

FOR SALE

THE VERANDA AT THORNTON PARK



OWN A LANDMARK EVENT CAMPUS STEPS FROM LAKE EOLA

Historic Character. Modern Entitlements. Endless Flexibility.



Newly Renovated. SFS Liquor License Eligible. Ready to Scale.

Woven into the fabric of the Thornton Park neighborhood, The Veranda at Thornton Park is a rare, five-building historic campus just blocks from Lake Eola. The portfolio brings together four commercial buildings—featuring multiple retail/office suites, extensive covered porches, a bandshell, and a lush ~6,000 SF event courtyard—plus a single-family residence with a swimming pool for VIP lodging or hospitality. Following a year-long Zoning, Growth Management, and Future Land Use change with the City of Orlando, the commercially zoned buildings are now eligible to be housed under a single SFS Liquor License, creating a powerful platform for event, food & beverage, and hospitality operators.

Why it matters:

- Historic cachet + modern entitlements in a downtown-adjacent district.
- Campus format supports weddings, private parties, corporate offsites, and community festivals.
- Multiple income streams across events, retail, F&B, short-term lodging, and office

Property Details & Investment Highlights

A Campus Built for Conversions, & Multi-Channel Revenue

- **Location:** Thornton Park, downtown-adjacent; blocks from Lake Eola.
- **Portfolio:** Four commercial buildings + one single-family residence with pool.
- **Outdoor Heart:** ~6,000 SF central courtyard ringed by five restored historic buildings; on-site bandshell.
- **Liquor Strategy:** Commercial buildings eligible for a single SFS Liquor License—maximize bar/event synergies.
- **Under Renovation:** Capital program in motion—capture upside and influence final finishes.
- **Potential F&B Anchor:** 707 E Washington is ready for a coffee house, restaurant operator or bar & lounge with new SFS Liquor License now allowed on property.
- **Retail Flex:** First-floor retail potential in multiple houses; ideal for bridal, floral, bakery, gallery, or specialty tenants.
- **Hospitality Ready:** Two buildings have operated as short-term rentals/VRBO, de-risking extended-stay or suite concepts.
- **Porch Culture:** Expansive covered verandas for VIP lounges, cocktail hours, sponsor activations, or retail spill-out.

The Portfolio

BUILDING 1: 115 N. Summerlin Ave,	±960 SF
BUILDING 2: 115 (Back) N. Summerlin Ave.	±1,002 SF
BUILDING 3: 111 N. Summerlin Ave.	±2849 SF
BUILDING 4: 707 E. Washington St.	±1,655 SF
BUILDING 5: 112 Hill Ave	±1,267 SF

THE COURTYARD: Large Flexible Event Space



ZONING; ORL-PD/T/HP/SP, ORL-AC-N/T/HP/SP

SIGNAGE: Building, Pylon, Monument, Directory

The Magnolia Courtyard

Five Historic Structures Around an Intimate Green

The Veranda's campus plan creates effortless flow from porch to garden to stage. The courtyard is sized for ceremonies, receptions, tastings, pop-ups, film/photo shoots, and ticketed micro-festivals. The bandshell provides a natural focal point for music and speaking programs, while wraparound porches function as weather-friendly lounges and vendor zones.



The Washington House

Bar & Lounge + Upstairs Offices | Historic bones. Modern bar program. The Campus's F&B Engine.



Highlights

- **Limitless Potential:** From coffee house to bar & lounge with liquor service permitted via recent zoning change, your options for F&B are limitless..
- **License Strategy:** Part of the portfolio eligible for single SFS Liquor License coverage—seamless service campus-wide (per local requirements).
- **Second Floor:** Office suites above—ideal for ownership, catering HQ, bridal coordination, or production teams.
- **Courtyard Interface:** Direct spill-out for receptions, tastings, VIP lounges, or event buy-outs.
- **Programming Ideas:** Speakeasy nights, cocktail classes, pre-function welcome bars, late-night receptions, ticketed tastings.
- **Positioning Angle:** Make this the hospitality heartbeat—capture event beverage margins and drive day-to-night revenue.



111 N. Summerlin Ave

The North Summerlin House | Event Suites & Street-Front Retail | Veranda charm with flexible ground floor.



Highlights

- **Use Mix:** Boutique first-floor retail (bridal, floral, tasting room, gallery) + upstairs office/green rooms.
- **Porches:** Deep covered verandas for product displays, step-and-repeat, or outdoor seating.
- **Event Role:** Bridal/groom suites, breakout rooms, sponsor hospitality, or VIP check-in.
- **Adjacency:** Easy access to courtyard and bandshell sightlines.
- **A character-rich address for revenue-generating retail that also supports event operations.**



115 N. Summerlin Ave

The South Summerlin House | Event Suites & Street-Front Retail | Creative Office, Showroom & Pop-Up Retail



Highlights

- **Use Mix:** Retail/showroom at grade with flex office above.
- **Event Role:** Green rooms, production HQ, content studio, or silent auction gallery.
- **Porch Life:** Covered porch expansion for pop-ups and sip-and-shop activations.
- **Monetization:** Short-term licenses for brand takeovers during festivals or city-wide events.
- **A turnkey canvas for brands and creative firms that profit from event adjacency.**



115 N. Summerlin Ave, (Back House)

The Back Summerlin House | Hospitality Suite & Executive Retreat | Quiet lane address with utility for lodging or VIP prep.



