

RETAIL SPACE FOR LEASE

Baldwin Park Village Center



4876 New Broad Street | Orlando, FL 32814



Exclusively Listed By

Terrence Hart
Senior Director

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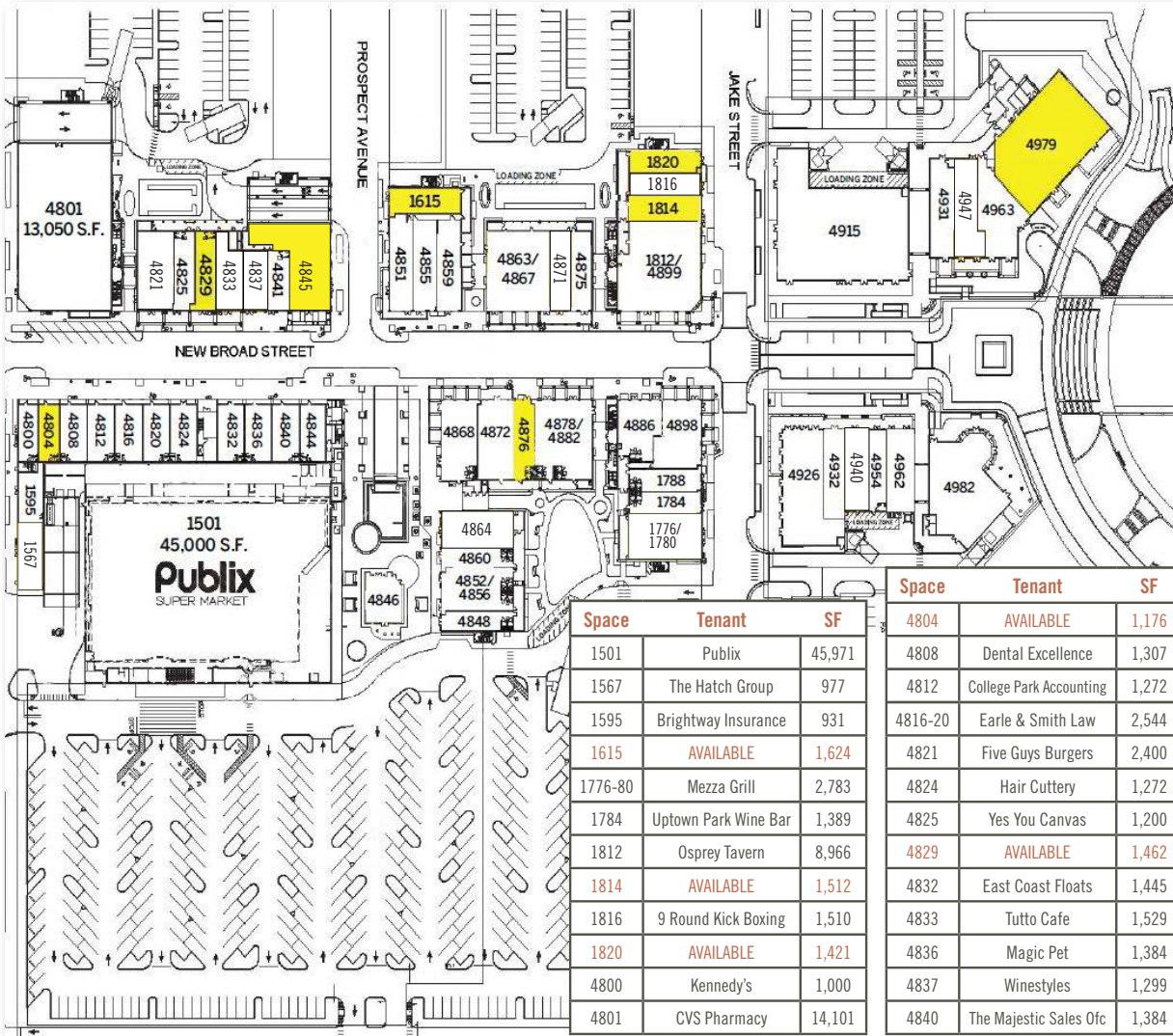
Licensed Real Estate Broker

PROPERTY HIGHLIGHTS

- One of Orlando's most desirable neighborhoods.
- Attractive upscale "Urban Village" planned community.
- The 1,000 acre neighborhood is home to 8,000 residents and more than 125 businesses.
- Located only three miles from downtown Orlando and within 30 minutes of Universal Studios, Orlando International Airport, Orlando Sanford International Airport, UCF and Disney World.
- Anchored by Publix and CVS with 133,000 SF of additional retail.
- Traffic Counts: 21,600 AADT on New Broad Street

