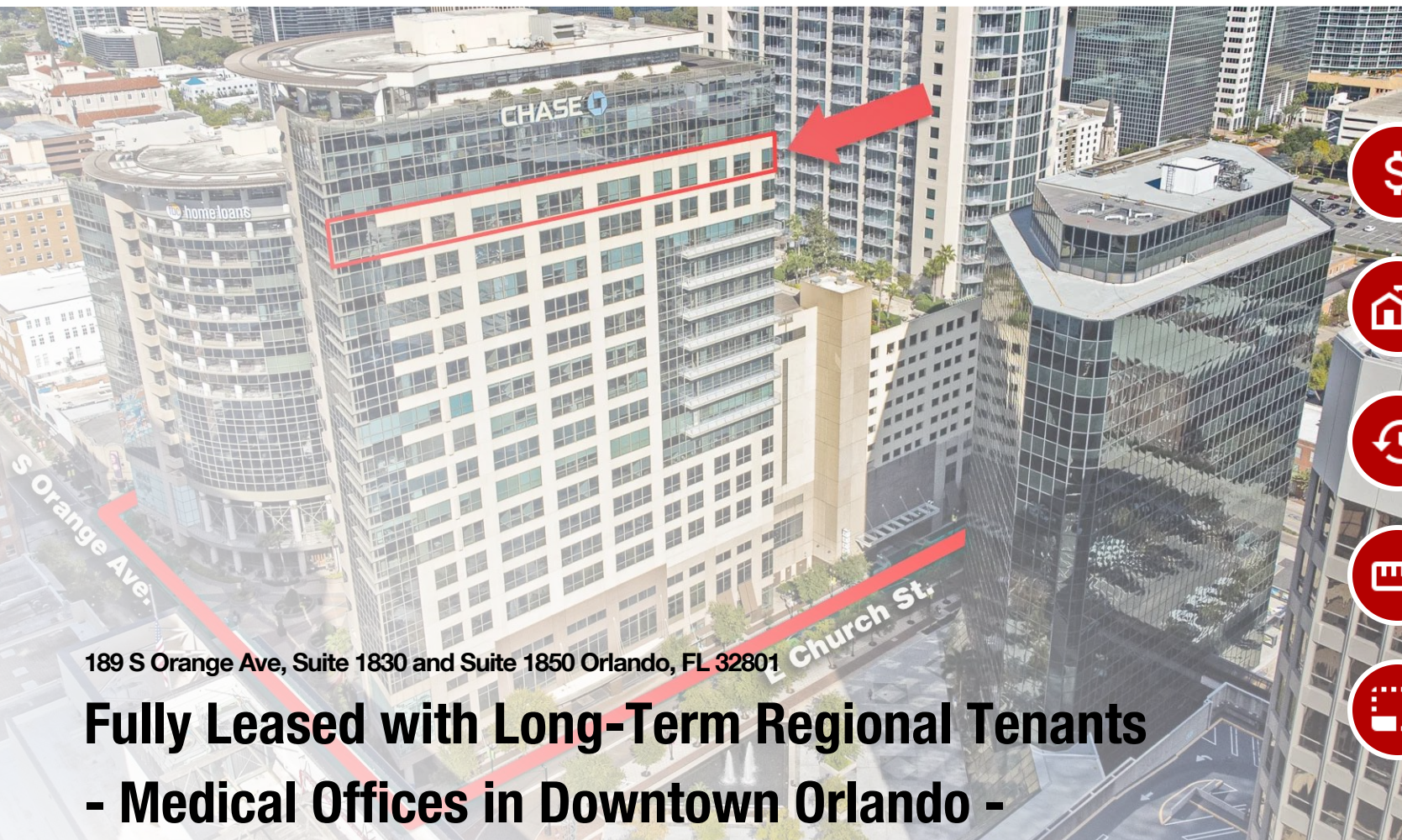




For Sale



\$1,799,000



Two Condo-Offices



Built in 2007



Total 6,645 SF



0.80 Acre

189 S Orange Ave, Suite 1830 and Suite 1850 Orlando, FL 32801

**Fully Leased with Long-Term Regional Tenants
- Medical Offices in Downtown Orlando -**

Presented by

Sunny Gandhi

Senior Associate

O: 407.629.4420 | C: 321.945.4477

sgandhi@kwcommercial.com

FL #SL3302939

KW Commercial

11 S Bumby Ave.

Suite 200

Orlando, FL 32803

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial - Parks Commercial Group, LLC - Orlando in compliance with all applicable fair housing and equal opportunity laws.

Layout, Dimensions, and Conceptual Designs

All square footage and dimensions are approximate and are not to the actual scale. All parties should not rely upon these designs or conceptual designs for decision-making purposes. Exact dimensions can be obtained by retaining the services of a professional architect or engineer. Conceptual designs are possible opportunities and must be independently verified through local planning and zoning, health departments, and state agencies.



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Property Highlights

- Premium Office Condo Investment – Fully Leased | The Plaza, Downtown Orlando
- Convenient access to I-4 Corridor, Florida Turnpike, and Florida's 429, 417, 528, 414, and 408 Expressways.
- Fully leased - Absolute NNN Lease
- Long-term lease through 2031 with 3% annual rent increases
- Two (2) additional 5-year renewal options
- High-end build-out with glass-line offices, executive boardroom, and reception
- Impressive floor-to-ceiling views of Downtown Orlando
- Strong Regional Medical Practice Tenant

Offering Summary

Sale Price:	\$1,799,000
Number of Suites:	2
Floor Number	18th
Suite 1830 and 1850 Total Area	6,645 SF
Suite 1830 Living Area:	3317 SF
Suite 1850 Living Area:	3128 SF
NOI 2026:	\$171,973
CAP Rate:	9.56%



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The Plaza, Downtown Orlando

Premium Office Condo Investment – Fully Leased
The Plaza, Downtown Orlando

Gandhi Commercial is proud to present a great opportunity to acquire 6,445 SF of Class A office condos located on the 18th floor of The Plaza South Tower, one of Downtown Orlando's most iconic mixed-use high-rises.

Positioned directly along South Orange Avenue, the property offers great visibility and immediate access to Orlando's central business district.

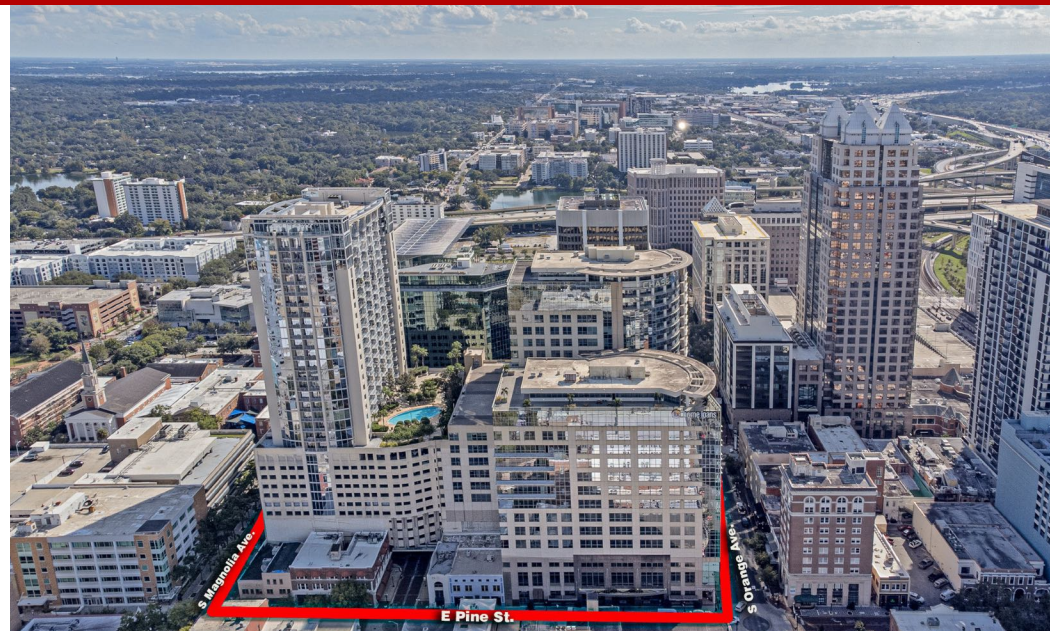
This fully stabilized investment comprises Suite 1830 and Suite 1850, featuring long-term occupancy and consistent 3% annual rent escalations.

