

FOR SALE > LAND

Baldwin Park Development Site

LAST DEVELOPMENT SITE ON NEW BROAD STREET

4787 NEW BROAD STREET | ORLANDO, FL 32814



Central Florida

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SITE SPECIFICATIONS

The last undeveloped corner on the main retail/office corridor in the award winning Baldwin Park Master Planned Community. The 1,100 acre neighborhood is home for 8,000 residents and over 125 businesses. With the majority of infrastructure in place, and a high performing submarket, this site provides a unique opportunity to develop a Class A product in Baldwin Park's core.

Address:	4787 New Broad Street Orlando, FL 32814
Site Size:	0.82 net developable acres
Zoning:	PD - 80,000 SF Office - Up to 4 story <i>*PD amendment for Hotel, ALF, Age Restricted</i>
Site Improvements:	320 shared surface parking spaces Off-site retention Common area landscape/hardscape
Frontage:	255± ft. on New Broad Street 212± ft. on Meeting Place
Access:	- Full access to shared interior parking lot - Potential curbcut off New Broad Street or Meeting Place

CALL FOR DETAILS

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BALDWIN PARK SUBMARKET

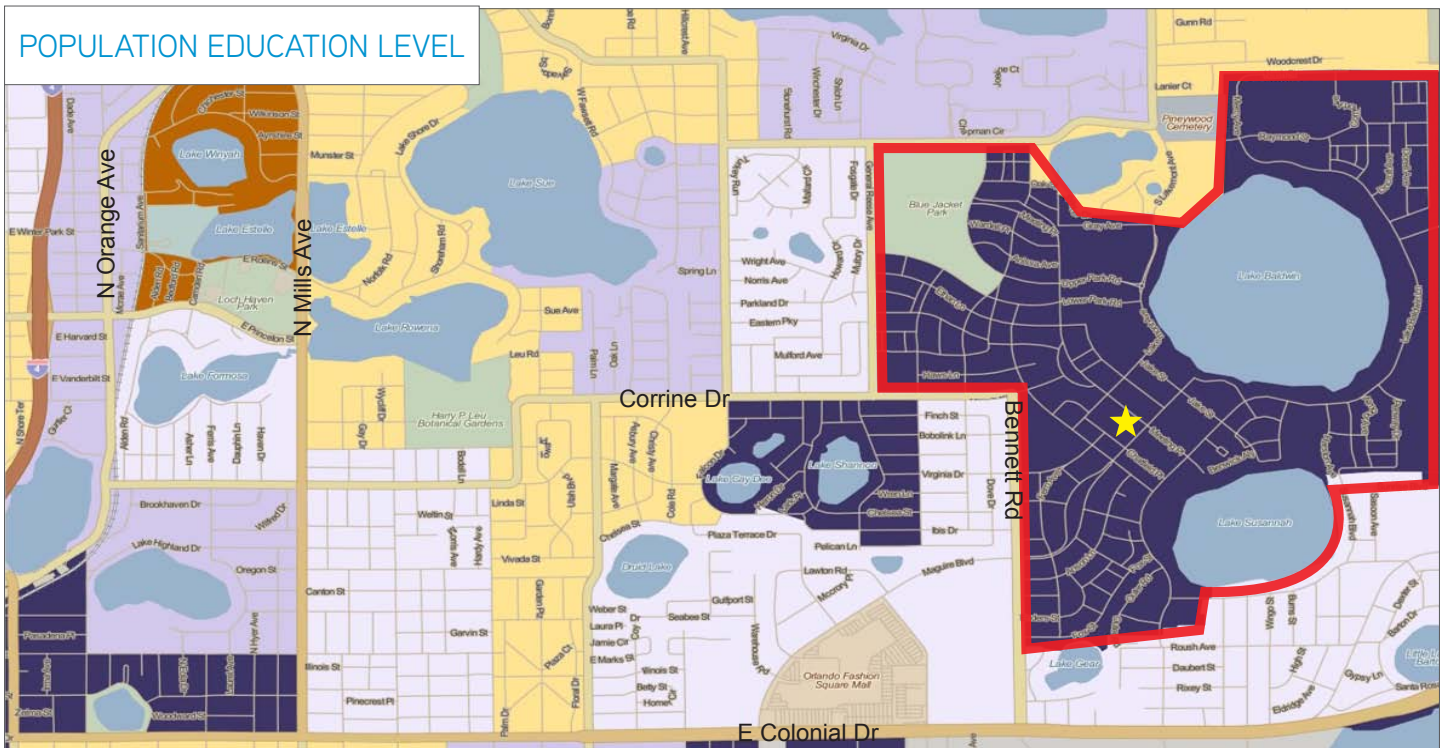


Baldwin Park is a master planned community spread across 1,100 Acres, encompassing 2 lakes, 125 businesses and a population of 8,000+/- highly affluent individuals. The median age for the community is 33 yrs old with median household income of \$77,000±.

