

For Lease

CBRE

Excellent Freestanding Retail Opportunity

in the Central Business District of Downtown Orlando

317 N. Orange Avenue
Orlando, FL 32801
www.cbre.com/orlando





Property Details

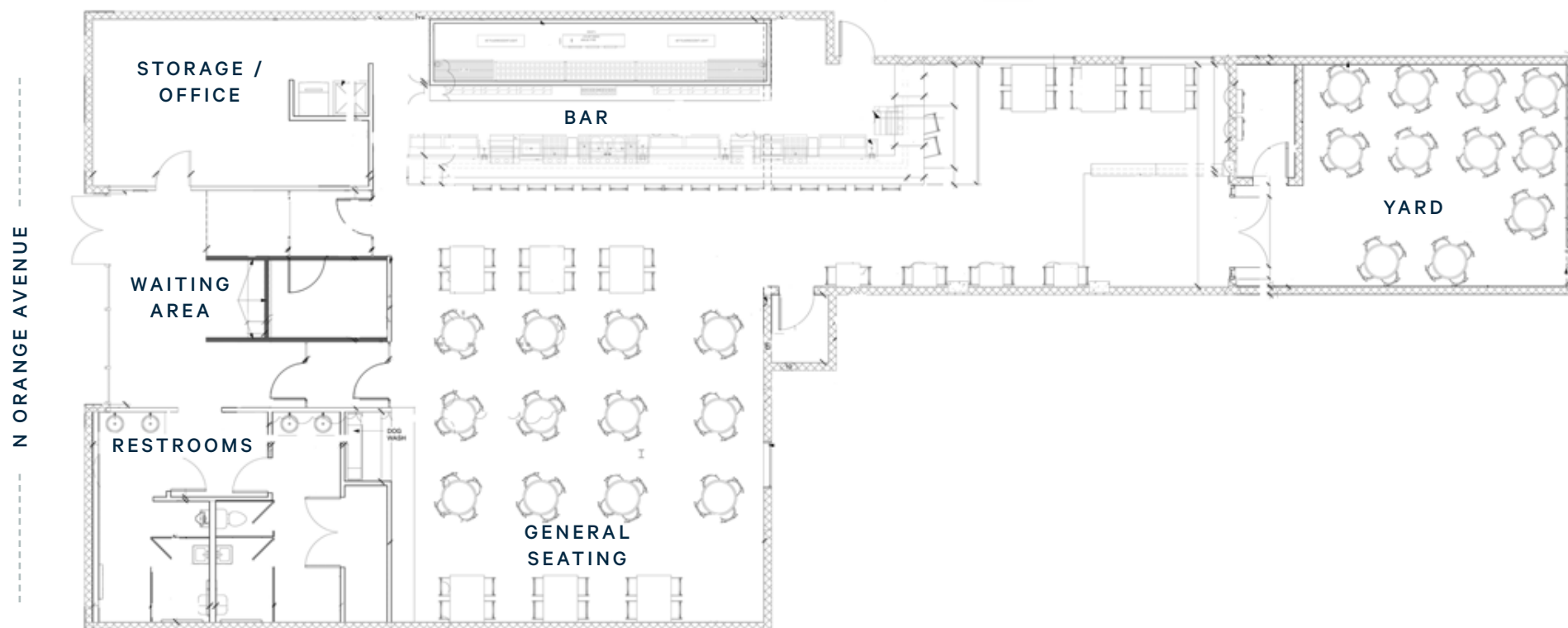
- + Excellent opportunity to lease a street-front retail space in the thriving Central Business District of Downtown Orlando
- + Freestanding Building Available (Divisible): 1,422 SF-4,130SF
 - Full Building: 4,130 SF
 - Tenant A: 2,500 SF
 - Tenant B: 1,327 SF
- + Located at the nearby intersection of N. Orange Avenue (9,200 AADT) & E. Robinson Street (14,800 AADT)
- + Amazing street-front visibility on N. Orange Avenue
- + Ideal for a dog park lounge, bar and/or an entertainment-oriented business such as recreational or leisure establishments
- + Situated within a densely populated area by more than 5,300 multifamily housing units offering significant daytime population, pedestrian traffic and close proximity to many central district businesses, bars, eateries and more
- + Just a few minutes' drive to Interstate 4 (424,000 AADT) and the SR-408 Exchange (198,000 AADT)
- + Highly amenitized area offering a short walking distance to many high traffic entertainment and recreational venues that include Lake Eola, Creative Village, KIA Center, Dr Philips Performing Art Center and more
- + Easily accessible to public transit systems that includes the Lynx Central Exchange and the SunRail AdventHealth Station

