



RETAIL FOR LEASE | 18,304 SF AVAILABLE

The Yard at Brookhaven

Brookhaven Dr and Alden Rd, Orlando, FL 32803



REAL ESTATE
INVERLAD

Market Profile



Locally known as “The Ivanhood”, defined by a vibrant mix of independent breweries, chef-driven restaurants, and a thriving arts scene. The Yard serves as a true neighborhood destination within the district, hosting community -focused programming such as farmers markets, yoga classes, and seasonal events. The area’s 32803 ZIP code ranks #6 in Florida and #1 in Orlando and Orange County as a best place to live according to Niche, and Ivanhoe Village has been recognized by Main Street America™ and Orlando Main Streets for its role in creating a high-quality commercial environment with a distinctive and authentic character.



Ivanhoe Village is a Main Street America™ accredited district, recognized for its commitment to high-quality placemaking and strengthening communities through preservation-based economic development. This accreditation reflects adherence to national standards of performance that promote long-term vitality and sustainable growth.



The Orlando Main Streets program supports and strengthens neighborhood commercial districts through City of Orlando funding, technical assistance, and targeted training initiatives.

WHO LIVES IN THE IVANHOOD? 3- Mile Radius

Urban Foodie



Young, active, and socially connected residents with a strong appreciation for local dining, arts, and culture. This demographic embraces organic and experiential food concepts, with music and art playing a central role in their lifestyle.

Affluent Creative



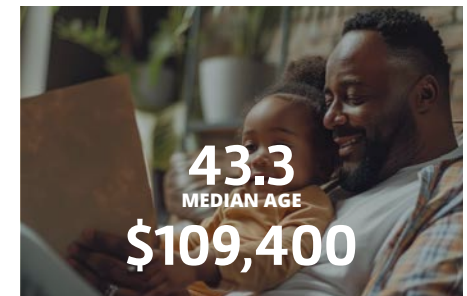
Highly educated, high-income consumers with a strong interest in arts, culture, travel, and wellness. This group values variety, quality, and experiences, with many operating their own businesses or holding leadership roles.

Urban Professionals



Highly mobile, well-educated renters with a strong focus on career growth, social status, and sustainability. This group values creativity, fine arts, and a sophisticated urban lifestyle.

Upscale Professionals



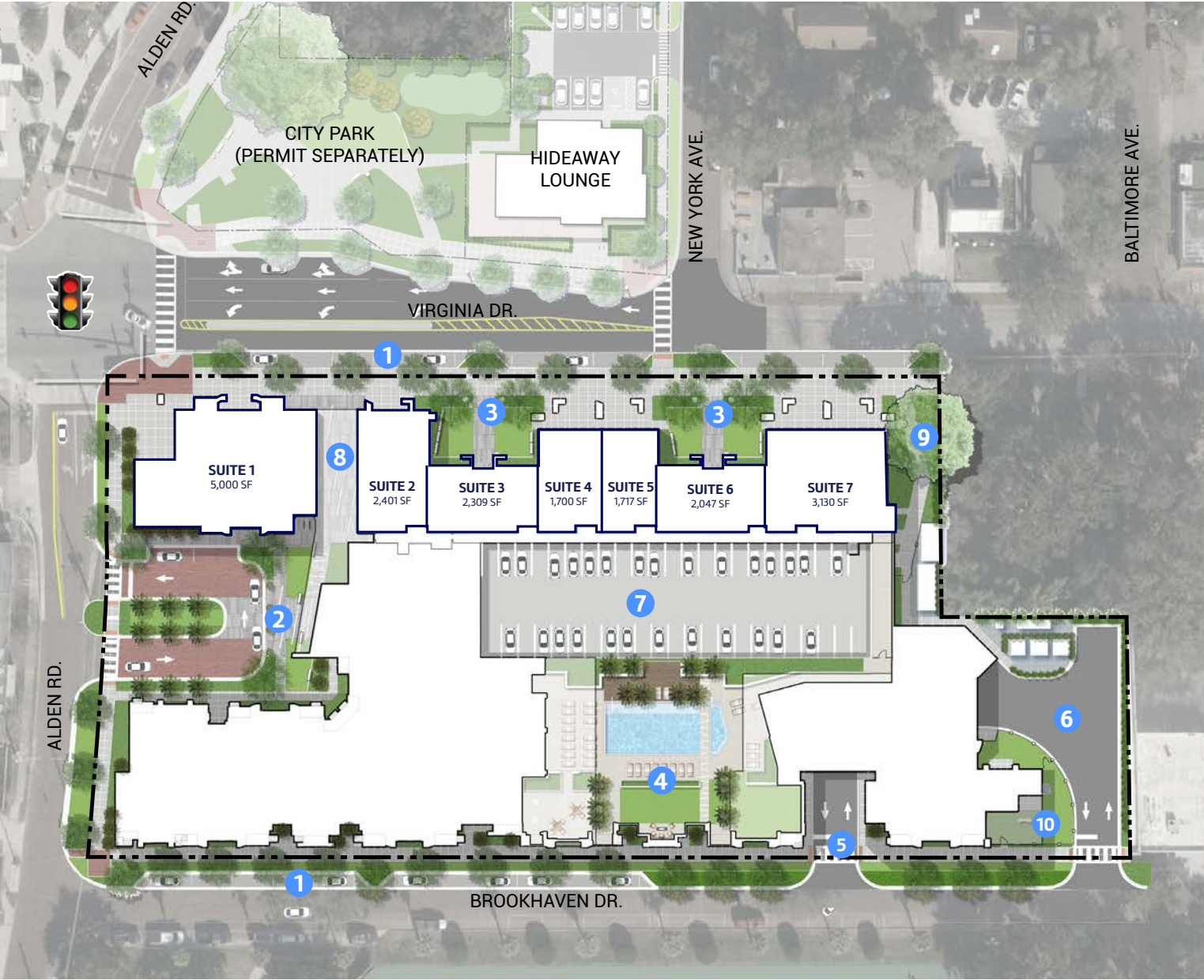
Sophisticated, white-collar professionals with a strong emphasis on sustainability, technology, and culture. This group values refined experiences, stays current with trends, and maintains an environmentally conscious lifestyle.



