

THE YARD AT BROOKHAVEN

NEC of Brookhaven Dr and Alden Rd, Orlando, FL 32803

Retail for Lease



Brandon Delanois

Managing Director

+1 407 982 8648

brandon.delanois@jll.com

Industrial Chic Design • Eclectic Village • Orlando Cultural Corridor

Demographics

Population Summary

1 MILE	3 MILE	5 MILE
13,026	100,650	282,811
Estimated growth in 5 years		
13,670	105,380	291,920

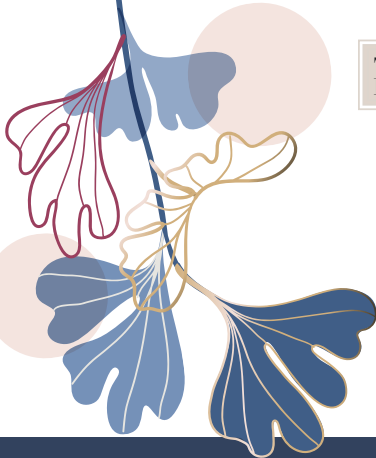
Average household income

1 MILE	3 MILE	5 MILE
\$143,540	\$141,684	\$119,432
Estimated growth in 5 years		
\$151,858	\$150,079	\$129,262

Daytime Population

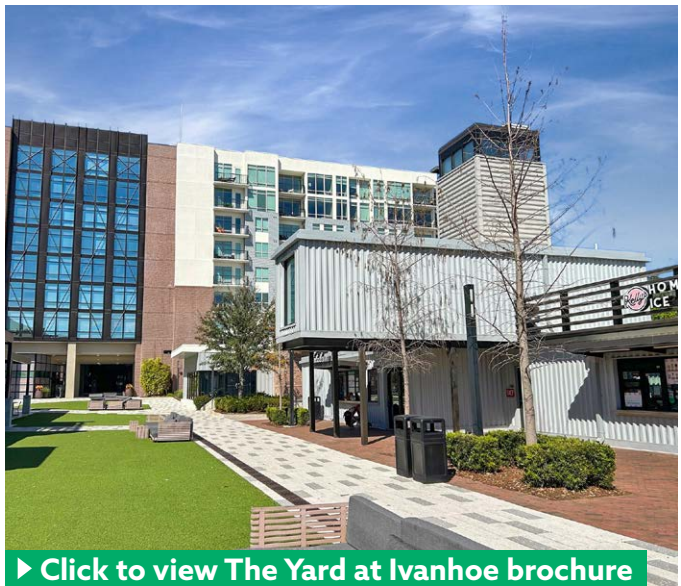
1 MILE	3 MILE	5 MILE
44,367	273,982	481,528
Median Age		
35.5	39.0	38.5

WELCOME TO THE YARD AT BROOKHAVEN



View location on Google Maps

- » Opportunity to join the upscale Brookhaven development; the existing Yard is renowned for being a staple community driver in Ivanhoe Village
- » 18,304 s.f. of retail/restaurant opportunities available on the ground floor
- » **Availabilities:** 5,000 s.f. freestanding building and 1,700 to 13,304 contiguous s.f. directly below The Yard at Brookhaven's apartments
- » The Yard of Brookhaven will consist of 293,000 s.f. total across 7 stories along Alden Rd, Virginia Dr and Brookhaven Dr
- » 265 luxury, Class A apartments to be constructed, with another 591 already at the Yard at Ivanhoe, enhancing foot traffic for each retail destination
- » Ample street parking and a 465-space parking garage to be developed on site



Yard at IVANHOE

1400 Alden Rd, Orlando, FL 32803

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**, located directly across the street on Virginia Dr.



THE IVANHOOD

Who lives in the destination's 3-mile radius?



Emerald City: Young, active, adventurous, "foodies"
Median Age: 37.4
Median HH Income: \$59,200
LifeMode Group: Middle Ground
Socioeconomic Traits: Emerald City represents a social group of individuals who are well-connected, active and embrace culinary experiences that include local, natural and organic foods. Music and art are major sources of their consumption and enjoyment.



Top Tier: Highly-educated, socially-responsible consumers, fine arts
Median Age: 47.3
Median HH Income: \$173,200
LifeMode Group: Affluent Estates
Socioeconomic Traits: Top Tier represents the wealthiest consumers, earning more than three times the US household income. They seek variety in life, taking an interest in art, music, books, travel and health. Many operate their own businesses.



Metro Renters: Highly-mobile, educated, environmentally friendly
Median Age: 32.5
Median HH Income: \$67,000
LifeMode Group: Uptown Individuals
Socioeconomic Traits: Metro Renters are well-educated consumers with a focus on social status. They are ambitious in their pursuits. Like other Ivanhood denizens, they are interested in fine arts and strive to be seen as sophisticated, valuing education and creativity.