Downtown Orlando is home to the Dr. Phillips Performing Arts Center, Amway Center, Orlando Lions Soccer Stadium, and Camping World Stadium.

Convenient access to I-4 Corridor, Florida Turnpike, and Florida's 429, 417, 528, 414, and 408 Expressways.

24/7 access, security, parking, and direct access to restaurants and retail within The Plaza.

Don't miss out on the chance to secure a prominent position in the Orlando commercial real estate market with this exceptional Office / Office Building.



NOI 2026: \$171,973 | Offering Price: \$1,799,000 | Cap Rate: 9.56%

Fully leased - Absolute NNN Lease

Long-term lease through 2031 with 3% annual rent increases

Two (2) additional 5-year renewal options

High-end build-out with glass-line offices, executive boardroom, and reception

Impressive floor-to-ceiling views of Downtown Orlando



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Tenant Profile

The property is fully leased to a regional, multi-location nonprofit healthcare operator operating under a 501(c)(3) structure. The tenant maintains established operations in Central Florida and has been in continuous operation for over six years. - Tenant has 3 locations, revenue is on the rise.

According to publicly available IRS Form 990 filings, the tenant has demonstrated strong and improving financial performance over recent years. The organization reported approximately \$7.6 million in revenue and a positive net operating income of approximately \$2.8 million in 2024. Buyers are encouraged to verify all financial information independently.

The lease is structured as an Absolute NNN lease with 3% annual rent escalations. As of January 2026, base rent is \$14,331 per month (\$171,973 annually), exclusive of NNN charges. The tenant has no history of late or missed rent payments under the current lease.

This financial profile, combined with the tenant's nonprofit structure, healthcare use, and long-term Absolute NNN lease, supports income durability and reduced tenant credit risk throughout the remaining lease term and renewal options.

Additional tenant financial information, including link to the financial statements available on the public domain, will be made available upon execution of a confidentiality agreement.

Disclosure: Tenant information derived from publicly available sources and seller-provided information. Buyers to verify all information independently.



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Sale Price	\$1,799,000
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Suite	Tenant Name	% of Total Area	Lease Term	Annual Rent Escalations	Lease Type	Renewal Options
Suite 1830 & Suite 1850	Regional Medical Practice	6,645	Jan 2022 - Dec 2031	3%	Absolute NNN	Two (2) × 5-Year Options

Lease Term	Base Rent	Base Rent/Month	Base Rent/Annual	CAP Rate
01/01/2026 - 31/12/2026	\$25.88	\$14,331	\$171,973	9.56%
01/01/2027 - 31/12/2027	\$26.66	\$14,761	\$177,132	9.85%
01/01/2028 - 31/12/2028	\$27.46	\$15,204	\$182,446	10.14%
01/01/2029 - 31/12/2029	\$28.28	\$15,660	\$187,919	10.45%
01/01/2030 - 31/12/2030	\$29.12	\$16,125	\$193,502	10.76%
01/01/2031 - 31/12/2031	\$29.99	\$16,609	\$199,307	11.08%

OPTION 2 - Lease Term	Base Rent	Base Rent/Month	Base Rent/Annual	CAP Rate
01/01/2032 - 31/12/2032	\$30.89	\$17,107	\$205,287	11.41%
01/01/2033 - 31/12/2033	\$31.82	\$17,620	\$211,445	11.75%
01/01/2034 - 31/12/2034	\$32.77	\$18,149	\$217,789	12.11%
01/01/2035 - 31/12/2035	\$33.76	\$18,694	\$224,322	12.47%
01/01/2036 - 31/12/2036	\$34.77	\$19,254	\$231,052	12.84%

OPTION 2 - Lease Term	Base Rent	Base Rent/Month	Base Rent/Annual	CAP Rate
01/01/2037 - 31/12/2037	\$35.81	\$19,832	\$237,984	13.23%
01/01/2038 - 31/12/2038	\$36.89	\$20,427	\$245,123	13.63%
01/01/2039 - 31/12/2039	\$37.99	\$21,040	\$252,477	14.03%
01/01/2040 - 31/12/2040	\$39.13	\$21,671	\$260,051	14.46%
01/01/2041 - 31/12/2041	\$40.31	\$22,321	\$267,853	14.89%



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Basic Lease Overview:

The premises consist of approximately 6,645 square feet located at 121–189 S. Orange Avenue, Units 1830 and 1850, Orlando, FL 32801. The lease commenced January 1, 2022, and runs through December 31, 2031, for an initial term of approximately 10 years / 124 months. The tenant has two additional 5-year renewal options, provided the tenant gives at least 90 days' prior notice and is not in default.

Base rent commenced at \$23.00 PSF annually, equal to approximately \$12,736.25 per month, plus applicable sales tax and other pass-through charges. Rent increases annually by approximately 3%. **The current 2026 base rent is scheduled at approximately \$25.88 PSF annually.** The rent schedule shown in the lease is as follows:

Lease Period	Annual Base Rent PSF
Months 1–12	\$23.00
Months 13–24	\$23.69
Months 25–36	\$24.40
Months 37–48	\$25.13
Months 49–60	\$25.88
Months 61–72	\$26.66
Months 73–84	\$27.46
Months 85–96	\$28.28
Months 97–108	\$29.12
Months 109–120	\$29.99

2026 Lease Income & Expense Breakdown:

Item	Annual	Monthly
Gross Rent (2026)	\$287,784.00	\$23,982.00
Expenses in Gross Rent (CAM / NNN) Collected from Tenant:		
HOA – Unit 1	\$43,104.96	\$3,592.08
HOA – Unit 2	\$40,531.56	\$3,377.63
Insurance (2026)	\$6,092.47	\$507.71
Property Taxes – Unit A (2025)	\$11,175.16	\$931.26
Property Taxes – Unit B (2025)	\$11,828.80	\$985.73
Total Expenses Collected from the tenant	\$112,732.95	\$9,394.41
Expected Net Income*	\$175,051.05	\$14,587.59
2026 Base Rent at \$25.88 PSF	\$171,972.60	—

* Expected net income for 2026 may adjust once updated 2026 property tax figures and final reconciliations become available. Current calculations utilize available 2025 property tax data. Pursuant to the lease, certain operating expenses and common area expenses are subject to reconciliation and adjustment. Upon final reconciliation of reimbursable expenses, the projected NOI to the landlord for 2026 is anticipated to approximate \$171,972.60. The cap rate referenced in this Offering Memorandum is based upon the projected NOI figure of \$171,972.60.

This is a NNN lease, with the tenant responsible for base rent, sales tax, utilities, maintenance, insurance, real estate taxes, common area expenses, and other charges as provided in the lease. The lease does not include percentage rent.

Use of the premises is limited to healthcare services and related purposes. The premises may not be used for residential occupancy or other prohibited uses. Assignment or subleasing requires the landlord's prior written consent.

