

BALDWIN PARK VILLAGE CENTER

4876 New Broad Street Orlando, FL 32814
RETAIL SPACE FOR LEASE



PROPERTY HIGHLIGHTS

- **AVAILABLE:** 1,176 SF | 1,195 SF | 1,299 SF | 1,720 SF | 2,150 SF | 2,544 SF
- 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** **CVS pharmacy** with 133,000 SF of additional retail.

POPULATION

	1 Mile	15,263
	3 Mile	99,145
	5 Mile	300,351

DAYTIME POPULATION

	1 Mile	9,621
	3 Mile	116,384
	5 Mile	344,248

MEDIAN AGE

	1 Mile	31.4
	3 Mile	36.4
	5 Mile	37.1

HOUSEHOLDS

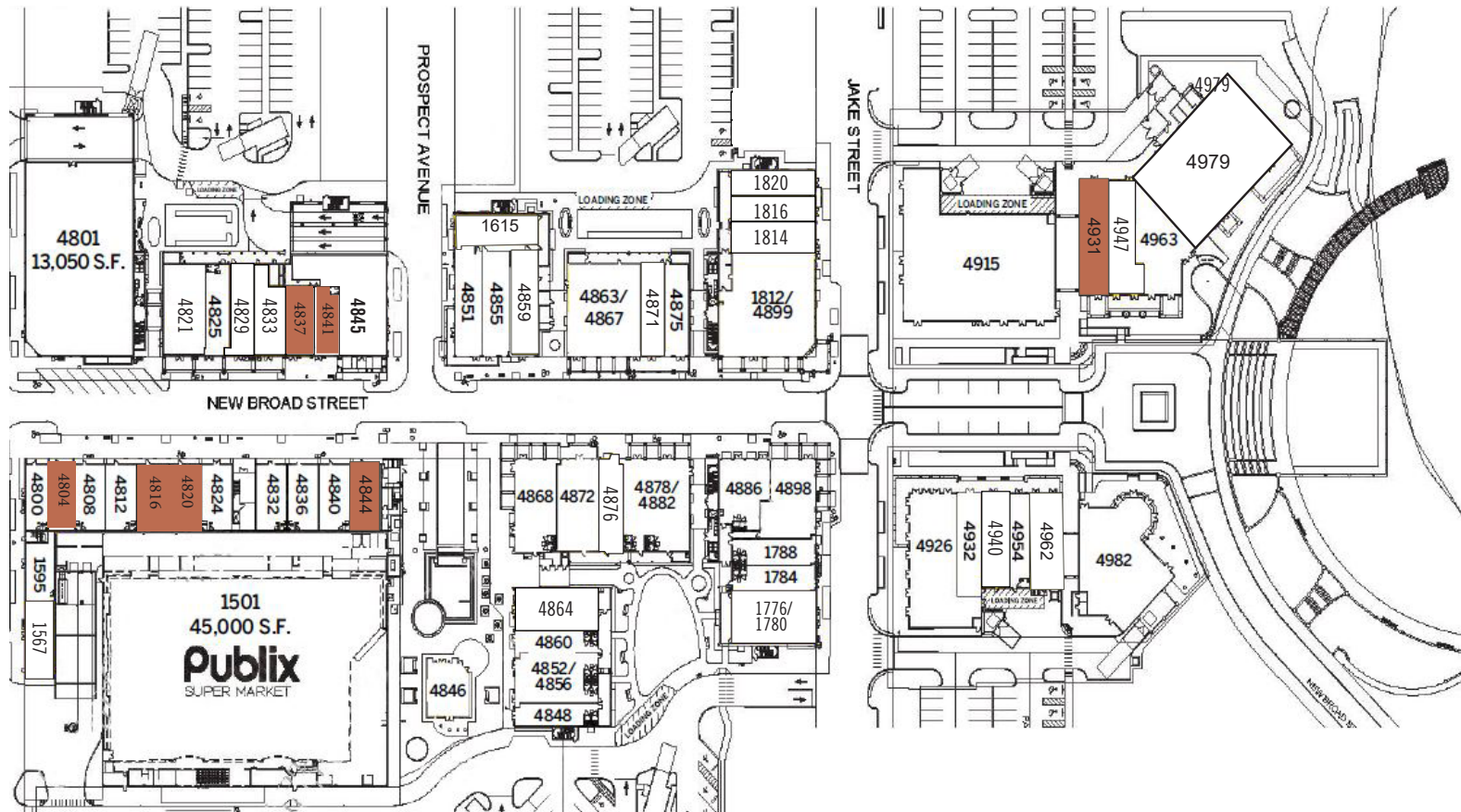
	1 Mile	6,831
	3 Mile	44,511
	5 Mile	133,189

AVE. HOUSEHOLD INCOME

	1 Mile	\$96,478
	3 Mile	\$82,909
	5 Mile	\$76,435

DAILY TRAFFIC COUNTS

	New Broad St.	9,000 VPD
	Bennett Rd.	12,000 VPD
	Maguire Blvd.	14,000 VPD



4860	Planet Smoothie	1,206
4863-4867	Dance 360	4,288
4864	Huntington Learning	2,318
4868	Provision's & Buzz	2,736
4871	Enlive	1,370
4872	Champion Martial Arts	2,440
4875	Farris & Foster's	1,454
4876	Lafayette & Rushford	1,420
4878-4882	Tactical Brewing	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	AVAILABLE	2,150
4932	CAFÉ 906	1,519
4940	Admiral Cigar	1,396
4947-63	Colibri Mexican Cuisine	4,753
4954	I-CE-NY Ice Cream	1,400
4962	Ocean Poke	1,952
4979	Manny's Chop House	7,384
4982	Gator's Dockside	5,000

UNIT	TENANT	SQFT	UNIT	TENANT	SQFT	UNIT	TENANT	SQFT	UNIT	TENANT	SQFT
1501	Publix	45,971	1812	Osprey Tavern	8,966	4808	Dental Excellence	1,307	4832	East Coast Floats	1,445
1567	The Hatch Group	977	1814	Verte Chiropractic	1,512	4812	College Park Accounting	1,272	4833	Tutto Café	1,529
1595	Brightway Insurance	931	1816	9 Round Kick Boxing	1,510	4816-4820	AVAILABLE	2,544	4836	Magic Pet	1,384
1615	Law Office	1,624	1820	PNC Bank	1,421	4821	Five Guys Burgers	2,400	4837	AVAILABLE	1,299
1776-1784	Mezza Grill	4,172	4800	Kennedy's Barber Shop	1,000	4824	Hair Cuttery	1,272	4840	The Majestic Sales Ofc	1,384
			4801	CVS pharmacy	14,101	4825	SOAR Boutique	1,200	4841	AVAILABLE	1,195
			4804	AVAILABLE	1,176	4829	Optometrist	1,462	4844	AVAILABLE	1,720
									4845	Victoria Jewelers	3,880
									4846	Publix Liquor	1,654
									4848	Best Cleaners	1,200
									4851	Subway	1,936
									4852-4856	Chi Pan Asian	2,536
									4855	Baldwin Nails & Spa	1,850
									4859	Escape Artist	1,821