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# Baldwin Park Village Center

4980 New Broad Street | Orlando, FL

1,624 - 3,657 SF Coming Available

Contact Us

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# Property Highlights

- 1,624 - 3,657 SF coming available.
- Unique opportunities located in one of Orlando's most desirable neighborhoods.
- Upscale mixed-use community with consistent foot traffic and community events.
- Surrounded by high-end residential, boutique retail and Michelin-starred restaurants.
- Strong daytime population and affluent neighborhood demographics.
- Ample street and surface/garage parking available.



# Area Demographics

| Population      | Daytime Population | Average HH Income | Households      |
|-----------------|--------------------|-------------------|-----------------|
| 1-Mile: 14,319  | 1-Mile: 13,483     | 1-Mile: \$160,936 | 1-Mile: 6,552   |
| 3-Mile: 104,290 | 3-Mile: 103,405    | 3-Mile: \$150,714 | 3-Mile: 45,221  |
| 5-Mile: 320,612 | 5-Mile: 249,117    | 5-Mile: \$449,232 | 5-Mile: 138,132 |

# Site Plan

| Unit      | Tenant                     | Size      |
|-----------|----------------------------|-----------|
| 1501      | Publix                     | 45,971 SF |
| 1567      | LIV Medical                | 977 SF    |
| 1595      | Messy Crafts               | 931 SF    |
| 1615      | Coming Available 08/31/26  | 1,624 SF  |
| 1776-1784 | Meza Grill                 | 4,172 SF  |
| 1788      | Cork & Plate               | 1,389 SF  |
| 1812      | Osprey Tavern              | 8,966 SF  |
| 1814      | Verte Chiropractic         | 1,512 SF  |
| 1816      | 9 Round Kickboxing         | 1,510 SF  |
| 1820      | Tactical Brewing Office    | 1,421 SF  |
| 4800      | Bigote Men's Grooming      | 1,000 SF  |
| 4801      | CVS Pharmacy               | 14,101 SF |
| 4804-4808 | Baldwin Park Family Dental | 2,483 SF  |
| 4812      | College Park Accounting    | 1,272 SF  |
| 4816      | Frosty Fox                 | 1,272 SF  |
| 4820      | State Farm                 | 1,272 SF  |
| 4821      | Five Guys Burgers          | 2,400 SF  |
| 4824      | Hair Cattery               | 1,272 SF  |
| 4825      | Your CBD Store             | 1,200 SF  |
| 4829      | Optometris                 | 1,462 SF  |
| 4832      | Float 8                    | 1,445 SF  |
| 4833      | Tutto Cafe                 | 1,529 SF  |
| 4836      | Magic Pet                  | 1,384 SF  |
| 4837-4841 | F45 Training               | 2,494 SF  |
| 4840      | Skin Local                 | 1,384 SF  |
| 4844      | White Blossom Bridal       | 1,720 SF  |
| 4845      | Victoria Jewelers          | 3,880 SF  |
| 4846      | Publix Liquor              | 1,654 SF  |



| Unit      | Tenant                    | Size      |
|-----------|---------------------------|-----------|
| 4848      | Best Cleaners             | 1,200 SF  |
| 4851      | Greenbeat                 | 1,936 SF  |
| 4852-4856 | Taste of Chengdu          | 2,536 SF  |
| 4855      | Baldwin Nails & Spa       | 1,850 SF  |
| 4859      | Escape Artist             | 1,821 SF  |
| 4860      | Planet Smoothie           | 1,206 SF  |
| 4863-4867 | Dance 360                 | 4,288 SF  |
| 4864      | Huntington Learning       | 2,318 SF  |
| 4868      | Blue Jacket's Gastropub   | 2,736 SF  |
| 4871      | Tweeds                    | 1,370 SF  |
| 4872      | Championship Martial Arts | 2,440 SF  |
| 4875      | Sparrow Boutique          | 1,454 SF  |
| 4876      | Lafayette & Rushford      | 1,420 SF  |
| 4878-4882 | Coming Available          | 3,657 SF  |
| 4886      | La Bella Luna             | 2,032 SF  |
| 4898      | Seito Sushi               | 3,899 SF  |
| 4915      | Tactical Brewing          | 11,209 SF |
| 4926      | In Style Hair             | 4,556 SF  |
| 4931      | Dance 360                 | 2,150 SF  |
| 4932      | Cafe 906                  | 1,519 SF  |
| 4940      | Coming Available 03/31/26 | 1,396 SF  |
| 4947-4963 | Carina                    | 4,775 SF  |
| 4954      | ICYNY                     | 1,400 SF  |
| 4962      | Camille                   | 1,952 SF  |
| 4979      | Sorekara                  | 7,384 SF  |
| 4982      | Gator's Dockside          | 5,000 SF  |



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