Disclaimer:

This summary is provided for general informational purposes only and is not intended as a legal interpretation of the lease. While information contained herein is believed to be accurate, prospective buyers should independently review the full lease and consult their own legal counsel prior to relying on any lease terms or financial information. A full copy of the lease will be provided upon request.

Location Information

Street Address, City, State, Zip	189 S Orange Ave, Orlando, FL 32801
Suite Numbers	Suite 1830 and Suite 1850
County	Orange

Building Information

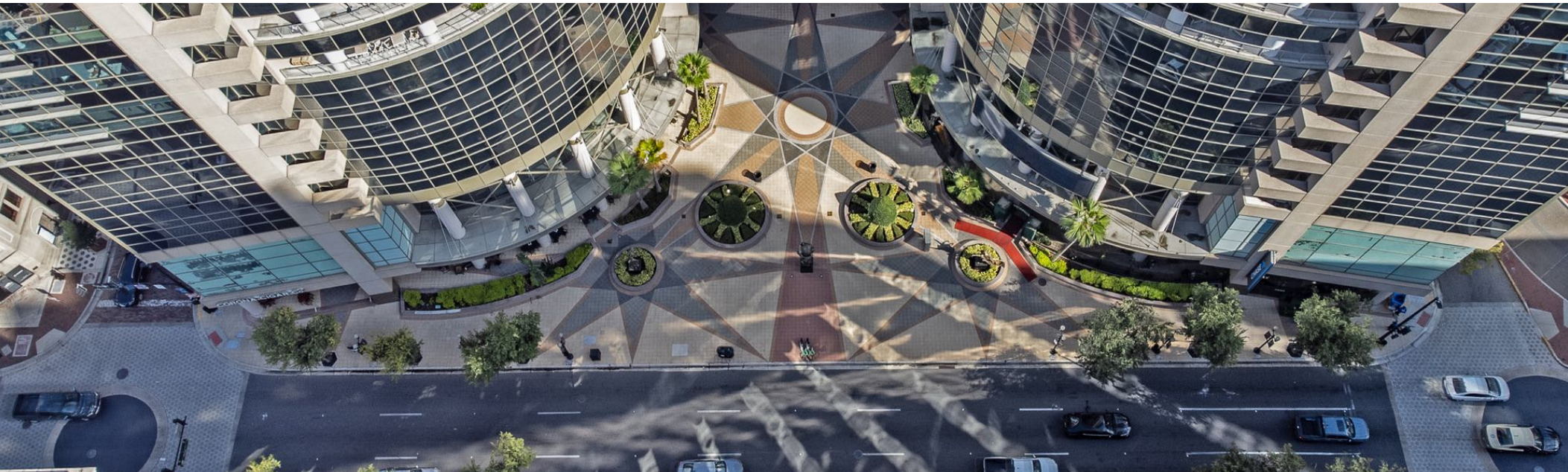
Building Size	0.80 Acre
Building Class	A
Year Built	2007
Number of Suites	2

Sale Price

\$1,799,000

Property Information

Property Type	Condo-Office
Property Subtype	Executive Suites
Lease Type	Absolute NNN
CAP Rate 2026:	9.56%
NOI 2026:	\$171,973



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Location Description

With a prime location in the heart of downtown Orlando, the surrounding area offers a vibrant mix of dining, entertainment, and cultural attractions.

Just steps from renowned business centers and corporate headquarters, the location provides convenient access to a dynamic network of professionals.

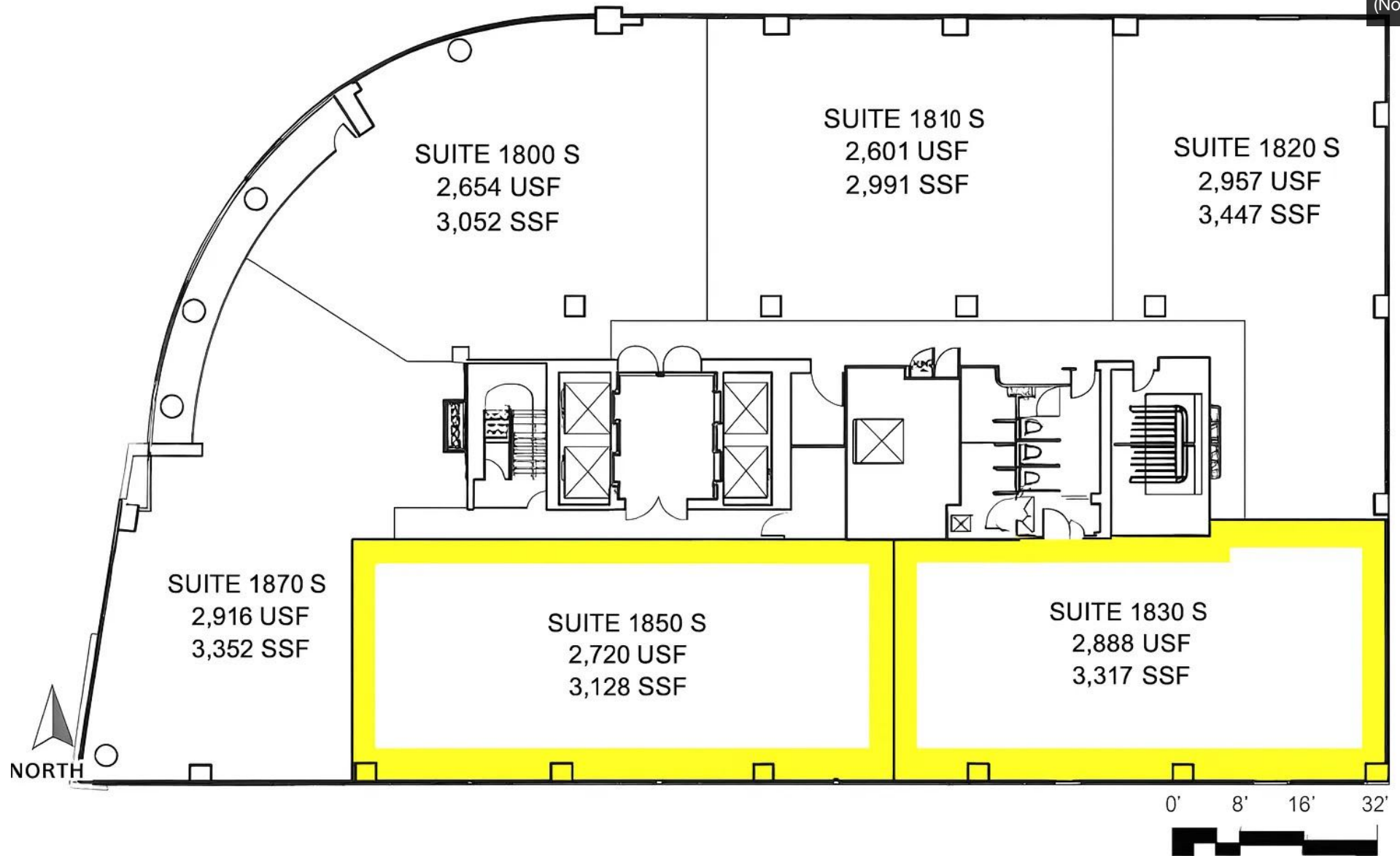
Nearby landmarks include the Dr. Phillips Center for the Performing Arts, Lake Eola Park, and the Amway Center, offering an array of leisure options within close reach.

The area's thriving energy and modern amenities make it an ideal investment opportunity for those seeking a strategic Office / Office Building location in this bustling urban hub.