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Existing Floorplan



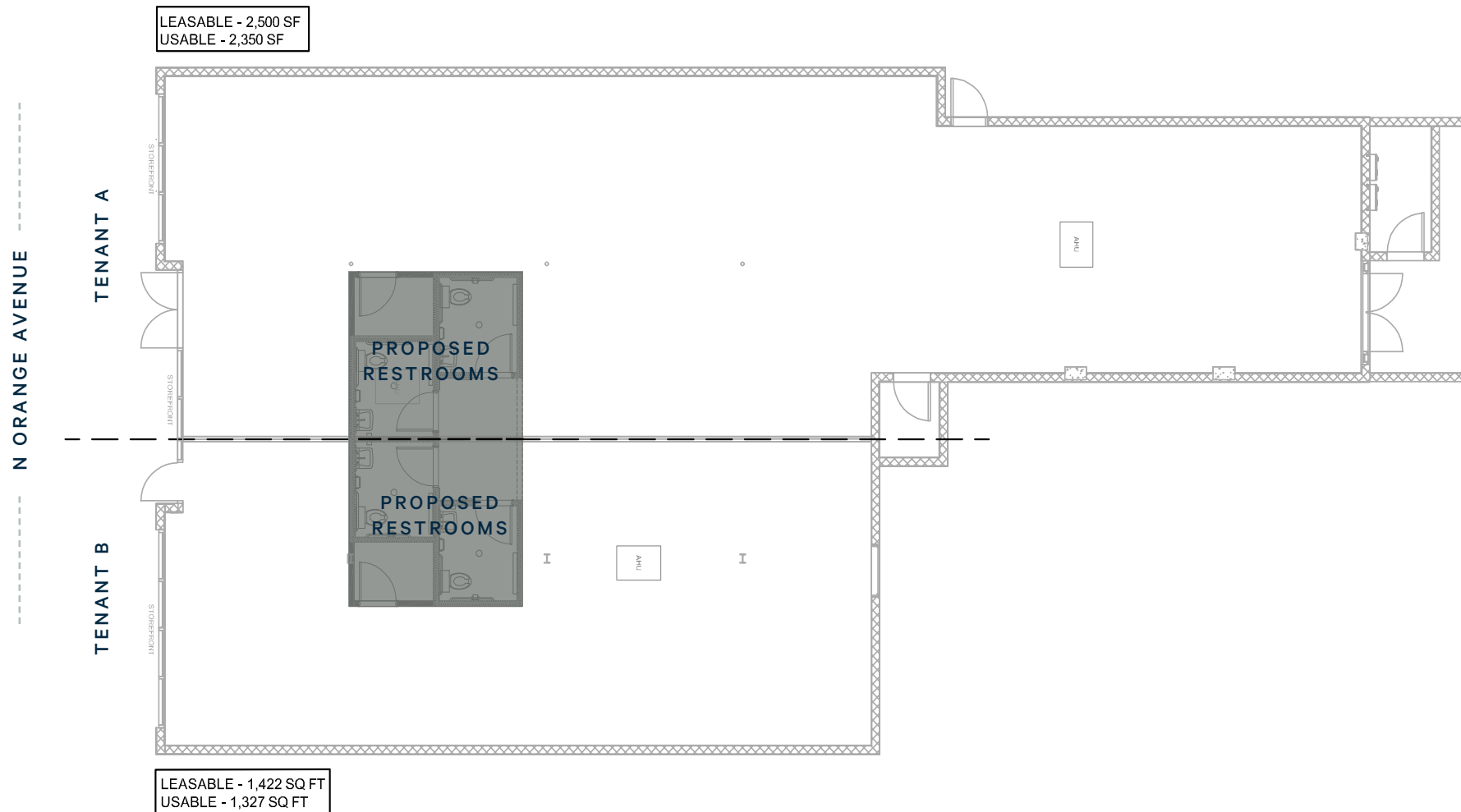
