

CITI  
TOWER

**SECOND FLOOR CHILD CARE/PRESCHOOL  
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 childcare/preschool 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 childcare/preschool space



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



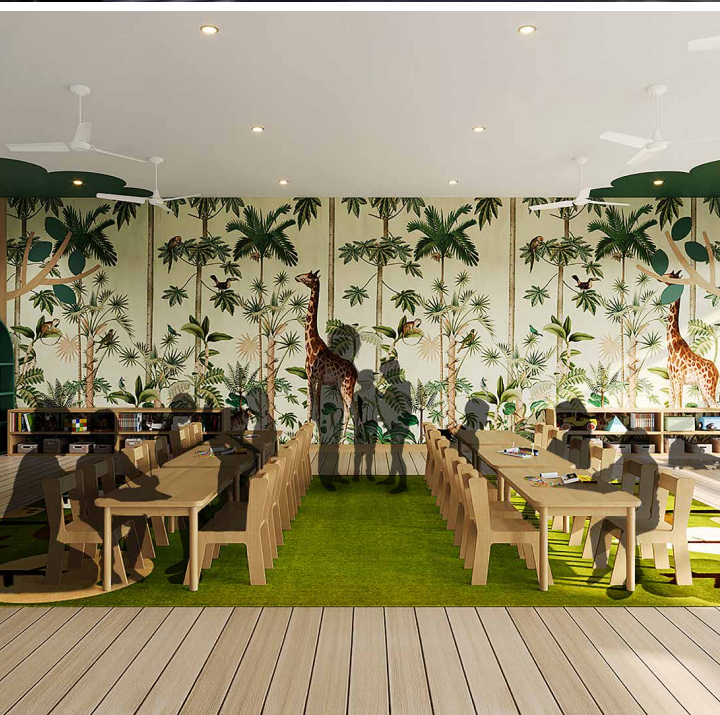
Pool & fitness center



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

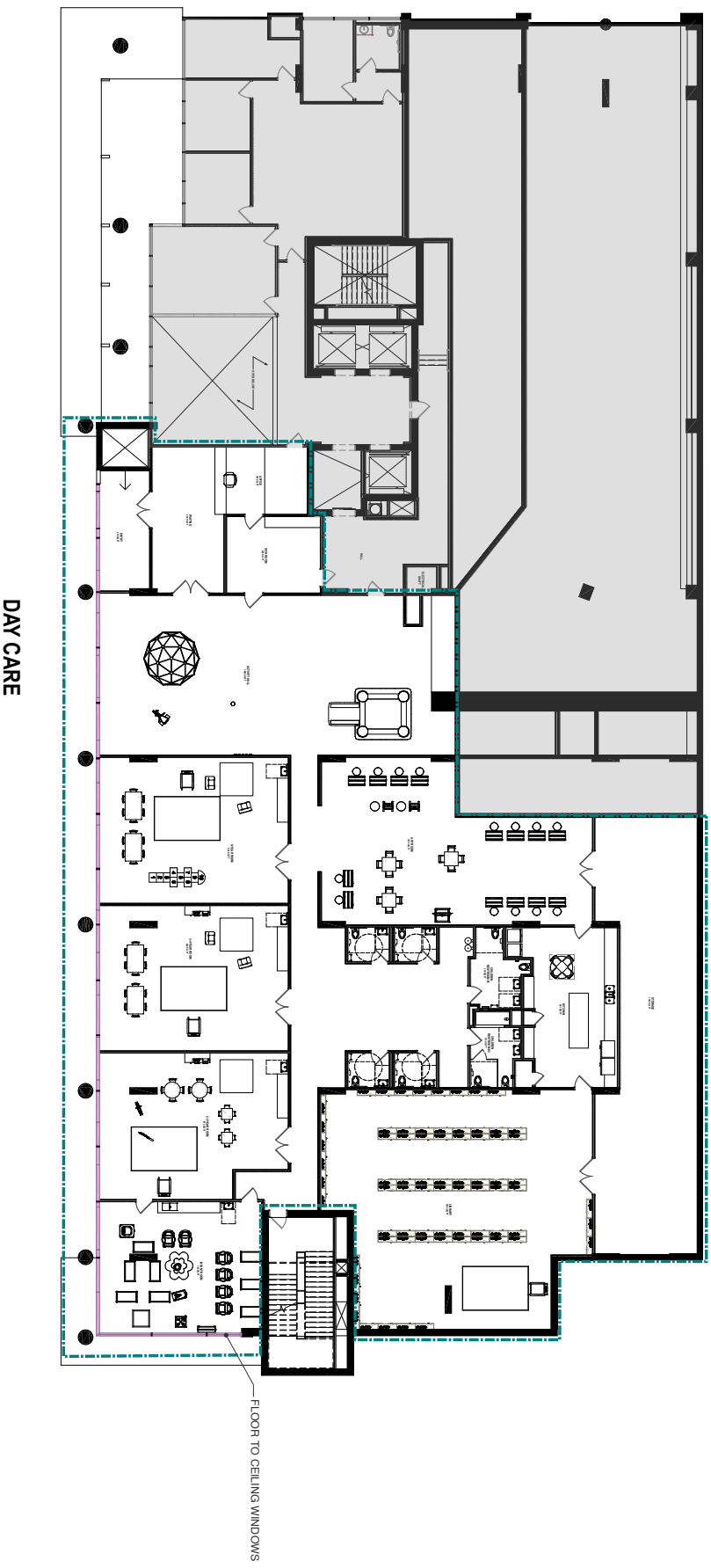
2

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

# SITE PLAN

12,635 RSF AVAILABLE

LEASEABLE AREA



LANDLORD PLAN OF DAY CARE

1/8" = 1'-0"

# 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

CRAFT & COMMON



gringoslocos

ROSALIND AVE 4,900 AADT

CENTRAL BLVD 8,880 AADT

PARAMOUNT ON LAKE EOLA  