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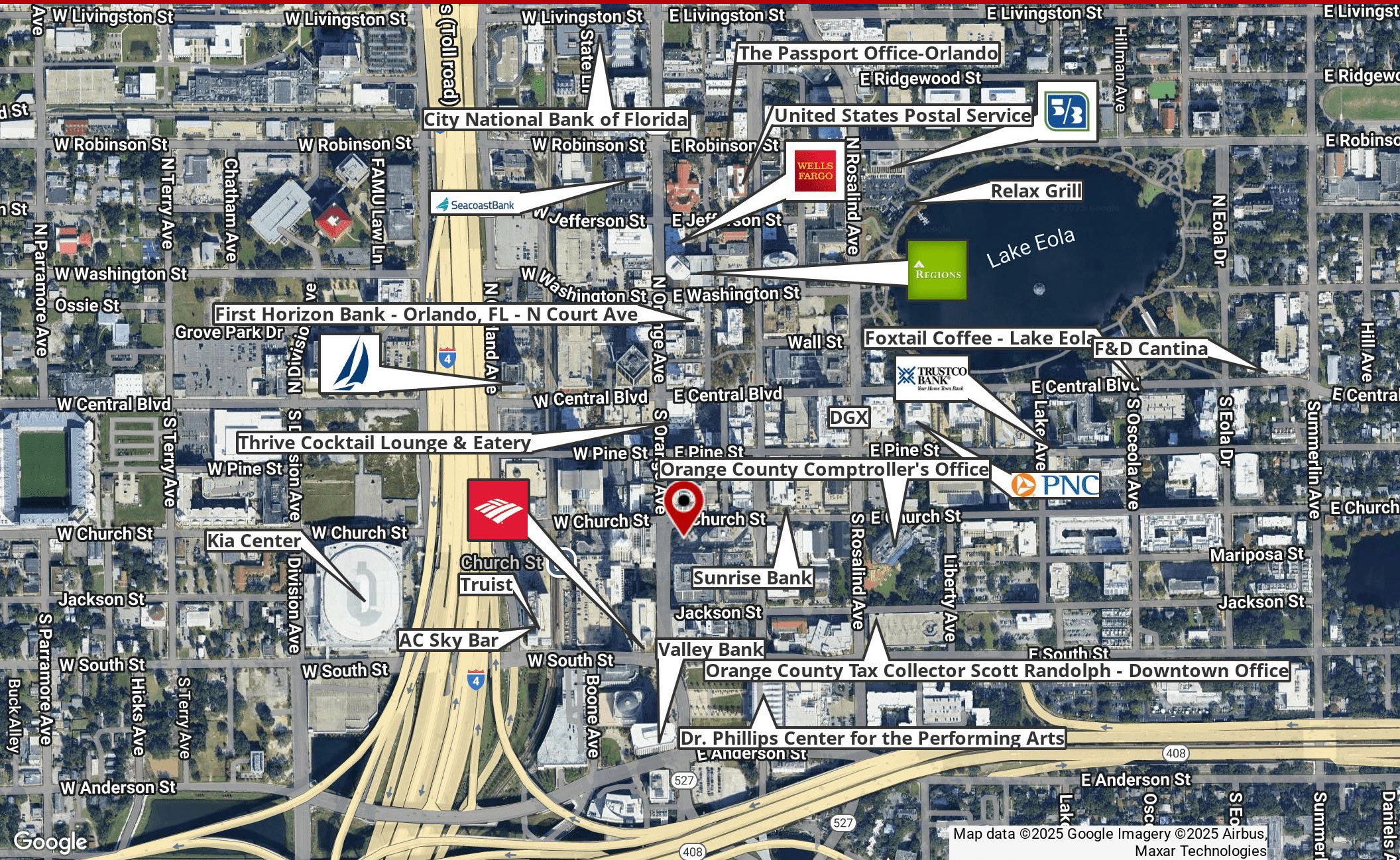
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Retailer Map



