile: \$86,829  
3-Mile: \$82,360  
5-Mile: \$72,787



### Daytime Population

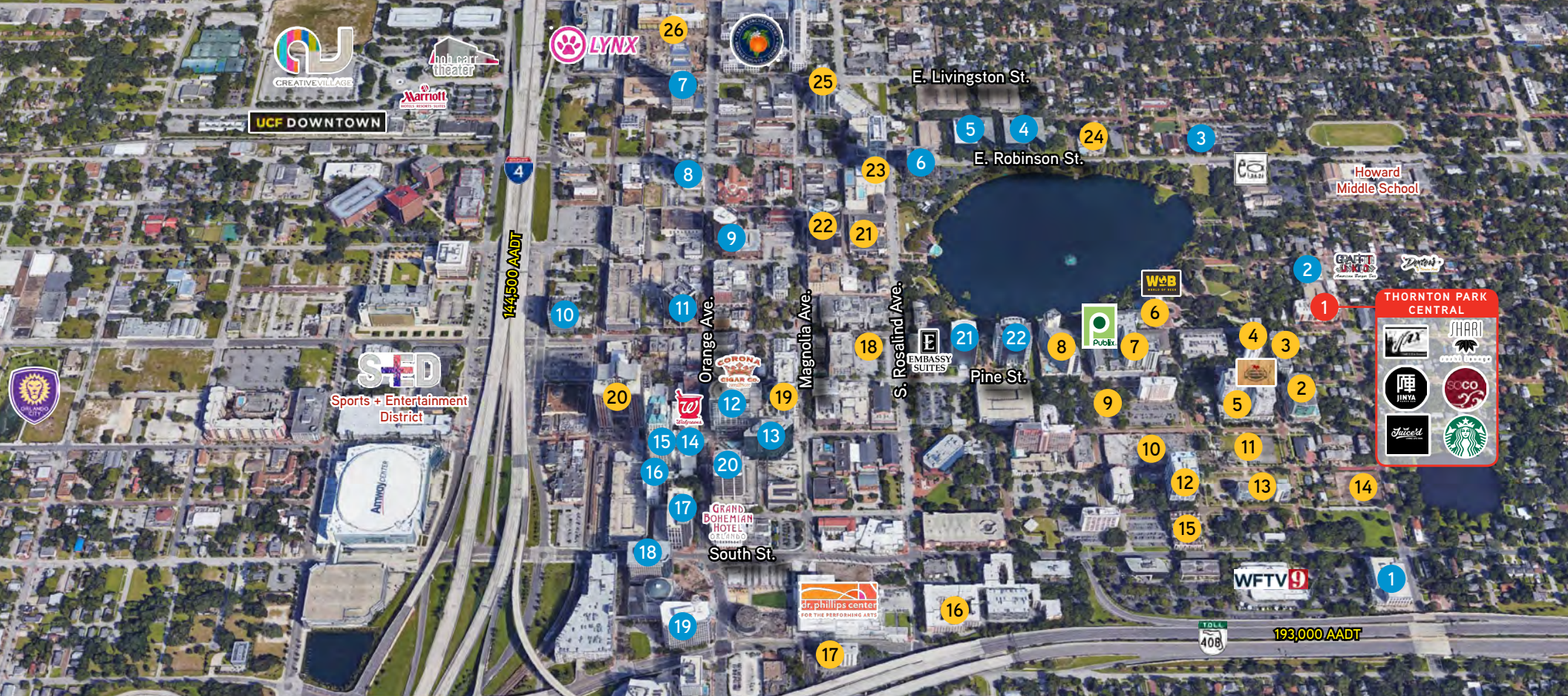
1-Mile: 74,086  
3-Mile: 242,293  
5-Mile: 439,527