 pizza@manchies  
 publix



PINE ST

EMBASSY SUITES by Hilton  
 510 Lakeside  
 JW MARRIOTT COMING SOON

CHURCH ST 4,900 AADT



55 WEST  
 ARTIST TABLE  
 SunRail  
 Tropical Coffee Co.  
 MARY'S  
 Today's

DUNKIN' DONUTS  
 GRAND BOHEMIAN HOTEL ORLANDO  
 dr. phillips center

SOUTH ST 15,500 AADT

SANCTUARY  
 OUDON'S  
 The Abbey  
 STUBBORN WILE

SUMMERLIN AVE 9,900 AADT

THORNTON PARK CENTRAL  
 Soco  
 STARBUCKS

GRABIT DONUTS AMERICAN BURGER BAR

112,000 AADT

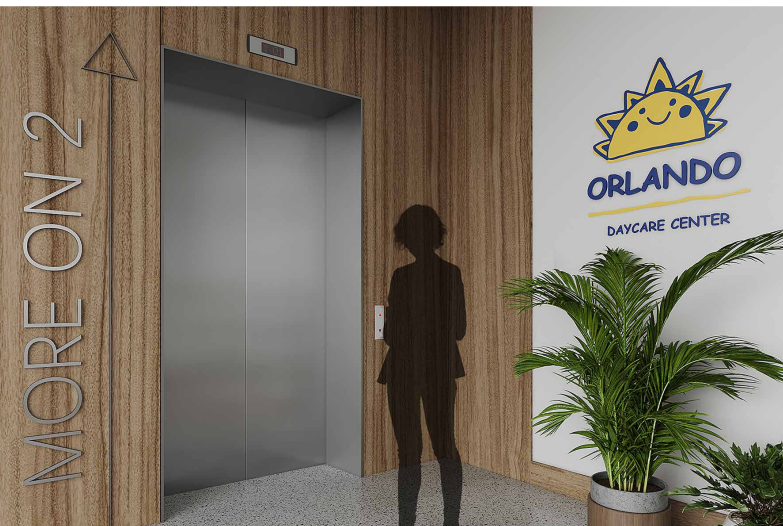


Anderson St

The Courtyard

at Lake Lucerne

# 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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MORE INFORMATION

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