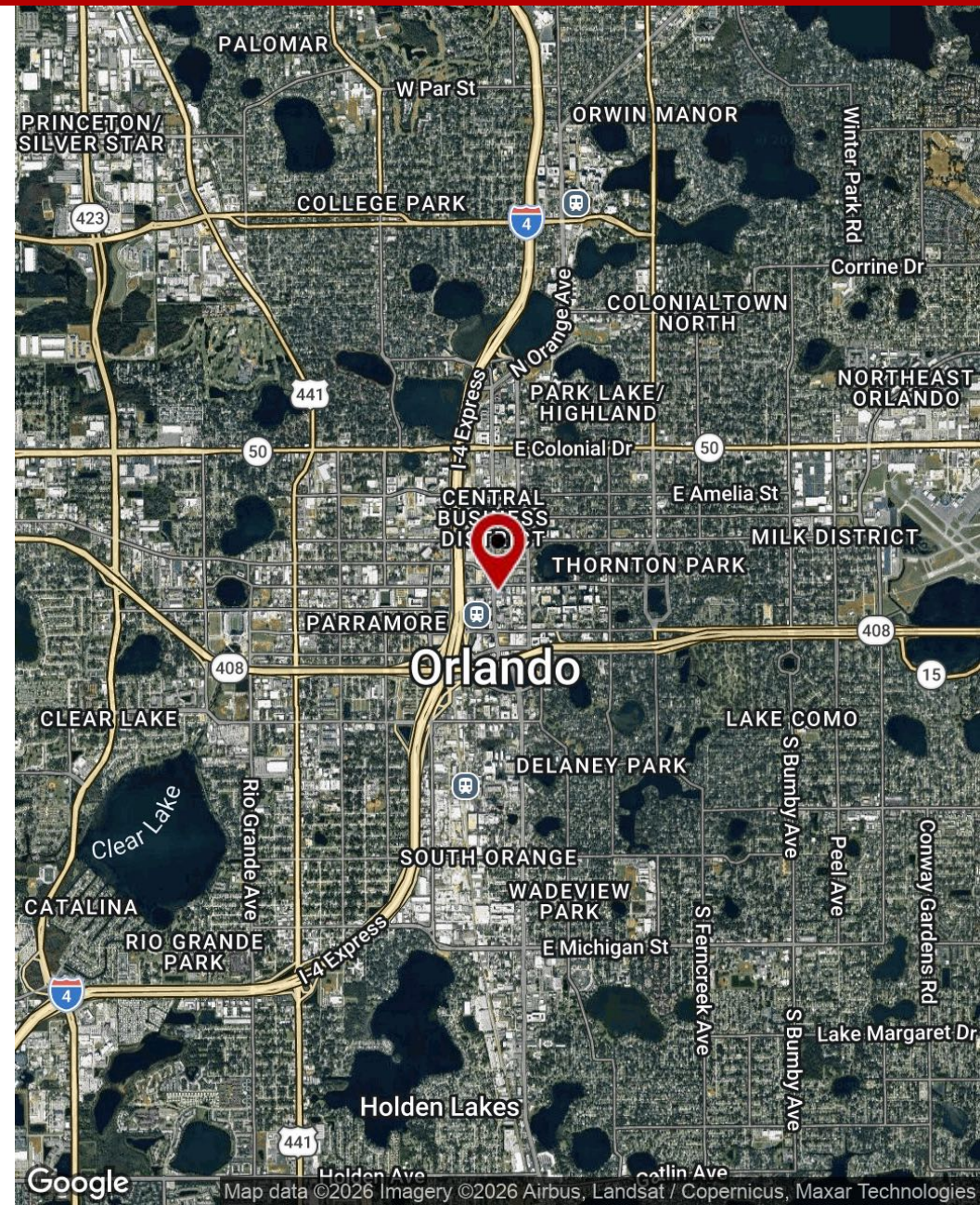
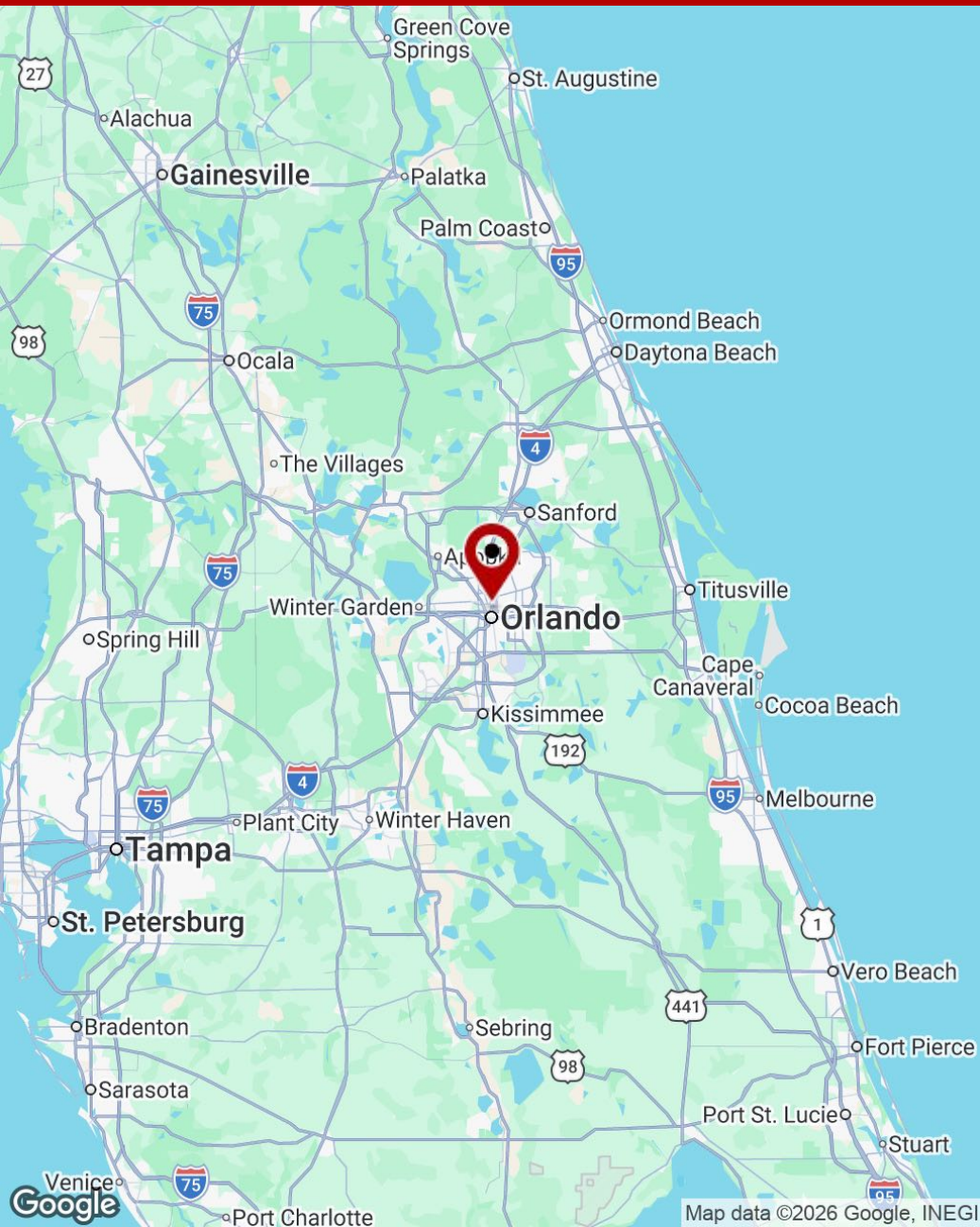
Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies



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Aerial Map

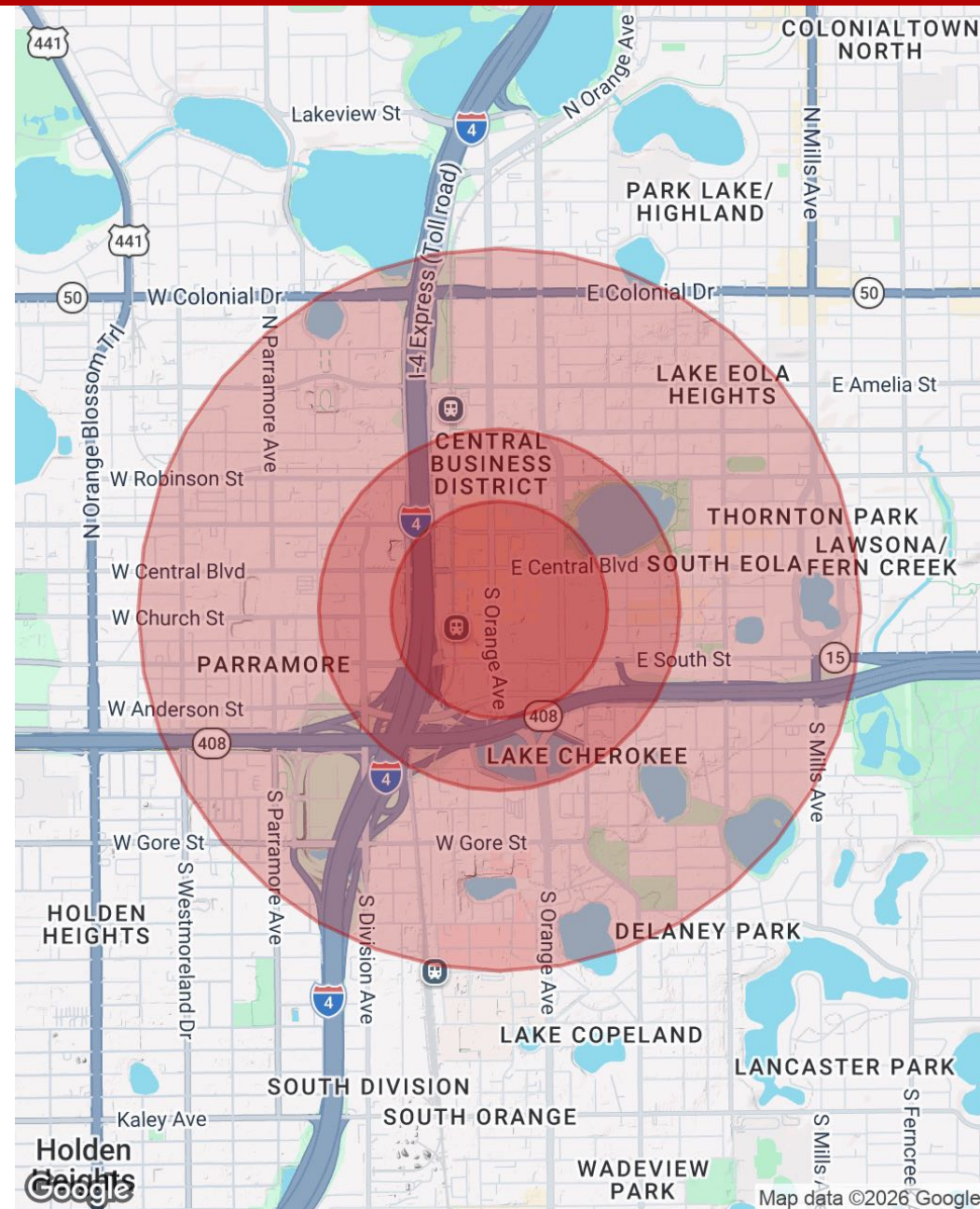


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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	2,364	8,479	23,680
Average Age	44	45	42
Average Age (Male)	42	44	40
Average Age (Female)	45	47	43
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,586	5,485	13,062
# of Persons per HH	1.5	1.5	1.8
Average HH Income	\$115,748	\$116,565	\$105,318
Average House Value	\$611,823	\$620,891	\$578,754

