



Colliers

RETAIL FOR LEASE

Baldwin Park Village Center

4980 New Broad Street | Orlando, FL

4,775 SF Lakefront Restaurant with Patio
11,209 SF Freestanding Gymnasium

Contact Us

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Property Highlights

- 4,775 SF 2nd generation lakefront restaurant with patio coming available for lease.
- 11,209 SF freestanding gymnasium coming available for lease with 20' of clearance (floor to deck).
- 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

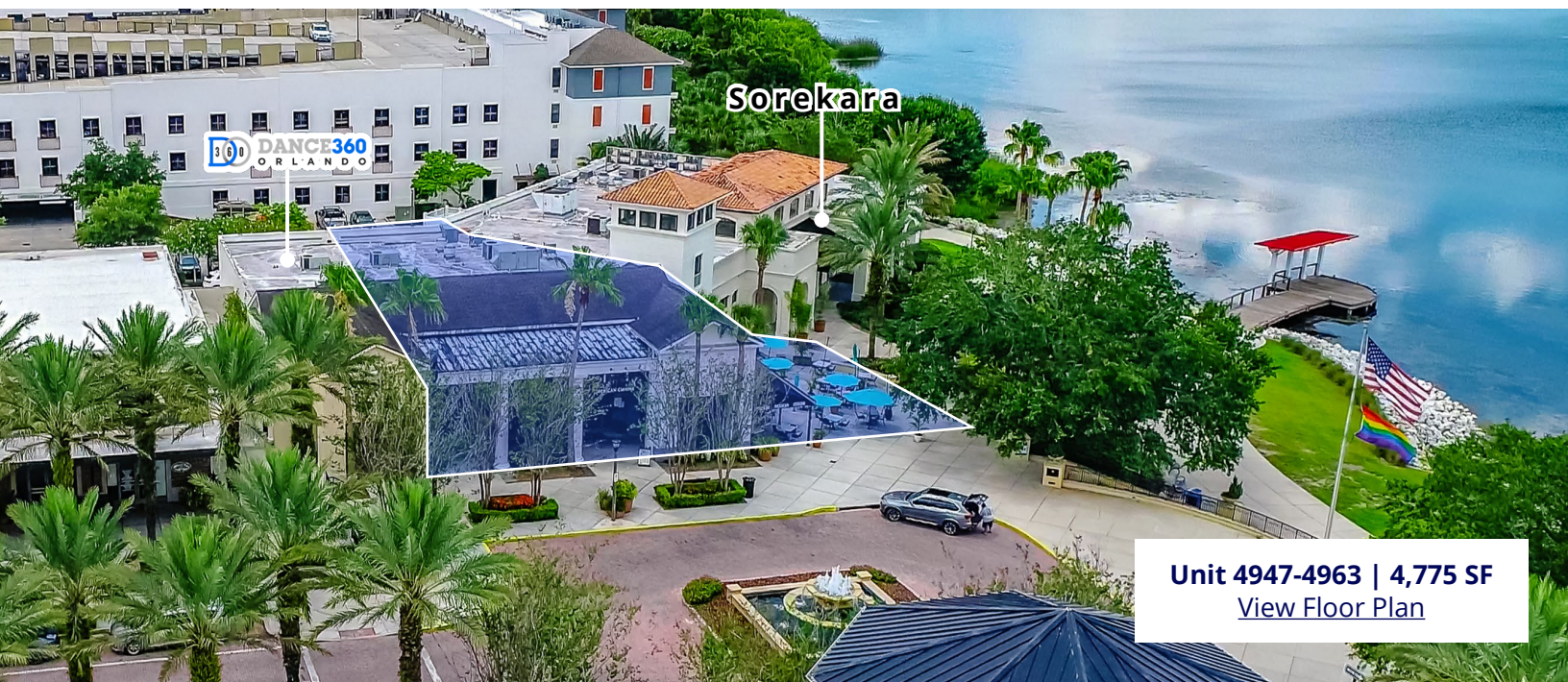
Unit	Tenant	Size
1501	Publix	45,971 SF
1567	LIV Medical	977 SF
1595	Messy Crafts	931 SF
1615	Magic Pet Doggy Daycare	1,624 SF
1776-1784	Meza Grill	4,172 SF
1788	Cork & Plate	1,389 SF
1812	Osprey Tavern	8,966 SF
1814	Verte Chiropractic	1,512 SF
1816	9 Round Kickboxing	1,510 SF
1820	Tactical Brewing Office	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	Tactical Brewing	3,657 SF
4886	La Bella Luna	2,032 SF
4898	Seito Sushi	3,899 SF
4915	Coming Available 11/01/25	11,209 SF
4926	In Style Hair	4,556 SF
4931	Dance 360	2,150 SF
4932	Cafe 906	1,519 SF
4940	Admiral Cigar	1,396 SF
4947-4963	Coming Available 01/01/26	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



Unit 4915 | 11,209 SF
[View Floor Plan](#)



Sorekara

Unit 4947-4963 | 4,775 SF
[View Floor Plan](#)

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