



# AVALON PARK

## DOWNTOWN EAST ORLANDO

### Land Sale, Leasing and Partnership Opportunities

#### Population & Demographics

**POPULATION**  
**14,126** 1 Mile Radius  
**46,049** 3 Mile Radius  
**109,678** 5 Mile Radius

**POPULATION WITH COLLEGE EDUCATION**  
**67.59%** 1 Mile Radius  
**66.40%** 3 Mile Radius  
**62.29%** 5 Mile Radius

**HOUSEHOLDS**  
**4,337** 1 Mile Radius  
**14,800** 3 Mile Radius  
**35,130** 5 Mile Radius

**AVERAGE HOUSEHOLD INCOME**  
**\$106,001** 1 Mile Radius  
**\$ 99,797** 3 Mile Radius  
**\$ 82,310** 5 Mile Radius

Source: U.S. Census Bureau Data USA

#### Local Area Points



#### Property Features

- Downtown with 90 Businesses Including Lively Restaurants, Convenient Shopping, Eclectic Boutiques within Walking Distance
- Join Other Businesses, Including Publix, 7-11 Gas Station, 4 Banks, CVS and Subway
- A Rated Schools
- 25 Minutes to Orlando International Airport
- 15 Minutes from Medical City

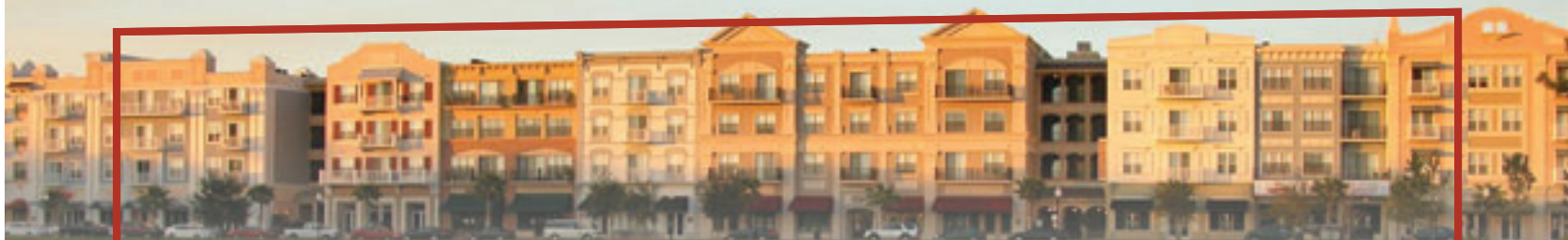
#### Future Uses

- Seeking Partners, Investors, Tenants, Buyers and Operators for these Future Uses:
- Commercial
  - Senior Living
  - Multi-Family
  - Mixed Use

### Contact Us

Land and Partnership Opportunities  
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# AVALON PARK

## Land Sale, Leasing and Partnership Opportunities

Avalon Park is an 1,860-acre neighborhood located in southeast Orange County, nestled beside the serene, natural surroundings of the Econlockhatchee River. Avalon Park has 240 acres of wetlands, 400 acres of upland preserve, 250 acres of man-made lakes, walking/biking trails and a pool with cabana located in the center of each neighborhood village. Development principles are based on New Urbanism planning concepts, which emphasizes human-scale communities in which traditional-style neighborhoods are within easy walking distance of the town center to foster an improved quality of life for residents of all ages. Bringing this principle to life includes a mix of housing types, civic uses, office/commercial buildings and Downtown Avalon Park. Planning includes approximately 3,400 single-family units, 1,431 multi-family units and more than half a million square feet of commercial space.



- Land Sale, Leasing and Partnership Opportunities**
- A** 12± Acres - Commercial
  - B** 1± Acres - Commercial
  - C** 1.3± Acres - Commercial
  - D** Avalon Business Centre - 38,000 sf Leasing Opportunities
  - E** The Flats (Coming 2018) - Multi-Family 100 Units