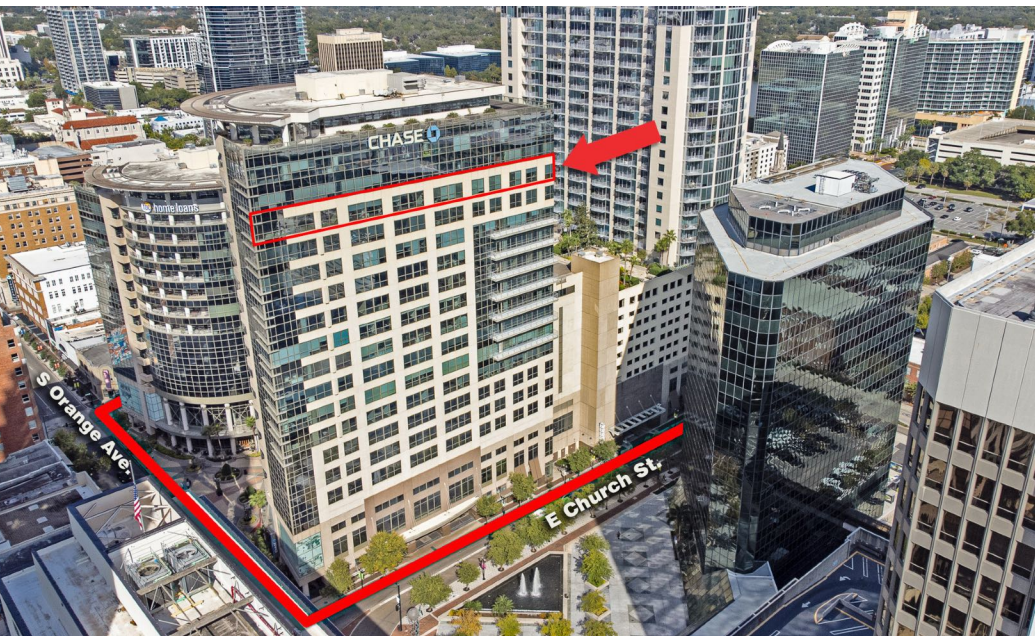
2020 American Community Survey (ACS)



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Additional Photos



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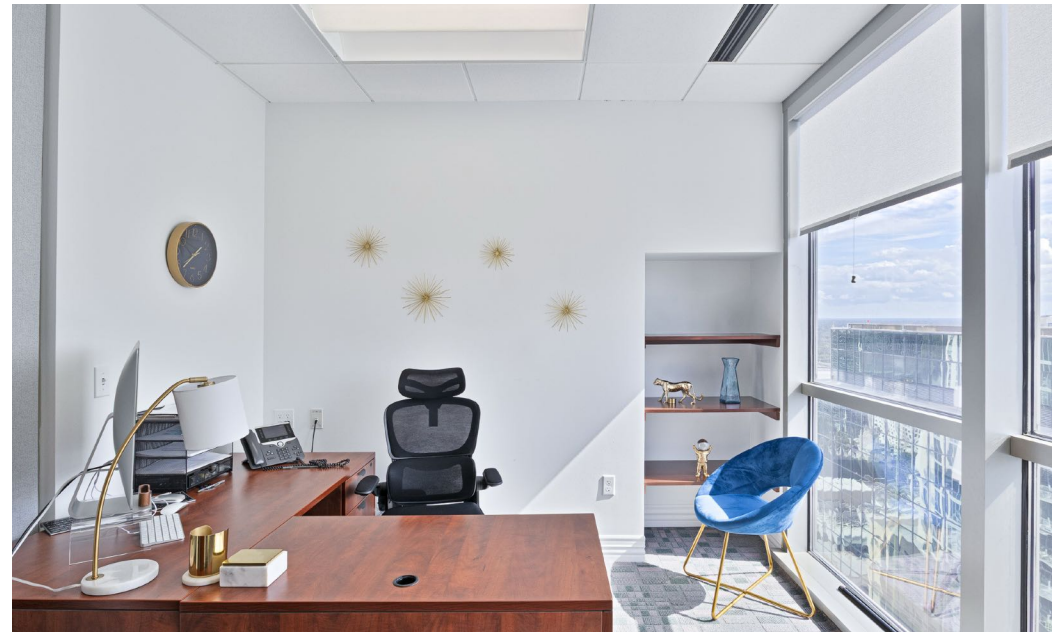
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The Chase Plaza

121-189 S Orange Ave, Orlando, FL 32801

Building Type: **Class A Office**Total Available: **226,834 SF**Class: **A**% Leased: **65.88%**RBA: **500,000 SF**Rent/SF/Yr: **\$26.50**Typical Floor: **23,810 SF**

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	6,311	60,896	10
Retail & Wholesale Trade	368	2,375	6
Hospitality & Food Service	286	3,925	14
Real Estate, Renting, Leasing	384	3,527	9
Finance & Insurance	522	4,140	8
Information	114	2,316	20
Scientific & Technology Services	1,427	17,271	12
Management of Companies	39	331	8
Health Care & Social Assistance	1,730	7,588	4
Educational Services	59	2,843	48
Public Administration & Sales	251	9,297	37
Arts, Entertainment, Recreation	107	770	7
Utilities & Waste Management	258	1,553	6
Construction	274	1,375	5
Manufacturing	85	826	10
Agriculture, Mining, Fishing	5	16	3
Other Services	402	2,743	7

Demographic Detail Report

The Chase Plaza

121-189 S Orange Ave, Orlando, FL 32801

Building Type: **Class A Office**

Class: **A**

RBA: **500,000 SF**

Typical Floor: **23,810 SF**

Total Available: **226,834 SF**

% Leased: **65.88%**

Rent/SF/Yr: **\$26.50**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	26,921		111,005		312,977	
2024 Estimate	25,411		106,340		302,196	
2020 Census	21,640		99,226		294,994	
Growth 2024 - 2029	5.94%		4.39%		3.57%	
Growth 2020 - 2024	17.43%		7.17%		2.44%	
2024 Population by Age						
Age 0 - 4	1,485	5.84%	6,227	5.86%	18,664	6.18%
Age 5 - 9	933	3.67%	4,965	4.67%	16,512	5.46%
Age 10 - 14	737	2.90%	4,464	4.20%	15,503	5.13%
Age 15 - 19	838	3.30%	4,372	4.11%	15,162	5.02%
Age 20 - 24	1,479	5.82%	5,300	4.98%	17,692	5.85%
Age 25 - 29	2,685	10.57%	8,542	8.03%	23,670	7.83%
Age 30 - 34	3,287	12.94%	10,961	10.31%	27,704	9.17%
Age 35 - 39	2,665	10.49%	9,840	9.25%	24,924	8.25%
Age 40 - 44	1,979	7.79%	8,206	7.72%	22,085	7.31%
Age 45 - 49	1,452	5.71%	6,861	6.45%	19,187	6.35%
Age 50 - 54	1,275	5.02%	6,490	6.10%	18,071	5.98%
Age 55 - 59	1,172	4.61%	6,216	5.85%	17,298	5.72%
Age 60 - 64	1,098	4.32%	6,142	5.78%	17,270	5.71%
Age 65 - 69	995	3.92%	5,430	5.11%	15,236	5.04%
Age 70 - 74	915	3.60%	4,375	4.11%	12,101	4.00%
Age 75 - 79	761	2.99%	3,141	2.95%	8,613	2.85%
Age 80 - 84	630	2.48%	2,173	2.04%	5,857	1.94%
Age 85+	1,025	4.03%	2,634	2.48%	6,645	2.20%
Age 65+	4,326	17.02%	17,753	16.69%	48,452	16.03%
Median Age	37.40		39.20		38.20	
Average Age	40.40		40.50		39.40	

