



CITI  
TOWER

**SECOND FLOOR ARTIST/CREATIVE STUDIOS  
FOR LEASE WITH PRIVATE GROUND  
FLOOR ELEVATOR ACCESS**

LINCOLN  
PROPERTY  
COMPANY



# PROPERTY OVERVIEW

Citi Tower (101 Lake Ave), is a mixed-use luxury high rise located in the booming South Eola area of Downtown Orlando. In addition to the multifamily component of the tower, the project offers ground floor retail and the potential for a creative studio space on the second floor. Citi Tower is only steps away from Lake Eola and has excellent walkability to Downtown Orlando's best restaurants, local boutique shops, and the Walt Disney Amphitheater.



Located in South Eola



25 Stories



Private elevator access from sidewalk



12,635 RSF second floor space available for artist/ creative studio



Demising options down to  $\pm 7,000$  SF



Centrally located and easily accessed via SR 408 and Interstate 4.



Parking available on 2nd floor



Surrounded by numerous restaurants



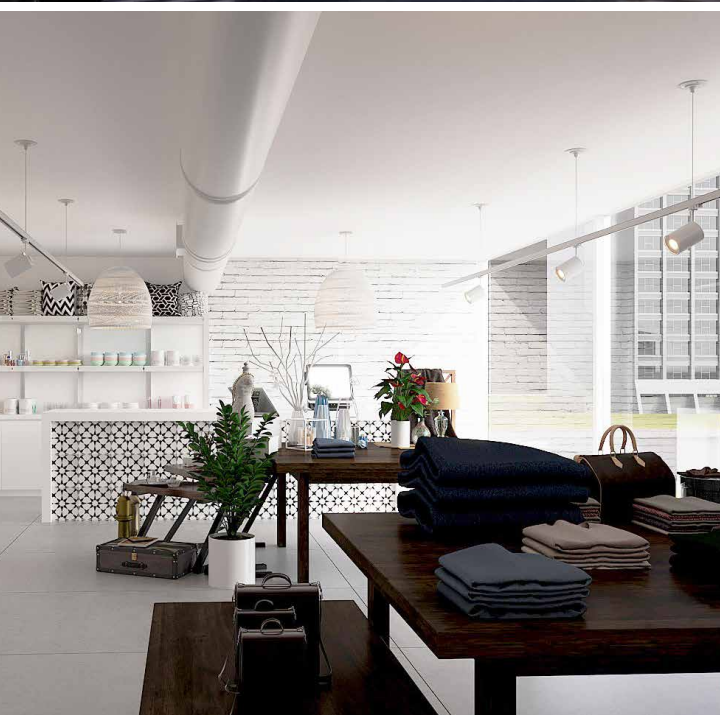
Pool & fitness center



92 Walk score



One block away from only Downtown Publix and a variety of other retailers and restaurants