Property Highlights DELIVERY Q1 2027

- Upscale mixed-use retail opportunity at The Yard at Brookhaven, building on the proven success of The Yard at Ivanhoe, a well-established community destination.
- 18,304 SF of ground-floor retail / restaurant space available beneath luxury residential units
- Flexible suite sizes from 1,700 SF to 13,304 SF, with contiguous configurations available
- Part of a 293,000 SF, 7-story mixed-use development fronting Alden Rd, Virginia Dr, and Brookhaven Dr
- 265 Class A apartments to be delivered on-site, complemented by 591 existing apartments at The Yard at Ivanhoe, generating strong built-in foot traffic
- 465-space structured parking garage
- Located in Ivanhoe Village (32803), one of Orlando's most desirable and highly ranked urban neighborhoods
- Strong visibility and access along Virginia Drive (11,900 AADT) with close proximity to Downtown Orlando and major demand drivers

Site Plan



Key

- 1 ON-STREET PARKING
- 2 MOTOR COURT | DROP OFF
- 3 COURTYARD GARDEN
- 4 ROOFTOP AMENITY DECK
- 5 GARAGE ACCESS
- 6 SERVICE ACCESS
- 7 PARKING GARAGE (127 FOR RETAIL)
- 8 PASEO
- 9 EXISTING MATURE OAK TREE TO REMAIN
- 10 DOG RUN AREA

SUITE	TENANT	SIZE
1	Available	5,000 SF
2	Available	2,401 SF
3	Available	2,309 SF
4	Available	1,700 SF
5	Available	1,717 SF
6	Available	2,047 SF
7	Available	3,130 SF

NOTE: LANDSCAPE PLAN AS SHOWN IS PRELIMINARY. FINAL LANDSCAPE PLANS TO BE SUBMITTED TO THE CITY FOR PERMIT AND CONSTRUCTION

Yard at Ivanhoe

Located directly across the street on Virginia Dr. , The Yard at Ivanhoe launched in 2020 as the first Yard destination. It thrives with its historically-full retail occupancies, highly regarded food hall concept and 591 Class A apartments. Its very notable success in hosting community events and enhancing the Ivanhoe Village's trendy vibe has set the stage for a strong precedent for the upmarket The Yard at Brookhaven.





