



120 N ORANGE AVE, ORLANDO, FL 32801

OWNER-USER OPPORTUNITY

YEAR BUILT/RENO

1925 / 2012

AVAILABILITY

±15,045 SF

ZONING

ORL-AC-3A/T/HP

DAMIEN MADSEN

damien@madsensmith.com | 407.256.2844

JOSH SMITH, SIOR

josh@madsensmith.com | 407.739.8602

For More Information: MadsenSmith.com | 400 S Park Ave, Suite 225, Winter Park, FL 32789

01 THE PROPERTY

- **Historic “Trophy” Status:** Originally built in 1925 as the Historic Autrey Arcade Shopping Mall and fully renovated in 2012, the property combines historic character with modern infrastructure, appealing to law firms, creative agencies, and tech tenants.
- **Prime “Main & Main” Location:** High visibility at Orange Ave and Washington St and a Walk Score of 96. It is within walking distance of the Orange County Courthouse, Lake Eola, dining, and multiple parking options.
- **Superior Connectivity:** The property provides easy access to I-4, SR 408, SunRail, and LYNX bus routes, earning an “Excellent Transit” score of 73.
- **Signage Opportunity:** The low-/mid-rise historic design allows for valuable eye-level branding and signage visibility not available in surrounding high-rise towers.
- **Proximity to Public Infrastructure:** Just two blocks from the Orange County Courthouse, the property is well positioned to attract legal and professional service tenants.

TYPE	SIZE	PRICE	AVAILABLE
Historic Office Building	±15,045 SF	Contact Broker	Immediately