### Households

1-Mile: 11,016  
3-Mile: 50,412  
5-Mile: 120,239





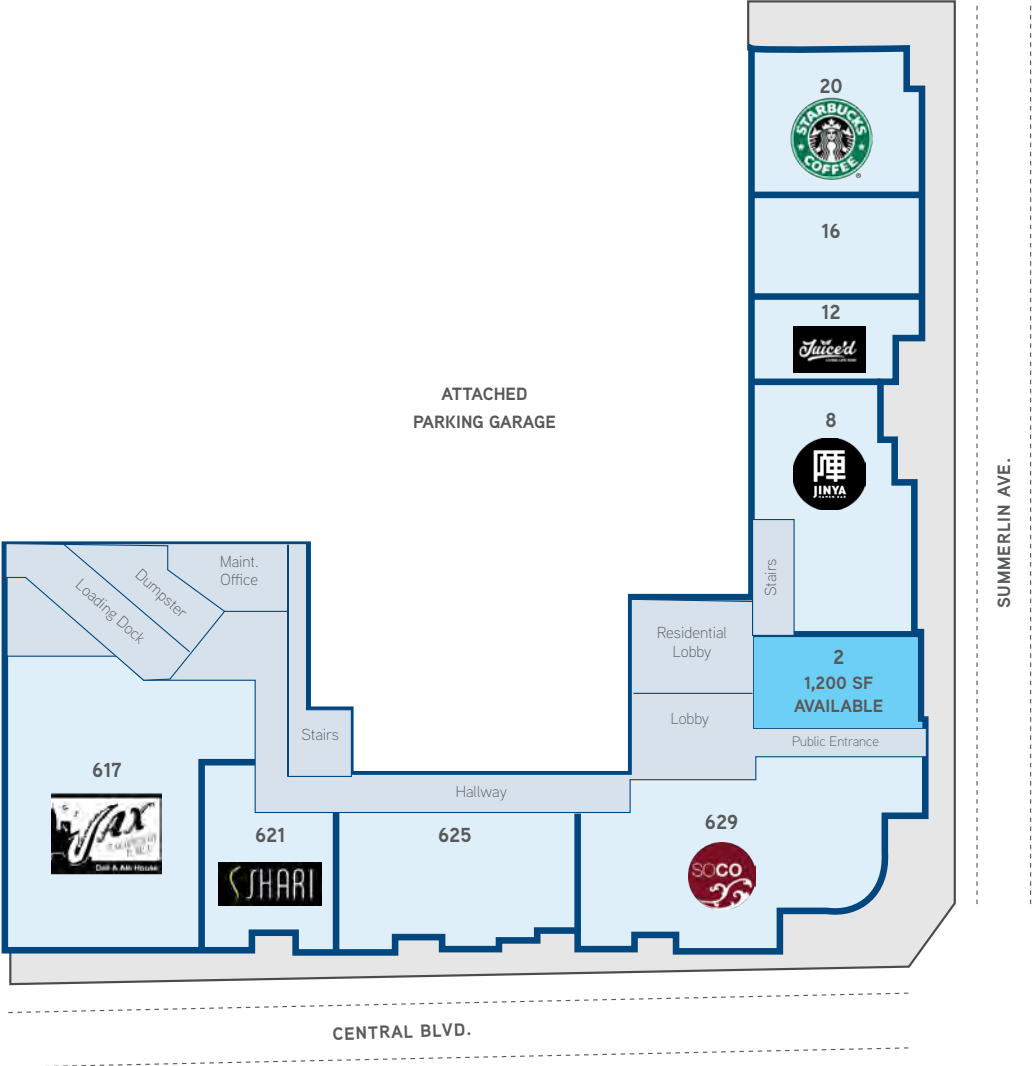
## DOWNTOWN ORLANDO & THORNTON PARK - SIGNIFICANT PROJECTS

	Multi-Family Housing	#Units	Multi-Family Housing	#Units	
★ 1	Thornton Park Central	56	14	Thornton Park Brownstones	28
2	101 Eola	146	15	Osceola Brownstones	26
3	Eola South	23	16	The Grande	364
4	530 East Central	92	17	Magnolia Towers	156
5	Sanctuary Condominium	173	18	Modera Central	350
6	Post Parkside Orlando	258	19	Solaire at the Plaza	305
7	Paramount on Lake Eola	311	20	55 West	461
8	Waverly on Lake Eola	230	21	Metropolitan at Lake Eola	128
9	CitiTower	233	22	Aspire Luxury Apartments	164
10	Camden Thornton Park (420 E.)	364	23	The VUE at Lake Eola	375
11	Camden Lake Eola (520 E.)	299	24	Reeves House	320
12	Star Tower	100	25	SkyHouse Orlando	379
13	The Jackson	52	26	Crescent Central Station	266

	Office High Rise	RBA	Office High Rise	RBA	
1	GAI Building	105,000 SF	12	The Plaza	500,000 SF
2	Thornton Park Office	36,426 SF	13	Seaside Plaza	280,407 SF
3	The Day Building	83,139 SF	14	SunTrust Corporate	200,000 SF
4	Landmark Center I	227,083 SF	15	SunTrust Main Tower	570,874 SF
5	Landmark Center II	227,954 SF	16	SunTrust Center	83,744 SF
6	Eola Park Centre	168,309 SF	17	Lincoln Plaza	246,100 SF
7	Bank of America Center	421,069 SF	18	CNL Center II	270,000 SF
8	Seacoast Bank Tower	128,791 SF	19	CNL Center I	348,000 SF
9	Regions Bank Tower	245,201 SF	20	Citrus Center	260,751 SF
10	Fairwinds Tower	168,600 SF	21	Capital Plaza I	243,289 SF
11	20 North Orange	278,740 SF	22	Capital Plaza II	301,603 SF

Points of Interest	Capacity
Amway Center	20,000 Seats
SunRail	40 Trips per day
Dr. Phillips Center	2,700 Seats
Dr. Phillips Center Phase II (2020)	1,700 Seats
UCF Downtown Campus at Creative Village (August 2019)	7,700 Students
Lake Eola	2.5M+ Visitors per year

SITE PLAN



SUITE	TENANT	RSF
2	Available	1,200
8	JINYA Ramen Bar	2,515
12	Juice'd	973
16	Paris Nails	1,277
20	Starbucks	1,731
629	Soco Restaurant	4,075
625	Moxie Media	2,091
621	Shari Sushi	2,329
617	Jax Thornton Park Deli & Alehouse	3,800
		<b>19,991</b>



Thornton Park Central is ideally located in the rapidly developing downtown Orlando. The retail space is well positioned within an active and diverse urban district.