Demographic Detail Report

The Chase Plaza 121-189 S Orange Ave, Orlando, FL 32801					
Radius	1 Mile		3 Mile		5 Mile
2024 Population By Race	25,411		106,340		302,196
White	13,018	51.23%	58,584	55.09%	131,306 43.45%
Black	6,143	24.17%	24,946	23.46%	83,605 27.67%
Am. Indian & Alaskan	47	0.18%	288	0.27%	1,285 0.43%
Asian	1,210	4.76%	3,510	3.30%	9,432 3.12%
Hawaiian & Pacific Island	14	0.06%	75	0.07%	229 0.08%
Other	4,979	19.59%	18,937	17.81%	76,339 25.26%
Population by Hispanic Origin	25,411		106,340		302,196
Non-Hispanic Origin	20,260	79.73%	87,536	82.32%	221,643 73.34%
Hispanic Origin	5,151	20.27%	18,805	17.68%	80,553 26.66%
2024 Median Age, Male	37.40		39.10		37.80
2024 Average Age, Male	39.30		39.90		38.50
2024 Median Age, Female	37.30		39.30		38.80
2024 Average Age, Female	41.60		41.20		40.20
2024 Population by Occupation Classification	22,091		89,811		248,484
Civilian Employed	15,146	68.56%	61,773	68.78%	163,173 65.67%
Civilian Unemployed	330	1.49%	1,176	1.31%	4,225 1.70%
Civilian Non-Labor Force	6,592	29.84%	26,779	29.82%	80,666 32.46%
Armed Forces	23	0.10%	83	0.09%	420 0.17%
Households by Marital Status					
Married	2,326		13,787		39,863
Married No Children	1,817		9,314		25,470
Married w/Children	508		4,473		14,393
2024 Population by Education	22,621		90,581		244,177
Some High School, No Diploma	1,735	7.67%	6,649	7.34%	24,093 9.87%
High School Grad (Incl Equivalency)	3,723	16.46%	17,325	19.13%	55,503 22.73%
Some College, No Degree	3,712	16.41%	17,939	19.80%	55,940 22.91%
Associate Degree	2,683	11.86%	9,569	10.56%	25,516 10.45%
Bachelor Degree	6,222	27.51%	23,327	25.75%	51,007 20.89%
Advanced Degree	4,546	20.10%	15,772	17.41%	32,118 13.15%

Demographic Detail Report

The Chase Plaza						
121-189 S Orange Ave, Orlando, FL 32801						
Radius	1 Mile		3 Mile		5 Mile	
2024 Population by Occupation	27,668		112,521		295,925	
Real Estate & Finance	1,494	5.40%	5,926	5.27%	13,701	4.63%
Professional & Management	11,255	40.68%	43,403	38.57%	92,817	31.37%
Public Administration	876	3.17%	2,661	2.36%	5,909	2.00%
Education & Health	3,320	12.00%	12,801	11.38%	31,932	10.79%
Services	1,729	6.25%	9,429	8.38%	31,276	10.57%
Information	620	2.24%	1,528	1.36%	3,263	1.10%
Sales	3,645	13.17%	13,246	11.77%	37,914	12.81%
Transportation	530	1.92%	1,588	1.41%	5,673	1.92%
Retail	1,324	4.79%	5,500	4.89%	17,453	5.90%
Wholesale	320	1.16%	1,669	1.48%	3,494	1.18%
Manufacturing	719	2.60%	2,623	2.33%	7,115	2.40%
Production	502	1.81%	4,383	3.90%	16,722	5.65%
Construction	621	2.24%	3,117	2.77%	11,432	3.86%
Utilities	379	1.37%	2,258	2.01%	9,629	3.25%
Agriculture & Mining	0	0.00%	74	0.07%	267	0.09%
Farming, Fishing, Forestry	0	0.00%	0	0.00%	108	0.04%
Other Services	334	1.21%	2,315	2.06%	7,220	2.44%
2024 Worker Travel Time to Job	12,677		53,453		147,140	
<30 Minutes	7,649	60.34%	33,957	63.53%	89,942	61.13%
30-60 Minutes	4,363	34.42%	16,364	30.61%	48,043	32.65%
60+ Minutes	665	5.25%	3,132	5.86%	9,155	6.22%
2020 Households by HH Size	11,875		46,518		123,571	
1-Person Households	6,503	54.76%	18,531	39.84%	40,855	33.06%
2-Person Households	3,624	30.52%	15,854	34.08%	40,334	32.64%
3-Person Households	882	7.43%	5,866	12.61%	18,871	15.27%
4-Person Households	473	3.98%	3,730	8.02%	13,397	10.84%
5-Person Households	232	1.95%	1,603	3.45%	6,043	4.89%
6-Person Households	95	0.80%	587	1.26%	2,458	1.99%
7 or more Person Households	66	0.56%	347	0.75%	1,613	1.31%
2024 Average Household Size	1.70		2.00		2.30	
Households						
2029 Projection	14,844		52,421		132,141	
2024 Estimate	13,996		50,143		127,379	
2020 Census	11,876		46,518		123,570	
Growth 2024 - 2029	6.06%		4.54%		3.74%	
Growth 2020 - 2024	17.85%		7.79%		3.08%	

Demographic Detail Report

The Chase Plaza 121-189 S Orange Ave, Orlando, FL 32801				
Radius	1 Mile		3 Mile	
2024 Households by HH Income	13,995		50,145	
<\$25,000	4,164	29.75%	11,074	22.08%
\$25,000 - \$50,000	1,987	14.20%	8,412	16.78%
\$50,000 - \$75,000	1,882	13.45%	7,137	14.23%
\$75,000 - \$100,000	1,134	8.10%	5,107	10.18%
\$100,000 - \$125,000	1,645	11.75%	5,662	11.29%
\$125,000 - \$150,000	610	4.36%	2,038	4.06%
\$150,000 - \$200,000	895	6.40%	4,474	8.92%
\$200,000+	1,678	11.99%	6,241	12.45%
2024 Avg Household Income	\$91,659		\$99,069	
2024 Med Household Income	\$58,422		\$68,806	
2024 Occupied Housing	13,996		50,143	
Owner Occupied	2,747	19.63%	20,707	41.30%
Renter Occupied	11,249	80.37%	29,436	58.70%
2020 Housing Units	15,880		56,459	
1 Unit	2,833	17.84%	29,419	52.11%
2 - 4 Units	1,325	8.34%	5,046	8.94%
5 - 19 Units	1,202	7.57%	5,954	10.55%
20+ Units	10,520	66.25%	16,040	28.41%
2024 Housing Value	2,747		20,706	
<\$100,000	32	1.16%	745	3.60%
\$100,000 - \$200,000	313	11.39%	1,750	8.45%
\$200,000 - \$300,000	310	11.29%	3,322	16.04%
\$300,000 - \$400,000	490	17.84%	5,024	24.26%
\$400,000 - \$500,000	522	19.00%	3,058	14.77%
\$500,000 - \$1,000,000	872	31.74%	5,724	27.64%
\$1,000,000+	208	7.57%	1,083	5.23%
2024 Median Home Value	\$443,774		\$390,286	
2024 Housing Units by Yr Built	15,981		56,950	
Built 2010+	4,980	31.16%	11,370	19.96%
Built 2000 - 2010	3,966	24.82%	6,475	11.37%
Built 1990 - 1999	655	4.10%	2,715	4.77%
Built 1980 - 1989	1,168	7.31%	3,845	6.75%
Built 1970 - 1979	1,937	12.12%	7,610	13.36%
Built 1960 - 1969	1,053	6.59%	6,736	11.83%
Built 1950 - 1959	687	4.30%	10,815	18.99%
Built <1949	1,535	9.61%	7,384	12.97%
2024 Median Year Built	2002		1974	