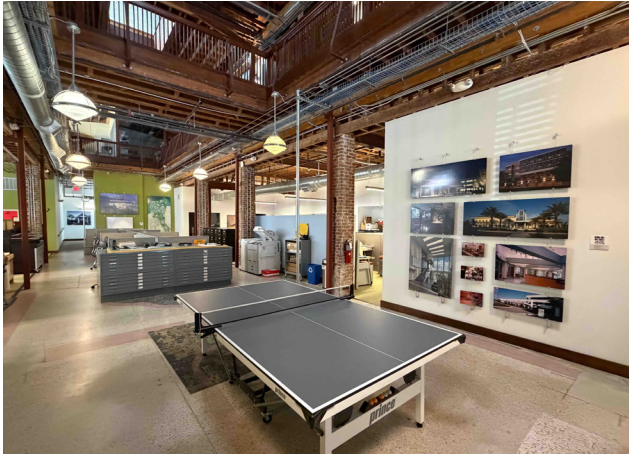

DAMIEN MADSEN

damien@madsensmith.com | 407.256.2844

JOSH SMITH, SIOR

josh@madsensmith.com | 407.739.8602

02 PHOTOGRAPHY

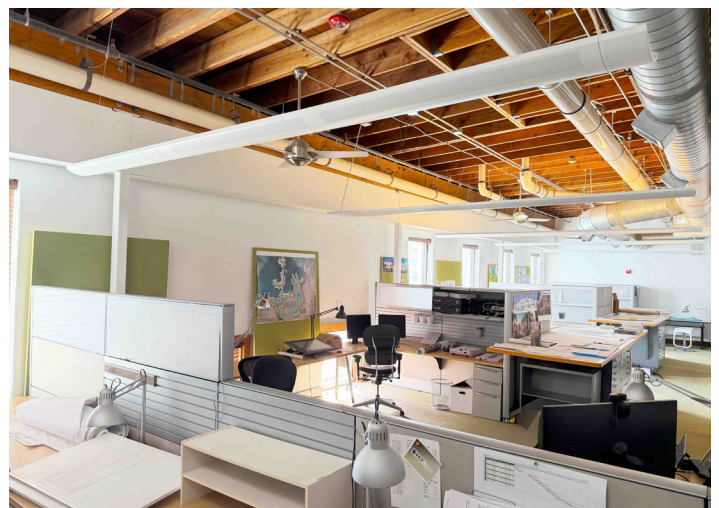
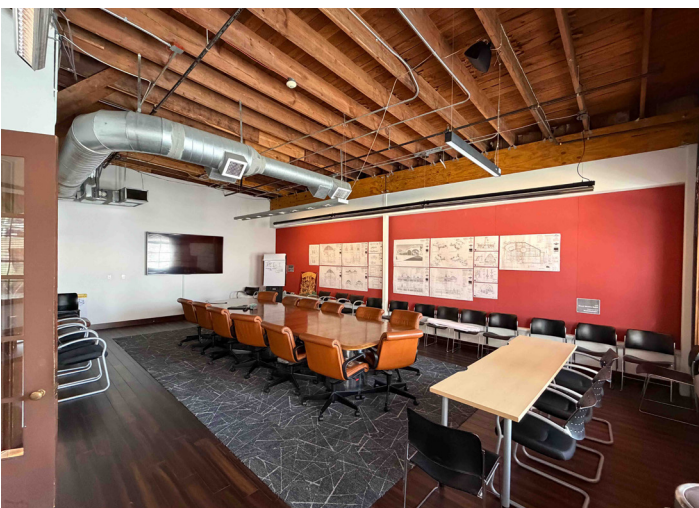
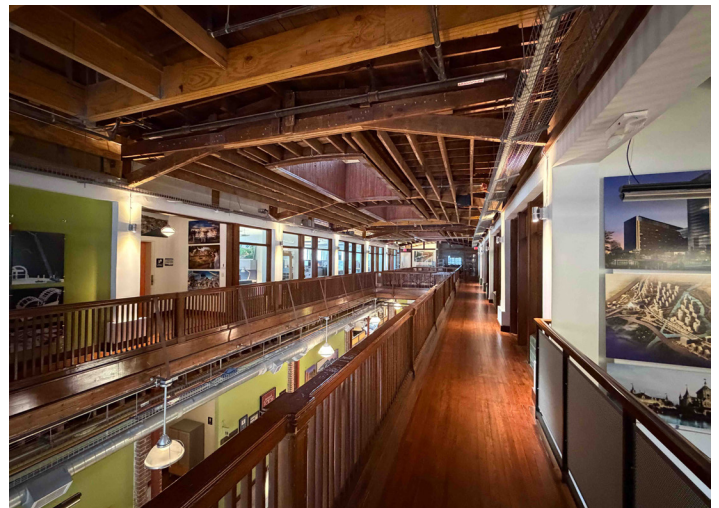
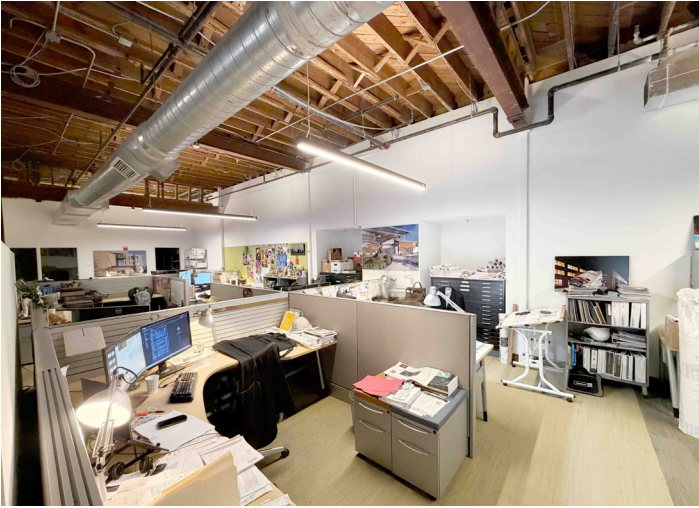