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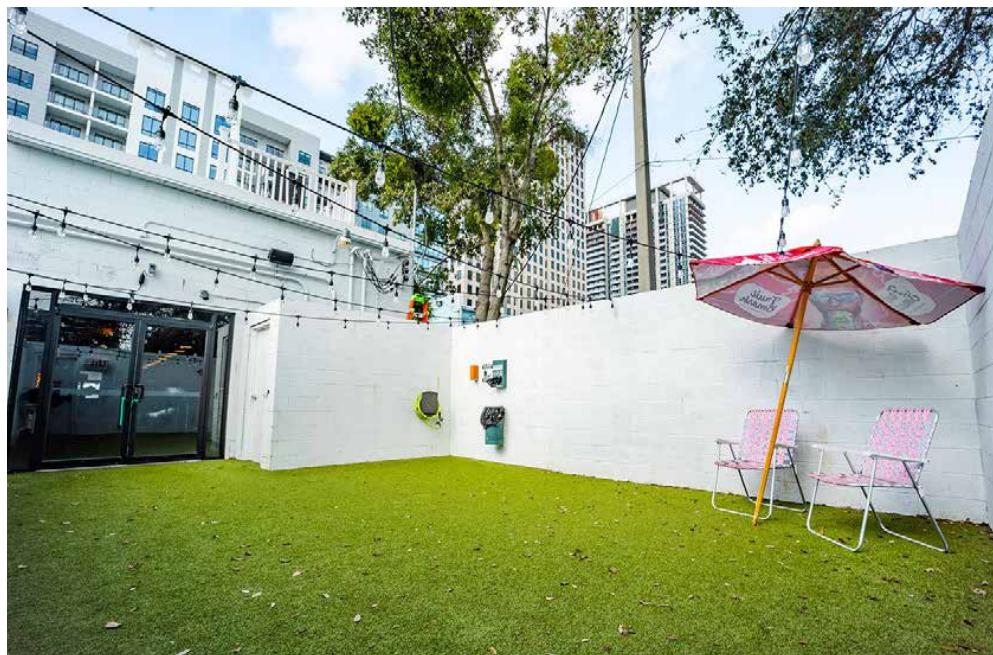
Proposed Floorplan

