

2nd Gen Fast Casual Restaurant

1,800 SF | Delivery “As Is”

601 W Livingston St, Orlando, FL 32801

- At present, our community encompasses **over 8,000 students, faculty, and staff**, and we have a strategic vision to expand our reach to a range of **10,000 to 15,000 students**.
- Maintaining a stable occupancy rate of **95% +** for our **640 student housing beds**.
- Providing **600 integrated parking spaces, including 100 available for retail customers**.
- Situated next to **957 new apartments**, and over **2,100 residents** overall in the Village.
- Offering **105,000 square feet** of education space leased to UCF and Valencia College, as part of the Downtown Campus, fostering collaborative educational environments.
- EA Orlando Studio, boasting a workforce of over **1,000 employees**.
- Close proximity to **Luminary Green Park** (a 2.3-acre public park) enhances the community experience by hosting regular programming and special events that draw in thousands of attendees.

Contact us:

Alexie Fonseca

Senior Vice President
+1 407 367 0777
alexie.fonseca@colliers.com

Jeff Johnson

Associate Vice President
+1 407 362 6156
jeff.johnson@colliers.com

David Gabbai

Executive Vice President
+1 407 362 6123
david.gabbai@colliers.com



UNIONWEST
AT CREATIVE VILLAGE
Downtown Orlando

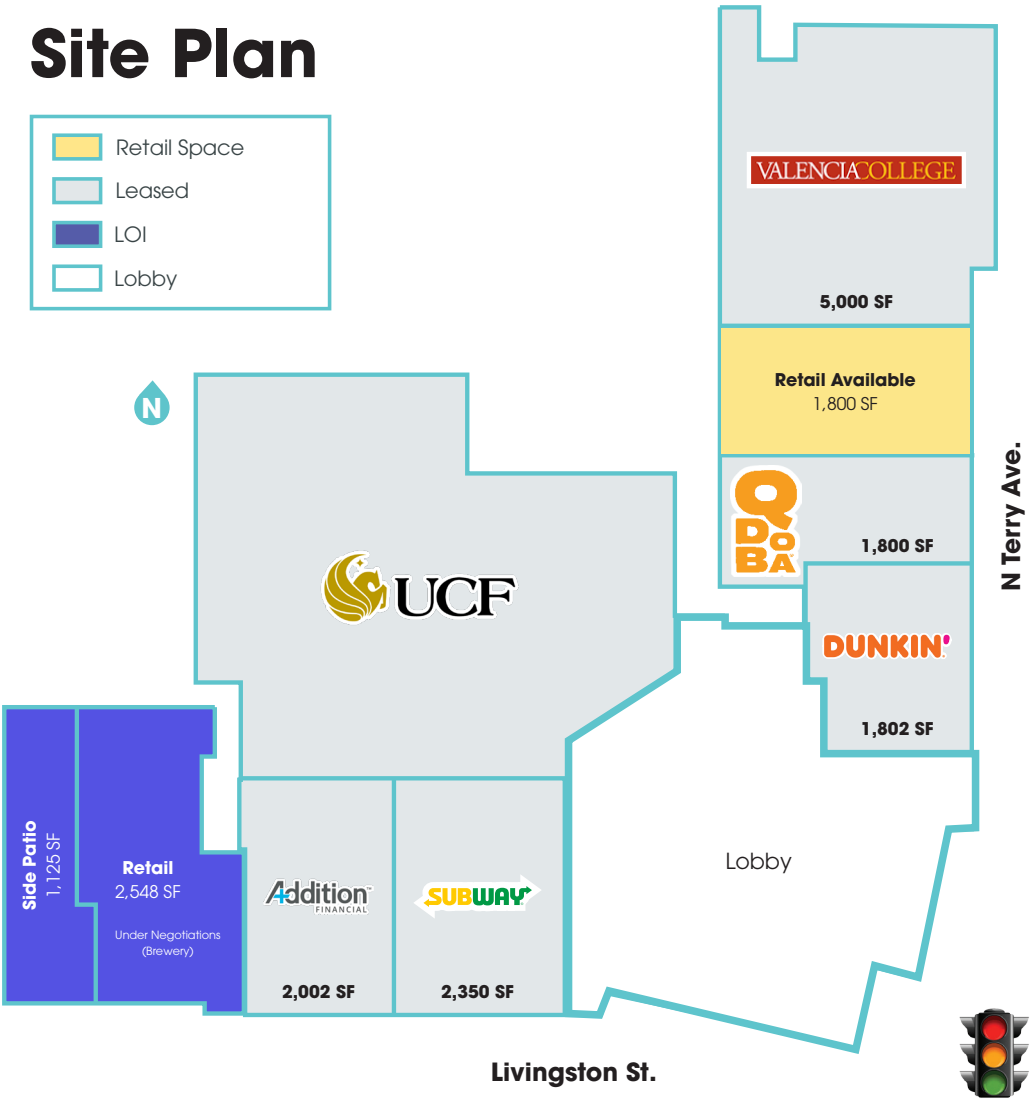
Site Plan

Retail Space

Leased

LOI

Lobby



Livingston St.



- Includes some furniture, fixtures, and equipment.
- 13 foot grease trap and hood in place, nearly new.
- Great potential for third-party delivery revenue due to central location between Downtown, Ivanhoe Village, and College Park.



UNIONWEST

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Downtown Orlando



DUNKIN'



1,800 SF
Available

VALENCIA COLLEGE

THE
MONROE

N Terry Ave.



Demographics

As of March 2024



Population

1-Mile: 17,905
3-Mile: 97,688
5-Mile: 302,385



Daytime Population

1-Mile: 73,529
3-Mile: 255,364
5-Mile: 469,987



Average HH Income

1-Mile: \$105,343
3-Mile: \$122,316
5-Mile: \$104,548



Households

1-Mile: 9,038
3-Mile: 46,053
5-Mile: 125,445

Retail Tenants at UNIONWEST AT CREATIVE VILLAGE

Addition
FINANCIAL

SUBWAY

DUNKIN'

QDOBA
MEXICAN EATS

UnionWest

Student Housing - **640 beds**
Academic - **105,000 SF**
Retail - **12,302 SF**

Professionals & Students

Students - **8,000 +**
High Wage Professionals - **1,000**
Game Developers - **2,000**
Residents - **2,100**

Multi-Family

The Julian - **409 units**
Modera Creative Village - **292 units**
Amelia Court - **256 units**

Phase 2 - \$600+ Million vertical development

Mixed-used - **100,000 to 200,000 SF**
Apartment - **706 units**
Hotel - **180 Rooms**
Student housing beds - **600**
Bob Carr - **Adaptive Reuse; Innovation Center**

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