DAMIEN MADSEN

damien@madsensmith.com | 407.256.2844

JOSH SMITH, SIOR

josh@madsensmith.com | 407.739.8602



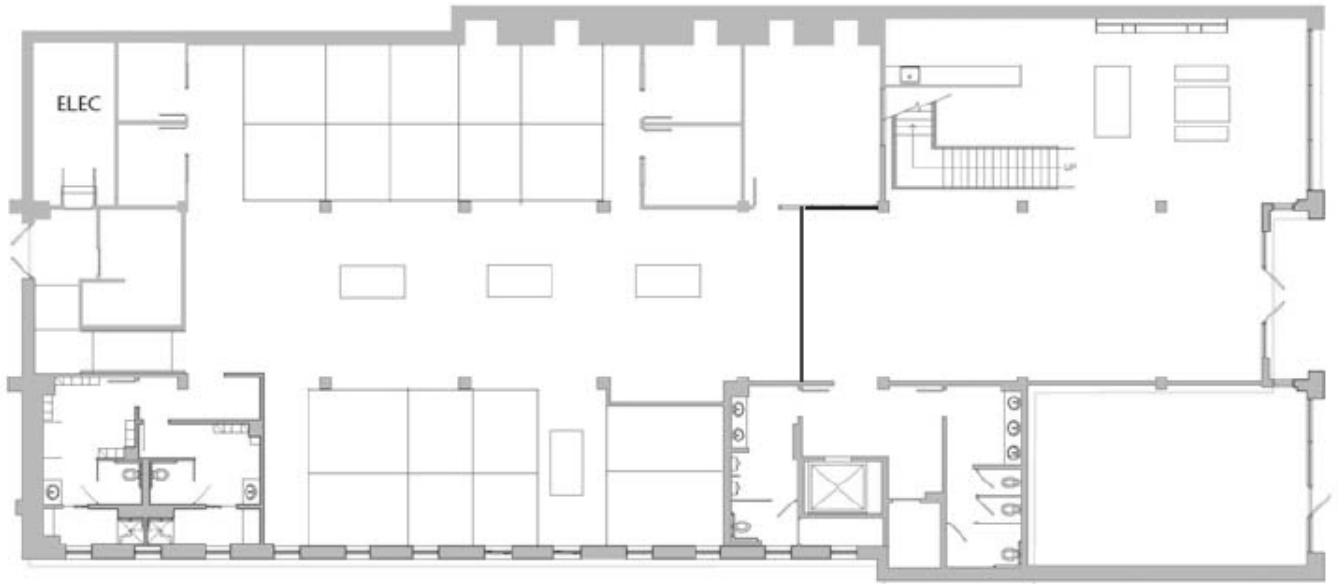
DAMIEN MADSEN

damien@madsensmith.com | 407.256.2844

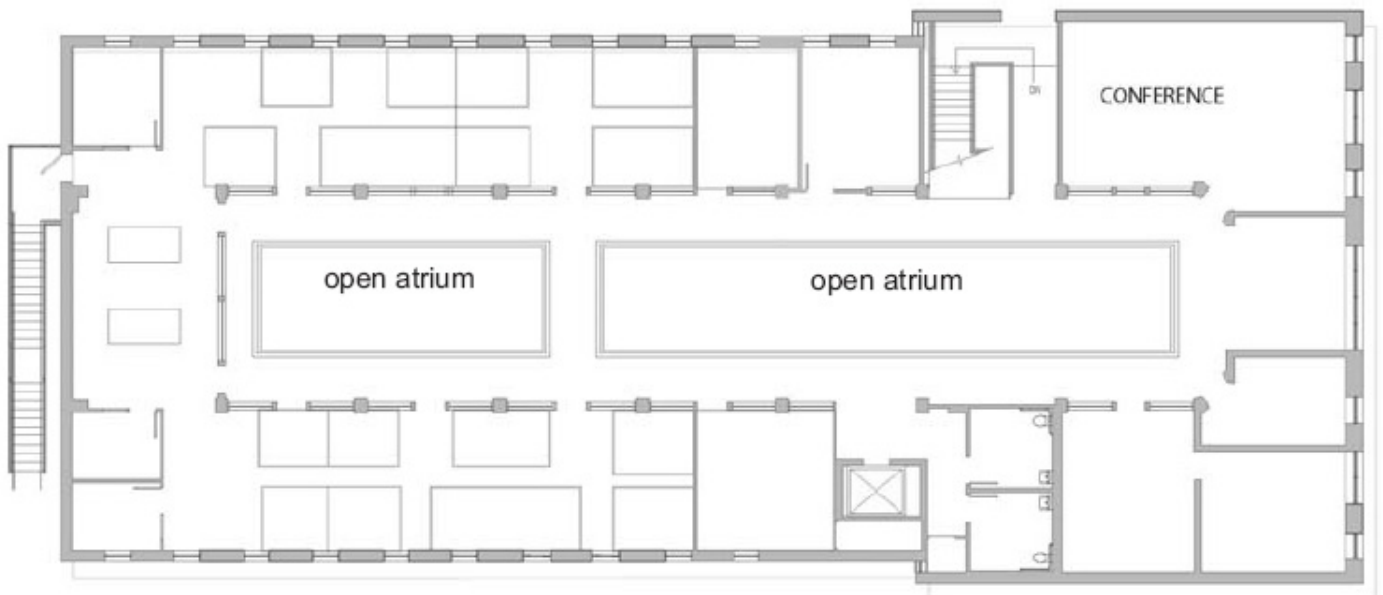
JOSH SMITH, SIOR

josh@madsensmith.com | 407.739.8602

03 AVAILABILITY



First Floor - 8,184± SF



Second Floor - 6,861± SF