Demographic Summary Report

The Chase Plaza									
121-189 S Orange Ave, Orlando, FL 32801									
Building Type: Class A Office			Total Available: 226,834 SF						
Class: A			% Leased: 65.88%						
RBA: 500,000 SF			Rent/SF/Yr: \$26.50						
Typical Floor: 23,810 SF									
Radius		1 Mile		3 Mile		5 Mile			
Population									
2029 Projection		26,921		111,005		312,977			
2024 Estimate		25,411		106,340		302,196			
2020 Census		21,640		99,226		294,994			
Growth 2024 - 2029		5.94%		4.39%		3.57%			
Growth 2020 - 2024		17.43%		7.17%		2.44%			
2024 Population by Hispanic Origin		5,151		18,805		80,552			
2024 Population		25,411		106,340		302,196			
White		13,018	51.23%	58,584	55.09%	131,306	43.45%		
Black		6,143	24.17%	24,946	23.46%	83,605	27.67%		
Am. Indian & Alaskan		47	0.18%	288	0.27%	1,285	0.43%		
Asian		1,210	4.76%	3,510	3.30%	9,432	3.12%		
Hawaiian & Pacific Island		14	0.06%	75	0.07%	229	0.08%		
Other		4,979	19.59%	18,937	17.81%	76,339	25.26%		
U.S. Armed Forces		23		85		427			
Households									
2029 Projection		14,844		52,421		132,141			
2024 Estimate		13,996		50,143		127,379			
2020 Census		11,876		46,518		123,570			
Growth 2024 - 2029		6.06%		4.54%		3.74%			
Growth 2020 - 2024		17.85%		7.79%		3.08%			
Owner Occupied		2,747	19.63%	20,707	41.30%	53,150	41.73%		
Renter Occupied		11,249	80.37%	29,436	58.70%	74,228	58.27%		
2024 Households by HH Income		13,995		50,145		127,380			
Income: <\$25,000		4,164	29.75%	11,074	22.08%	30,366	23.84%		
Income: \$25,000 - \$50,000		1,987	14.20%	8,412	16.78%	26,695	20.96%		
Income: \$50,000 - \$75,000		1,882	13.45%	7,137	14.23%	19,719	15.48%		
Income: \$75,000 - \$100,000		1,134	8.10%	5,107	10.18%	13,625	10.70%		
Income: \$100,000 - \$125,000		1,645	11.75%	5,662	11.29%	11,775	9.24%		
Income: \$125,000 - \$150,000		610	4.36%	2,038	4.06%	4,900	3.85%		
Income: \$150,000 - \$200,000		895	6.40%	4,474	8.92%	8,224	6.46%		
Income: \$200,000+		1,678	11.99%	6,241	12.45%	12,076	9.48%		
2024 Avg Household Income		\$91,659		\$99,069		\$86,146			
2024 Med Household Income		\$58,422		\$68,806		\$57,378			

The Chase Plaza

121-189 S Orange Ave, Orlando, FL 32801

Building Type: **Class A Office**Class: **A**RBA: **500,000 SF**Typical Floor: **23,810 SF**Total Available: **226,834 SF**% Leased: **65.88%**Rent/SF/Yr: **\$26.50**

Description	2020		2024		2029	
Population	21,640		25,411		26,921	
Age 0 - 4	709	3.28%	1,485	5.84%	1,854	6.89%
Age 5 - 9	694	3.21%	933	3.67%	1,500	5.57%
Age 10 - 14	628	2.90%	737	2.90%	1,082	4.02%
Age 15 - 19	838	3.87%	838	3.30%	893	3.32%
Age 20 - 24	1,700	7.86%	1,479	5.82%	1,081	4.02%
Age 25 - 29	3,160	14.60%	2,685	10.57%	1,767	6.56%
Age 30 - 34	2,772	12.81%	3,287	12.94%	2,612	9.70%
Age 35 - 39	1,877	8.67%	2,665	10.49%	2,928	10.88%
Age 40 - 44	1,325	6.12%	1,979	7.79%	2,618	9.72%
Age 45 - 49	1,139	5.26%	1,452	5.71%	2,054	7.63%
Age 50 - 54	1,112	5.14%	1,275	5.02%	1,591	5.91%
Age 55 - 59	1,093	5.05%	1,172	4.61%	1,318	4.90%
Age 60 - 64	904	4.18%	1,098	4.32%	1,166	4.33%
Age 65 - 69	846	3.91%	995	3.92%	1,051	3.90%
Age 70 - 74	817	3.78%	915	3.60%	946	3.51%
Age 75 - 79	620	2.87%	761	2.99%	808	3.00%
Age 80 - 84	548	2.53%	630	2.48%	642	2.38%
Age 85+	856	3.96%	1,025	4.03%	1,010	3.75%
Age 15+	19,607	90.61%	22,256	87.58%	22,485	83.52%
Age 20+	18,769	86.73%	21,418	84.29%	21,592	80.21%
Age 65+	3,687	17.04%	4,326	17.02%	4,457	16.56%
Median Age	36		37		40	
Average Age	40.60		40.40		40.30	
Population By Race	21,640		25,411		26,921	
White	11,719	54.15%	13,018	51.23%	13,760	51.11%
Black	5,014	23.17%	6,143	24.17%	6,524	24.23%
Am. Indian & Alaskan	55	0.25%	47	0.18%	48	0.18%
Asian	951	4.39%	1,210	4.76%	1,285	4.77%
Hawaiian & Pacific Islander	18	0.08%	14	0.06%	14	0.05%
Other	3,861	17.84%	4,979	19.59%	5,290	19.65%

The Chase Plaza 121-189 S Orange Ave, Orlando, FL 32801				
Description	2020		2024	
Population by Race (Hispanic)	4,210		5,151	
White	1,195	28.38%	1,169	22.69%
Black	152	3.61%	195	3.79%
Am. Indian & Alaskan	23	0.55%	30	0.58%
Asian	20	0.48%	25	0.49%
Hawaiian & Pacific Islander	0	0.00%	0	0.00%
Other	2,820	66.98%	3,732	72.45%
	3,975		72.47%	
Household by Household Income	11,876		13,995	
<\$25,000	3,420	28.80%	4,164	29.75%
\$25,000 - \$50,000	1,750	14.74%	1,987	14.20%
\$50,000 - \$75,000	1,789	15.06%	1,882	13.45%
\$75,000 - \$100,000	899	7.57%	1,134	8.10%
\$100,000 - \$125,000	1,362	11.47%	1,645	11.75%
\$125,000 - \$150,000	537	4.52%	610	4.36%
\$150,000 - \$200,000	836	7.04%	895	6.40%
\$200,000+	1,283	10.80%	1,678	11.99%
	1,804		12.15%	
Average Household Income	\$89,770		\$91,659	
Median Household Income	\$59,504		\$58,422	
	\$91,909		\$57,921	