Baldwin Park's office market, primarily located along New Broad St, is experiencing a 93.41% occupancy rate, one of the highest rated submarkets in the Orlando area. The submarket has an average rental rate of \$23.42 per square foot. Key tenants include Travelers Insurance Property and Casualty and VOA Associates Incorporated.

The submarket is serviced by high quality, A Rated Schools that cater to both Baldwin Park and Winter Park. It has seen residential sales prices appreciate 21.3% over the last 5 years to a median price of \$400,000.

POPULATION EDUCATION LEVEL



PERCENT OF POPULATION WITH BACHELORS DEGREE

Year: 2012

Variable: %Ch

Shaded by Block Group 2010

Source: Census



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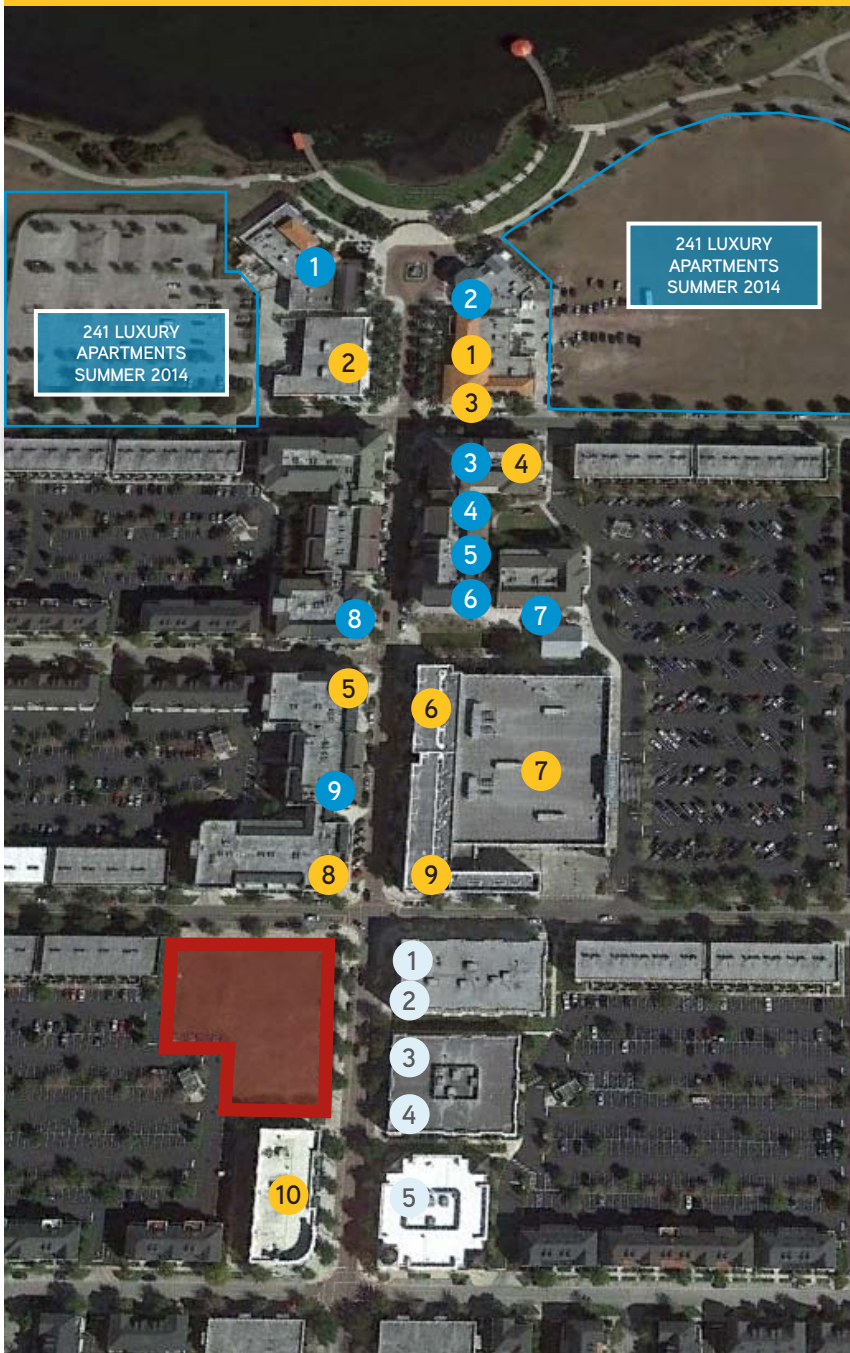
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RETAIL

- 1 TRUFIT Endurance Training Center
- 2 Orlando Metro Gym
- 3 In Style Hair
- 4 Loco-Motion Bike Shop
- 5 Wine Styles
- 6 Victoria Jewelers
- 7 Publix
- 8 CVS
- 9 Kennedy's All-American Barber Club
- 10 SunTrust