# HIGHLIGHTS



1

**Tremendous glass-line**  
visible from Lake Ave and  
Church Street

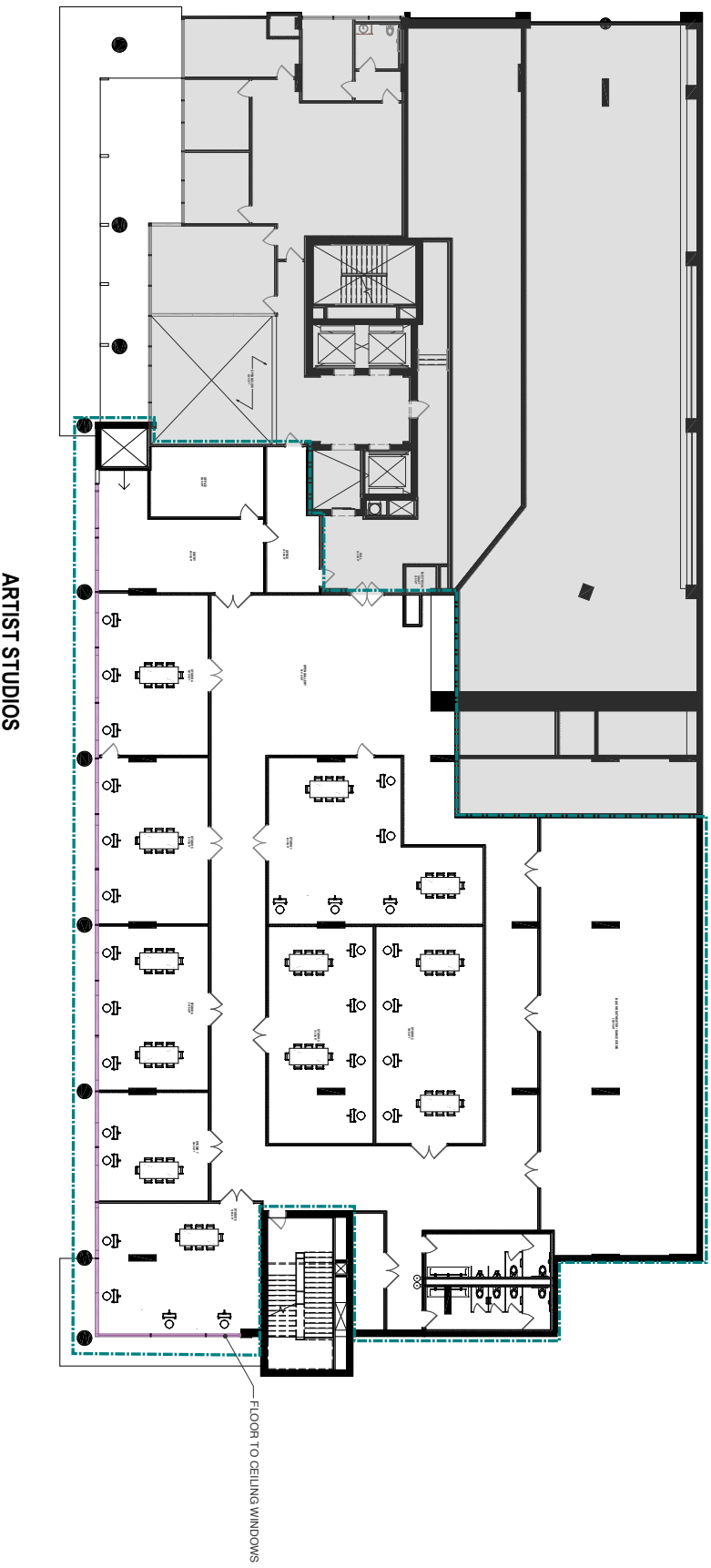
2

**Ground Floor elevator vestibule**  
with direct, private access to  
Tenant's space

# SITE PLAN

12,635 RSF AVAILABLE

LEASEABLE AREA



LANDLORD PLAN OF ARTIST STUDIOS

12,635

# DOWNTOWN AMENITY RETAIL & RESTAURANTS



Garland Ave

Livingston St

Robinson St

Ridgewood St

Livingston St

Ridgewood St

ROBINSON ST 15,600 AADT

ORANGE AVE 8,500 AADT

CENTRAL BLVD 8,880 AADT

ROSALIND AVE 4,900 AADT

CHURCH ST 4,900 AADT

SOUTH ST 15,500 AADT

SUMMERLIN AVE 9,900 AADT

55 WEST



TIN & TACO  
CANTON'S CANTER RESTAURANT

ELIXIR

tropical SYNDROME CAFE

CRAFT & COMMON



gringoslocos

SUBWAY

dr. phillips center

PINE ST



SANCTUARY

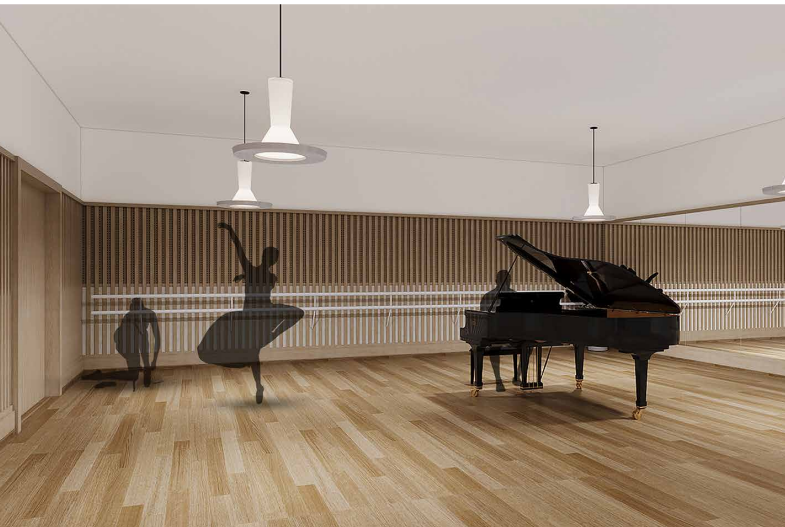
112,000 AADT



THORNTON PARK CENTRAL

GRAND DUNKIN'S AMERICAN BURGER BAR

# DOWNTOWN DEMOGRAPHICS



	1 MILE	3 MILE	5 MILE
	<b>55,130</b> TOTAL 2022 POPULATION	<b>295,922</b> TOTAL 2022 POPULATION	<b>988,673</b> TOTAL 2022 POPULATION
	<b>41</b> AVERAGE AGE	<b>39</b> AVERAGE AGE	<b>38</b> AVERAGE AGE
	<b>\$89,955</b> AVERAGE HOUSEHOLD INCOME	<b>\$79,938</b> AVERAGE HOUSEHOLD INCOME	<b>\$77,865</b> AVERAGE HOUSEHOLD INCOME
	<b>\$353,380</b> MEDIAN HOME VALUE	<b>\$299,972</b> MEDIAN HOME VALUE	<b>\$235,631</b> MEDIAN HOME VALUE



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For Additional Information,  
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**WE MAKE THINGS HAPPEN.**