Urban Chic: Sophisticated, exclusive lifestyles, avid readers and moviegoers
Median Age: 43.3
Median HH Income: \$109,400
LifeMode Group: Upscale Avenues
Socioeconomic Traits: Urban Chic represents white-collar professionals that are environmentally active and maintain a "green" lifestyle. They are tech-savvy and strive to follow the latest technology trends - staying current is a core value.

TRENDY DOWNTOWN ORLANDO BOROUGH

- » Ivanhoe Village is also known as "The Ivanhood" characterized by local breweries, restaurants and a thriving art scene
- » The Yard serves as a destination within Ivanhoe Village, hosting farmers markets and yoga classes to seasonal celebrations
- » Ivanhoe Village's 32803 zip code ranks as the 6th best zip code to live in throughout Florida, and #1 in Orlando and Orange County by Niche
- » Recognized by Main Street America™ and Orlando Main Streets for its pivotal role as a high-quality commercial market with a unique atmosphere

Orlando's Indie Side



Ivanhoe Village is a **Main Street America™** Accredited program, recognized for its commitment to creating high-quality spaces and building stronger communities through preservation-based economic development. All Main Street America™ Accredited programs meet a set of National Accreditation Standards of Performance.



Recognizing the important role neighborhood commercial districts play in the overall health of the City's neighborhoods, the **Orlando Main Streets** program was created. With annual financial support, technical assistance and intensive training from the City of Orlando, the Orlando Main Street Districts create, define and strengthen commercial districts in the City.

SITE PLAN

UPSCALE DESTINATION



Virginia Drive (11,900 AADT)



Leasing Opportunity Retail

THE YARD AT
BROOKHAVEN



SITE GALLERY
THE YARD AT BROOKHAVEN

DOWNTOWN ORLANDO

POINTS OF INTEREST AND ACTIVITY DRIVERS



THE YARD AT
BROOKHAVEN



Downtown Orlando

THE YARD AT
BROOKHAVEN

Subject

Yard at **IVANHOE**



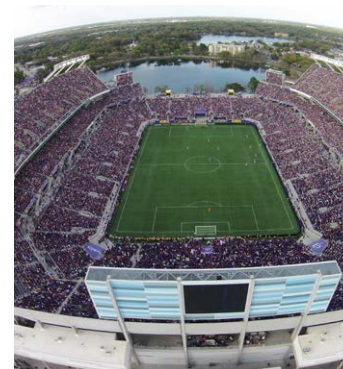
Orlando is emerging as a World Class City. Our downtown boasts impressive venues like the Amway Center and Dr. Phillips Center. We're enhancing transportation with SunRail and Brightline, while our tech scene flourishes. Orlando is also gaining recognition for its culinary offerings, sustainability efforts, and overall quality of life.



The Kia Center, a \$480M state-of-the-art venue in Orlando, hosts the NBA's Magic and Solar Bears hockey team. This 20,000+ seat arena is an iconic Central Florida destination, welcoming hundreds of events yearly. From major concerts to prestigious sports events like the NBA All-Star Game and NCAA Basketball Tournament, Kia Center is a premier entertainment hub.



Dr. Phillips Center, a \$612M arts hub in Downtown Orlando, opened in 2014 with a vision of "Arts For Every Life®". It's a vibrant space for creativity, featuring the 2,700-seat Walt Disney Theater and 300-seat Alexis & Jim Pugh Theater. The center unites artists, audiences, and students to experience and explore. Phase II's Steinmetz Hall was completed in 2021.



Camping World Stadium, formerly Citrus Bowl, underwent a \$208M reconstruction in 2014, resulting in 90% new construction. A recent \$46.7M upgrade added 5,000 seats. These improvements have attracted high-profile events like NFL pre-season games, the Pro Bowl, and major concerts, while maintaining its traditional college football bowl games.



Inter&Co Stadium, a \$155M privately-funded soccer venue, seats 25,500 and hosts Orlando City (MLS) and Orlando Pride (NWSL). Located near downtown's entertainment district and Creative Village, it's just blocks from Kia Center. Beyond regular season games, the stadium welcomes international matches and both U.S. Men's and Women's National Teams.



AdventHealth Village and Orlando Health, among the largest U.S. hospital systems, anchor Downtown Orlando's north and south. These mixed-use, healthcare-focused developments are easily accessible from Creative Village, just one and two SunRail stops away respectively. Both systems are major employers, providing tens of thousands of jobs in the area.



Retail for Lease

THE YARD AT BROOKHAVEN

NEC of Brookhaven Dr and Alden Rd, Orlando, FL 32803



CONTACT FOR ADDITIONAL INFORMATION

Brandon Delanois

Managing Director

+1 407 982 8648

brandon.delanois@jll.com



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025. Jones Lang LaSalle Brokerage, Inc. All rights reserved.