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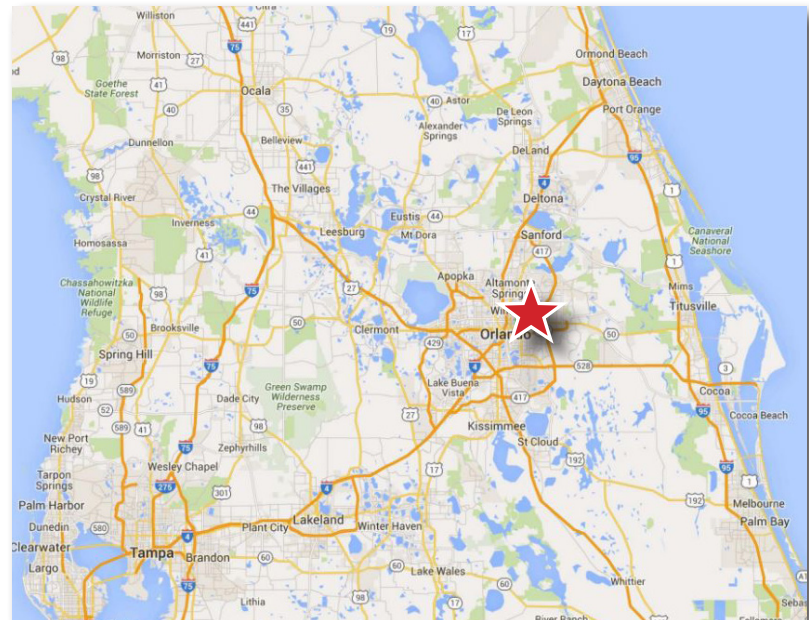


Space	Tenant	SF
4841	Winestyles	1,195
4844	Victoria Jewelers	1,720
4845	AVAILABLE	3,880
4846	Publix Liquor	1,654
4848	Best Cleaners	1,200
4851	Subway	1,936
4852-56	Chi Pan Asian	2,536
4855	Baldwin Nails & Spa	1,850
4859	Planet Beach	1,821
4860	Planet Smoothie	1,206
4863-67	Dance 360	4,288
4864	Huntington Learning	2,318
4868	Jack's Steakhouse	2,736
4871	Dog Days Pet Spa	1,370
4872	Champion Martial Arts	2,440
4875	Farris & Foster's	1,454
4876	AVAILABLE	1,420
4878-82	CaddyShanks	3,657
4886	La Bella Luna	2,032
4898	Seito Sushi	3,899
4915	Orlando Metro Gymnastics	11,000
4926	In Style Hair	4,556
4931	Orlando Metro VPK	2,150
4932	CAFE 906	1,519
4940	Admiral Cigar	1,396
4947-63	Colibri Mexican Cuisine	4,753
4954	Fast Acai	1,400
4962	TruFit Endurance	1,952
4979	AVAILABLE	7,384
4982	Gator's Dockside	5,000

Space	Tenant	SF
1501	Publix	45,971
1567	The Hatch Group	977
1595	Brightway Insurance	931
1615	AVAILABLE	1,624
1776-80	Mezza Grill	2,783
1784	Uptown Park Wine Bar	1,389
1812	Osprey Tavern	8,966
1814	AVAILABLE	1,512
1816	9 Round Kick Boxing	1,510
1820	AVAILABLE	1,421
4800	Kennedy's	1,000
4801	CVS Pharmacy	14,101

Space	Tenant	SF
4804	AVAILABLE	1,176
4808	Dental Excellence	1,307
4812	College Park Accounting	1,272
4816-20	Earle & Smith Law	2,544
4821	Five Guys Burgers	2,400
4824	Hair Cuttery	1,272
4825	Yes You Canvas	1,200
4829	AVAILABLE	1,462
4832	East Coast Floats	1,445
4833	Tutto Cafe	1,529
4836	Magic Pet	1,384
4837	Winestyles	1,299
4840	The Majestic Sales Ofc	1,384

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	14,726	100,612	301,495
DAYTIME POP	6,471	87,438	235,289
AVERAGE HH INC	\$107,249	\$77,936	\$70,630
MEDIAN AGE	33.4	37.2	37.6



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