LEASABLE A (1,327SF - 3,677SF)

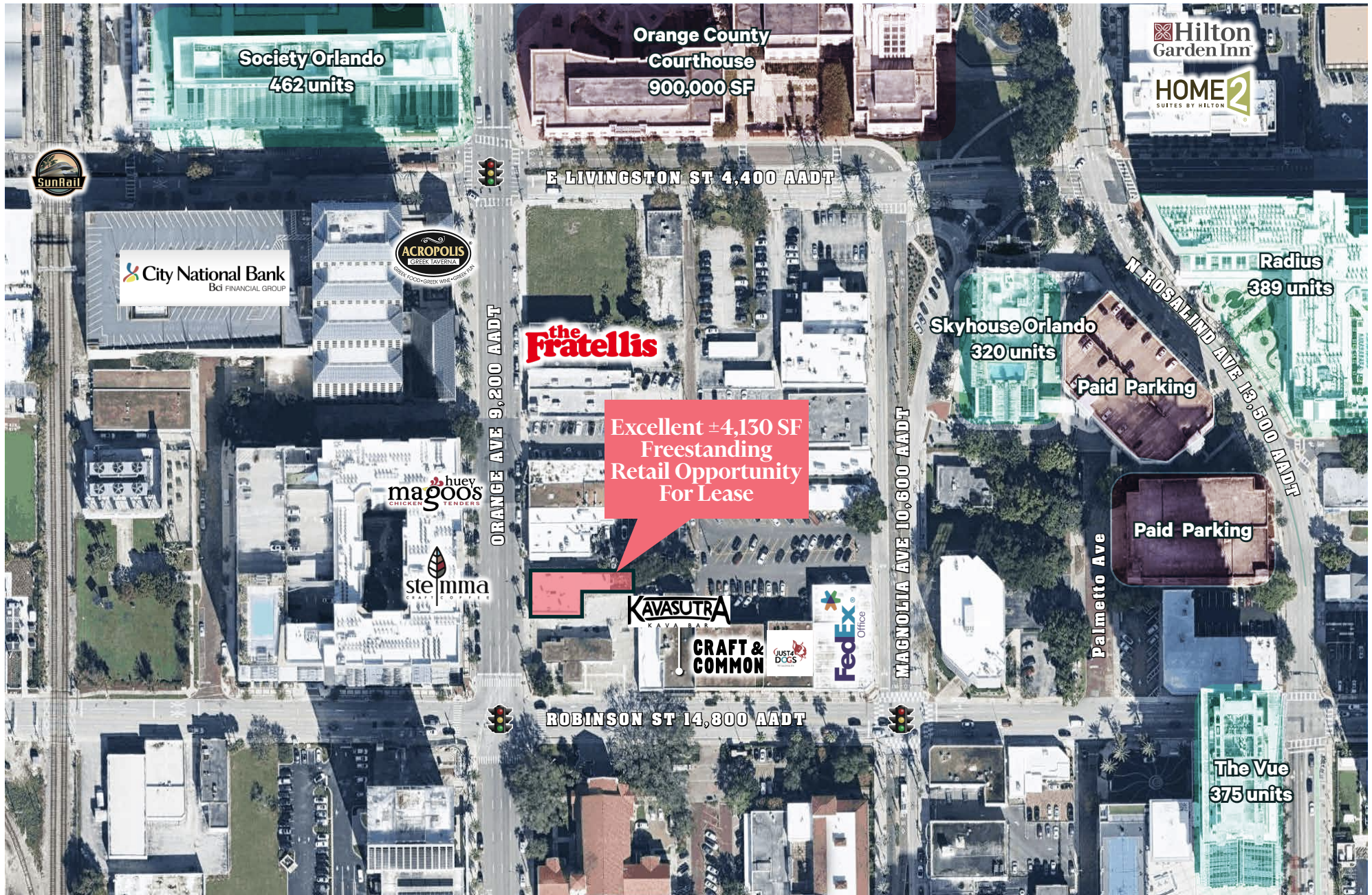


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Micro Aerial



Trade Aerial

DOWNTOWN AMENITIES

- 1 Lake Eola
- 2 Creative Viilage
- 3 Dr Phillips Performing Arts Center
- 4 KIA Center
- 5 Inter & Co Stadium

NEW DEVELOPMENTS U/C

- 1 Westcourt
- 2 The Canopy
- 3 The Edge

NEARBY HOTELS

- 1 Hilton Garden Inn (123 keys)
- 2 Home2Suites (101 keys)
- 3 Embassy Suites (167 keys)
- 4 Marriott Orl Downtown (297 keys)
- 5 Grand Bohemian Orlando, Autograph Collection (247 keys)
- 6 AC Hotels by Marriott Bonvoy (180 keys)