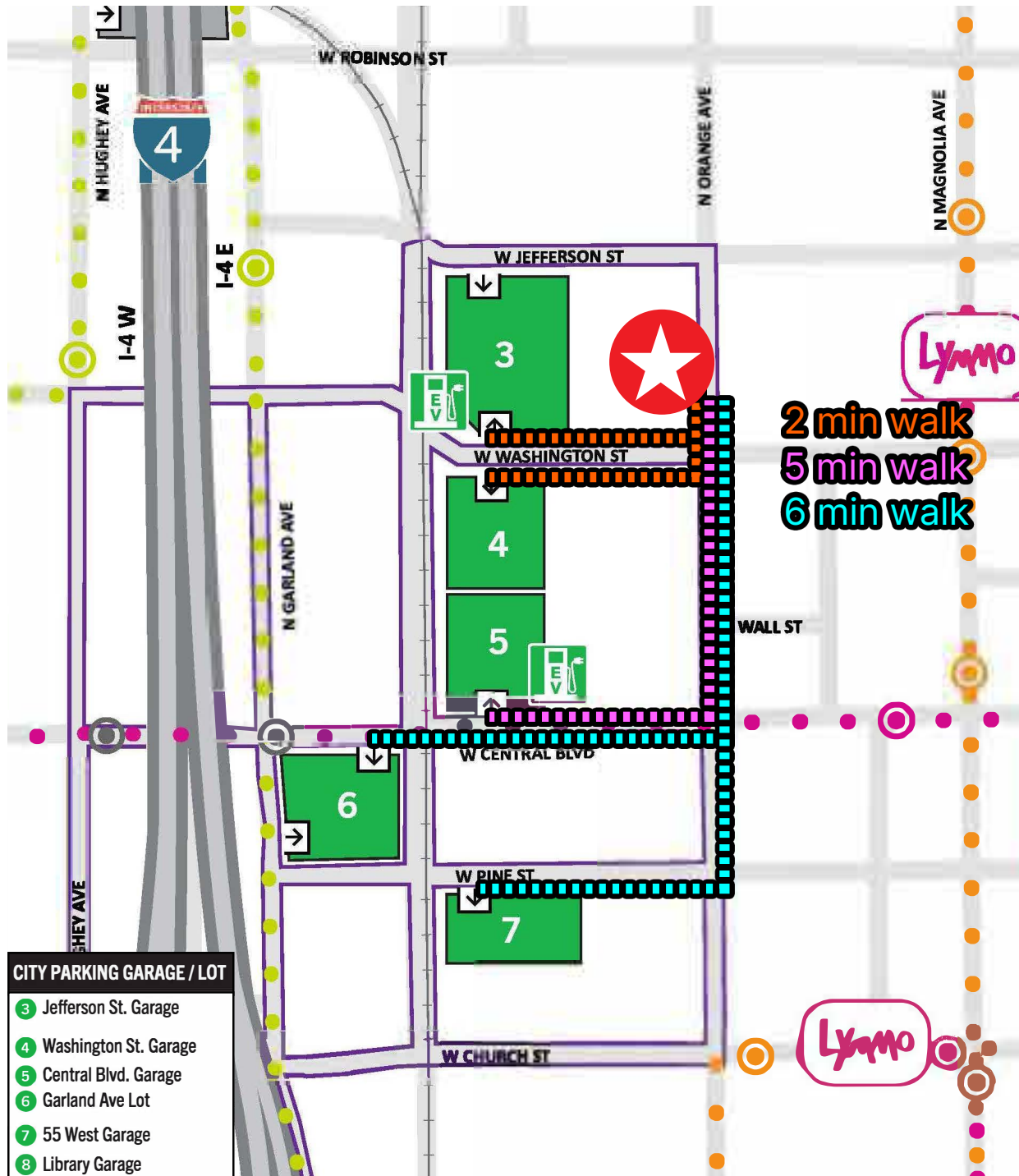
DAMIEN MADSEN

damien@madsensmith.com | 407.256.2844

JOSH SMITH, SIOR

josh@madsensmith.com | 407.739.8602

04 PARKING



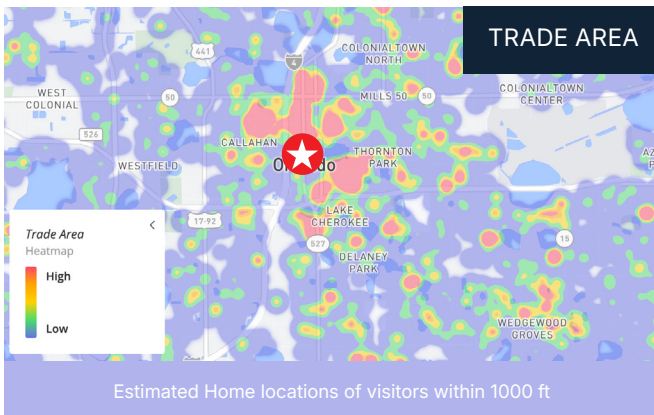
DAMIEN MADSEN

damien@madsensmith.com | 407.256.2844

JOSH SMITH, SIOR

josh@madsensmith.com | 407.739.8602

05 DEMOGRAPHICS



12 MONTH FOOT TRAFFIC DEMOGRAPHICS WITHIN 1000 FT

Visits	3.7M
Visitors	1.2M
Visit Frequency	3.07x
Avg Dwell Time	97 minutes
Visitor Income	\$69.9K Median HH Income

POPULATION

1 Mile	3 Miles	5 Miles
28,190	109,466	310,073

EMPLOYEES

1 Mile	3 Miles	5 Miles
50,320	114,117	221,943

AVG HH INCOME

1 Mile	3 Miles	5 Miles
\$124,509	\$132,601	\$115,459

DAMIEN MADSEN

damien@madsensmith.com | 407.256.2844

JOSH SMITH, SIOR

josh@madsensmith.com | 407.739.8602