



RETAIL FOR LEASE | 4,453 SF AVAILABLE

The Yard at Ivanhoe

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- ocused 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



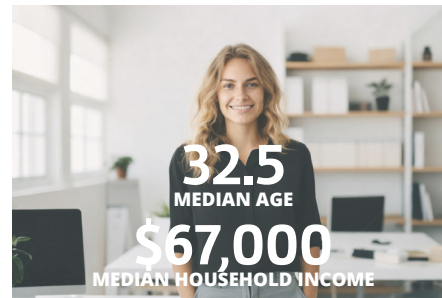
Young, active, and socially connected residents with a strong appreciation for local dining, arts, and culture. This demographic embraces organic and experiential food concepts, with music and art playing a central role in their lifestyle.

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

- Mixed-use property in the heart of Ivanhoe Village
- Approximately 25,000 s.f. of retail/ restaurant opportunities
- Affluent demographics with household incomes surpassing national averages
- Additional traffic driven via the property's 591 Class "A" apartments across its upper 7 stories
- Ample surface and garage parking available

Site Plan



LEASED AVAILABLE LEASE NEG. APARTMENTS

A Trend- Forward Destination in Ivanhoe

- **Food-forward appeal:** The Yard's signature front yard enhances Orlando's culinary scene with City Food Hall—a nationally recognized food hall concept showcasing crave-worthy offerings from diverse food entrepreneurs.
- **Prime Ivanhoe Village location:** Situated in the heart of Ivanhoe Village ("The Ivanhood"), known for its local breweries, chef-driven restaurants, and vibrant arts culture.
- **Highly ranked neighborhood:** The 32803 ZIP code is ranked among the top places to live in Florida, and #1 in Orlando and Orange County (Niche).
- **Design-driven environment:** Architecturally curated with expansive green space, regularly activated by farmers markets, fitness classes, and seasonal community events.





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

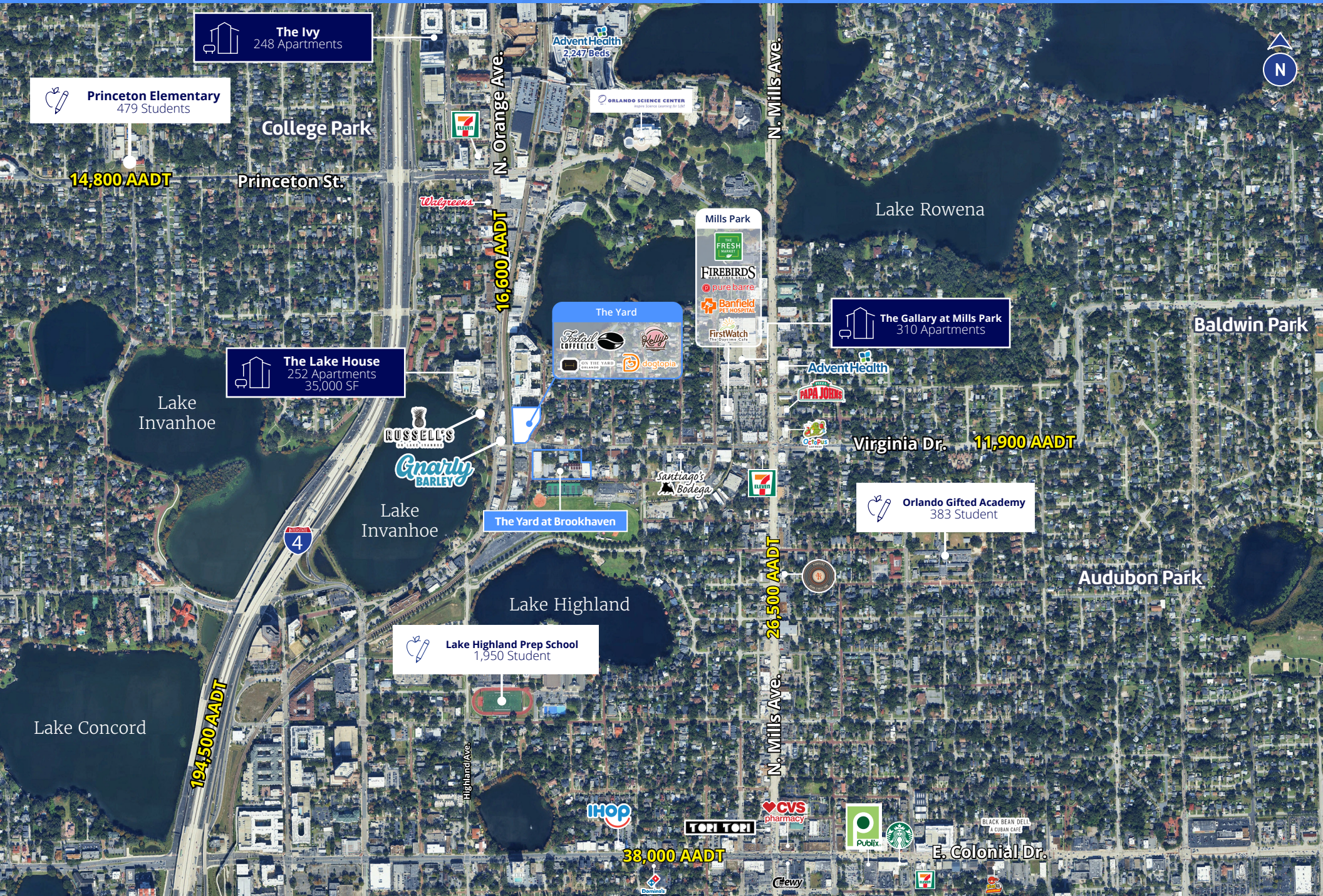


Average HH Income
1-Mile: \$142,334
3-Mile: \$141,805
5-Mile: \$119,732



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

Market Aerial





REAL ESTATE
INVERLAD



Contact us:

Alexie Fonseca

Senior Vice President
+1 407 367 0777

alexie.fonseca@colliers.com

Vanesa Rodriguez

Associate Vice President
+1 407 362 6152

vanesa.rodriguez@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