 DOWNTOWN ORLANDO
Distance to DTO
1.5 Mile

 Lake Highland Preparatory School
2,072 Students

Lake Highland

Lake Ivanhoe

SITE

Orange Ave. -- 16,600 AADT

Virginia Dr. -- 11,900 AADT

INTERSTATE
4

194,500 AADT

The Yard at Ivanhoe


THE YARD **591**
Existing Apartments

Demographics



Population
1-Mile: 12,429
3-Mile: 100,574
5-Mile: 279,435



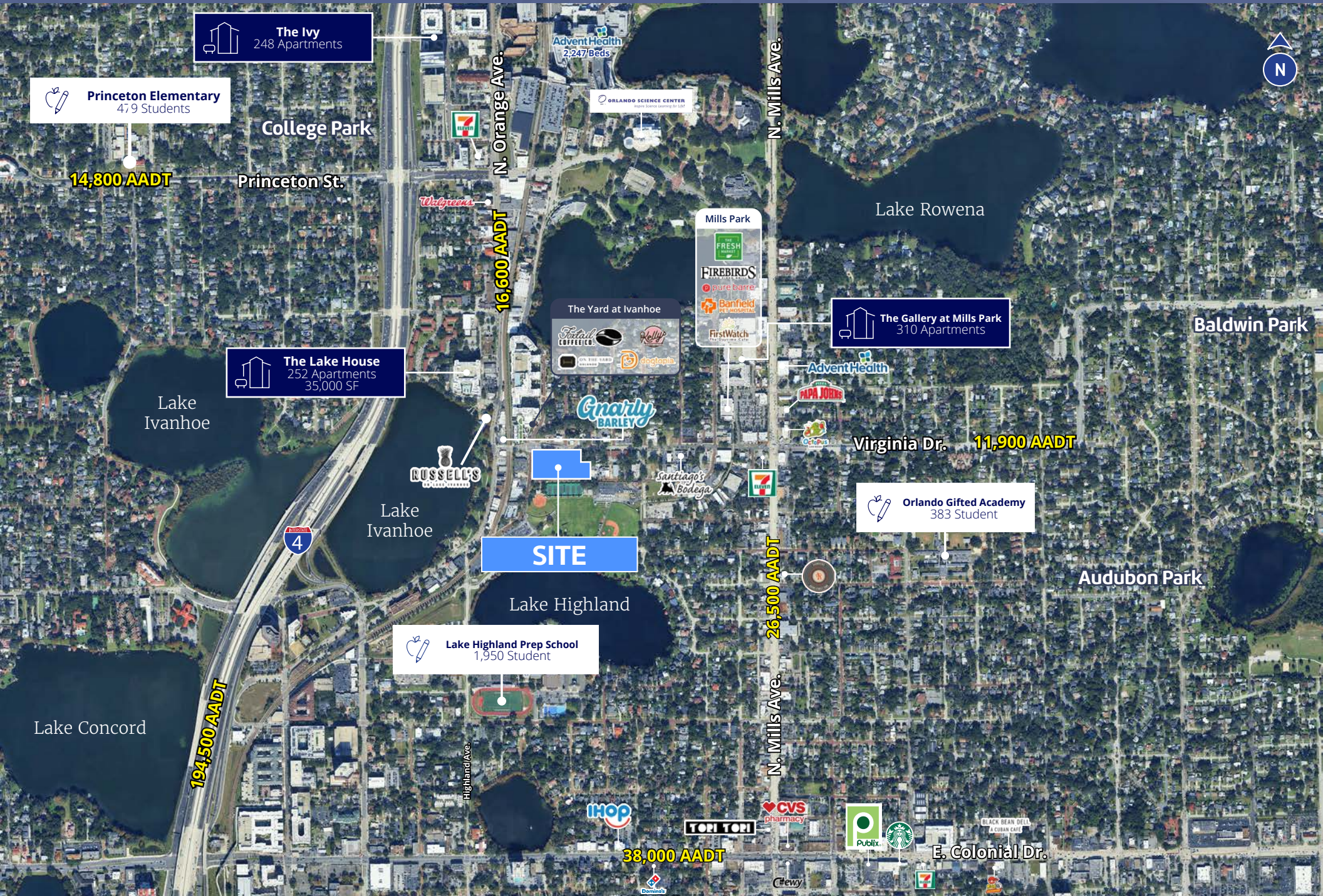
Daytime Population
1-Mile: 42,000
3-Mile: 268,185
5-Mile: 477,309



Average HH Income
1-Mile: \$142,334
3-Mile: \$141,805
5-Mile: \$119,732



Households
1-Mile: 6,720
3-Mile: 49,595
5-Mile: 121,376





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