

# MULTI-TENANT INVESTMENT OPPORTUNITY

1235 N. Orange Ave.  
Orlando, FL 32804

\$2,500,000  
6.19% CAP

IN THE HEART OF

# IVANHOE

## VILLAGE



4 ACRE COMMERCIAL REAL ESTATE IS PLEASED TO OFFER 1235 NORTH ORANGE AVE. FOR IMMEDIATE SALE. THIS IS A RARE 100% OCCUPIED, CASH-FLOW STABLE, MULTI-TENANT RETAIL BUILDING IN THE HEART OF IVANHOE VILLAGE.

THE TWO-STORY 9,916 SF PROPERTY IS LOCATED ON A 1/4 ACRE PARCEL AND IS OCCUPIED BY THREE TENANTS WHO ARE POPULAR AND HIGHLY RESPECTED IN THE IVANHOE COMMUNITY.

ORIGINALLY CONSTRUCTED IN 1925, THIS RENOVATED PROPERTY IS LOCATED DIRECTLY ON N ORANGE AVE ACROSS FROM LAKE IVANHOE AND IS A PRIME OPPORTUNITY FOR AN INVESTOR TO PURCHASE A STABLE, ICONIC PROPERTY.

**SAM GASLIN**  
SAM@4ACRE.COM  
(904) 505-5282

**NICK FOURAKER** CCIM  
NICK@4ACRE.COM  
(407) 601-1466





## Summary

List Price: \$2,500,000

Size: ±9,916 SF

Land: ±10,689 SF

NOI: \$154,660.01

Cap Rate: 6.19%



### INVESTMENT HIGHLIGHTS:

- Located in the heart of Ivanhoe Village.  
Visit <https://ivanhoevillage.org/> to learn more
- Frontage along N. Orange Avenue
- High traffic counts -19,800 AADT
- Near multiple large multifamily developments
  - The Yard, a 591-unit estimated \$175 million luxury development
  - Lake House Apartments, a 252-unit \$70 million luxury development
- High-end, creative tenant mix
- Quickly appreciating Market - 20% growth in sales price over the past four year period.
- Legacy building owners - this market is difficult to enter.
- Nothing has traded in this market since 2017

### DEMOGRAPHICS:

#### 2 MILE RADIUS

Population	49,759
Households	25,389
Average Household Income	\$97,235
Median Home Value	\$356,612
2020 consumer spending	\$619,147,429



## The Tenants

### Hammered Lamb

The Hammered Lamb is your friendly neighborhood pub nestled in the up and coming Ivanhoe Village Main Street District of Orlando.



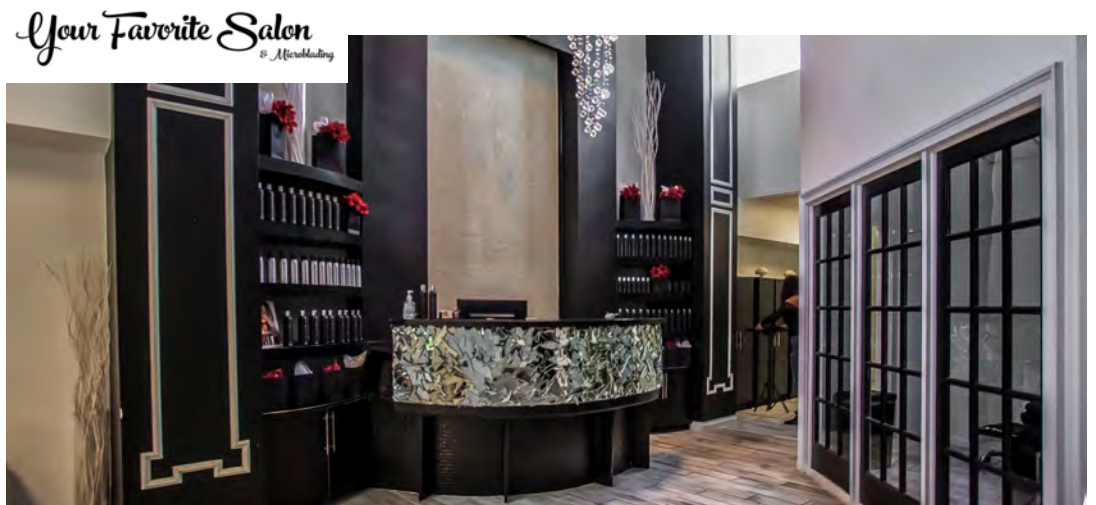
### The East

The East is an upscale tattoo shop founded by artists Earl Funk and Steve Roberts in early 2015. These artists are known for their eccentric style and have been featured for multiple pieces including work on celebrities all the way to custom shovels for the Orlando City ground breaking ceremony.



### Your Favorite Salon

Internationally published, Award winning Hair & Makeup Artist: Amanda Stone has been in the industry 15 years. Some of her biggest accomplishments include being published in Vogue, Maxim, Forbes, Rolling Stone ESPN magazines to name a few.





FOR  
SALE

1235 Orange Ave | ORLANDO, FLORIDA 32804



## Surrounding Districts, Villages & Corridors

### IVANHOE VILLAGE



### HEALTH VILLAGE



### CENTRAL BUS. DISTRICT



### MILLS 50



### CULTURAL CORRIDOR



### THE MILK DISTRICT



TO LEARN MORE ABOUT THIS OPPORTUNITY



CONTACT THE EXPERTS AT 4 ACRE COMMERCIAL

## SAMUEL GASLIN

Senior Advisor

[sam@4acre.com](mailto:sam@4acre.com)

**(904) 505-5282**

## NICK FOURAKER

Founder and Principal

[nick@4acre.com](mailto:nick@4acre.com)

**(407) 601-1466**