Highlights

- **Hospitality:** Layout well-suited to overnight suites or executive day-use; complements the campus's event engine.
- **Flex:** Convert rooms to hair/makeup, childcare suite, or corporate breakout.
- **Connection:** Quick path to the courtyard while feeling tucked away.
- **High-margin hospitality and premium client experience in a private setting.**



112 Hill Ave

VIP Lodging | Corporate Residence | Content House | A rare residential amenity inside an event campus.



Highlights

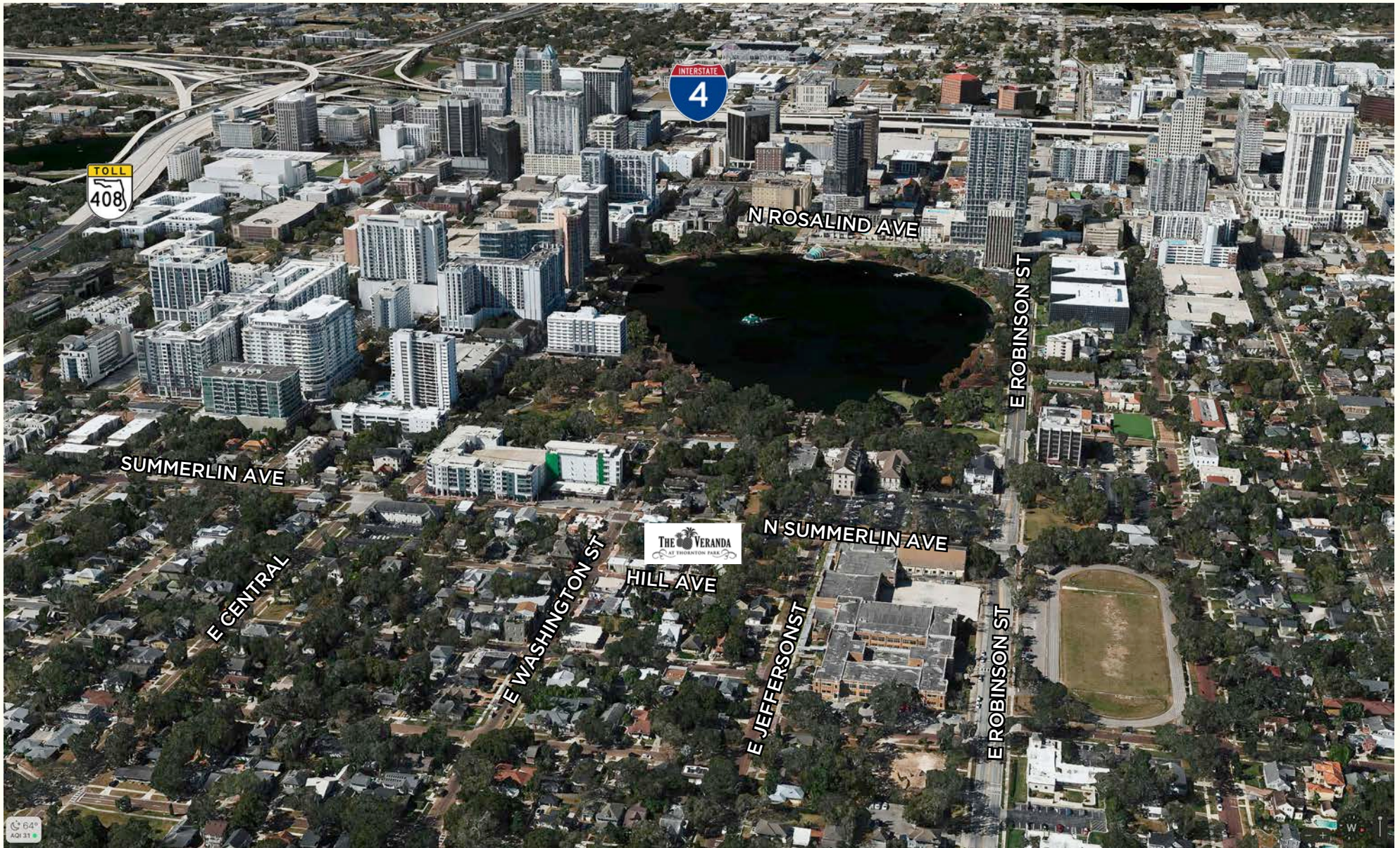
- **Amenities:** Private swimming pool elevates wedding weekends, VIP talent stays, or executive retreats.
- **Use Cases:** Bridal weekends, donor hosting, influencer content creation, chef's table dinners.
- **Strategy:** Premium nightly rate potential and package leverage (lodging + venue + F&B).
- **Differentiate every proposal with on-site lodging and leisure..**



Thornton Park Energy. Lake Eola Proximity. Downtown Access.



Easy Access To All Major Roads And Highways





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