RESTAURANTS

- 1 Colibri Mexican Cuisine
- 2 Gators Dockside
- 3 Sieto Sushi
- 4 La Bella Luna
- 5 Caddy Shanks Virtual Golf
- 6 Jack's Steak House
- 7 Chi Pan Asian
- 8 Subway
- 9 Five Guys Burgers and Fries

OFFICE

- 1 Rosenthal Law Firm, PA
- 2 VOA Associates Incorporated
- 3 Gentiva Health Services
- 4 Allied Specialty Vehicles
- 5 Rogers Lovelock & Fritz

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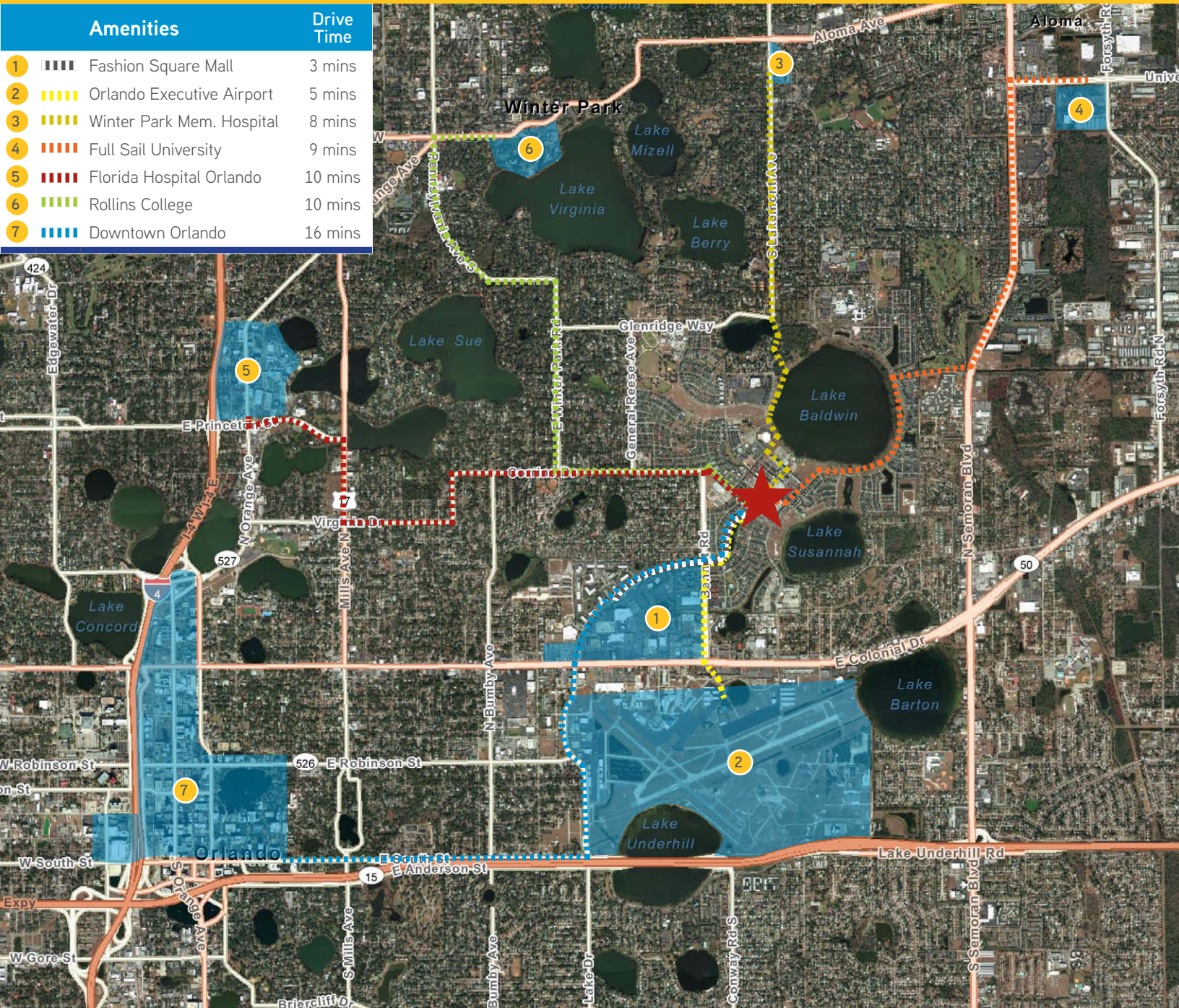
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Amenities		Drive Time
1	Fashion Square Mall	3 mins
2	Orlando Executive Airport	5 mins
3	Winter Park Mem. Hospital	8 mins
4	Full Sail University	9 mins
5	Florida Hospital Orlando	10 mins
6	Rollins College	10 mins
7	Downtown Orlando	16 mins



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