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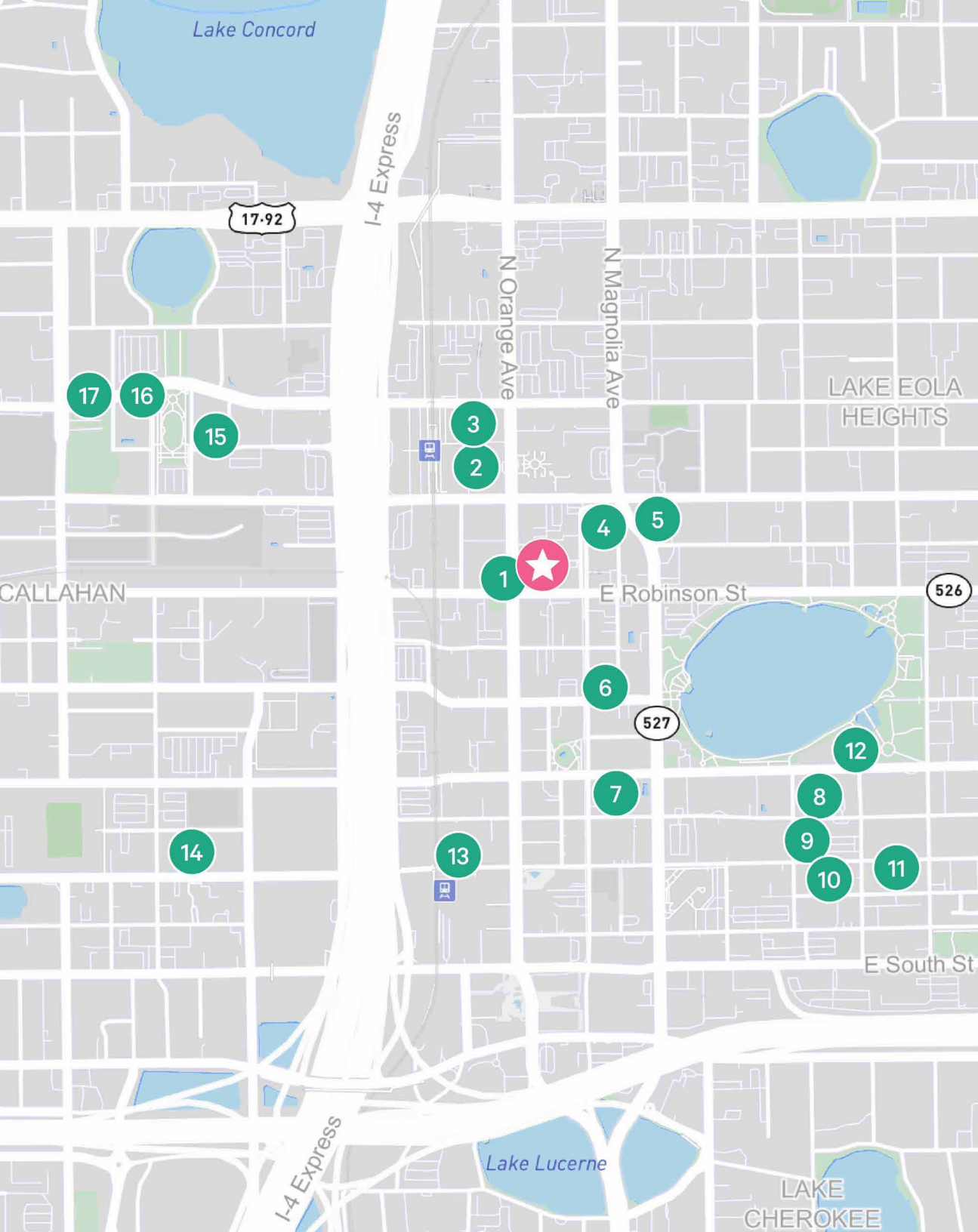
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Multifamily Overview



317 N Orange Ave

- 1 MAA Robinson (369 units)
- 2 Society Orlando (462 units)
- 3 Central Station (279 units)
- 4 SkyHouse (320 units)
- 5 Radius (389 units)
- 6 Aspire (164 units)
- 7 Mondrian Lake Eola (350 units)
- 8 Paramount (313 units)
- 9 CitiTower (233 units)
- 10 Camden Thorton Park (299 units)
- 11 Camden Lake Eola (360 units)
- 12 MAA Parkside (258 units)
- 13 55 West (525 units)
- 14 City View (266 units)
- 15 Modera (292 units)
- 16 The Julian (409 units)
- 17 Amelia Court (256 units)



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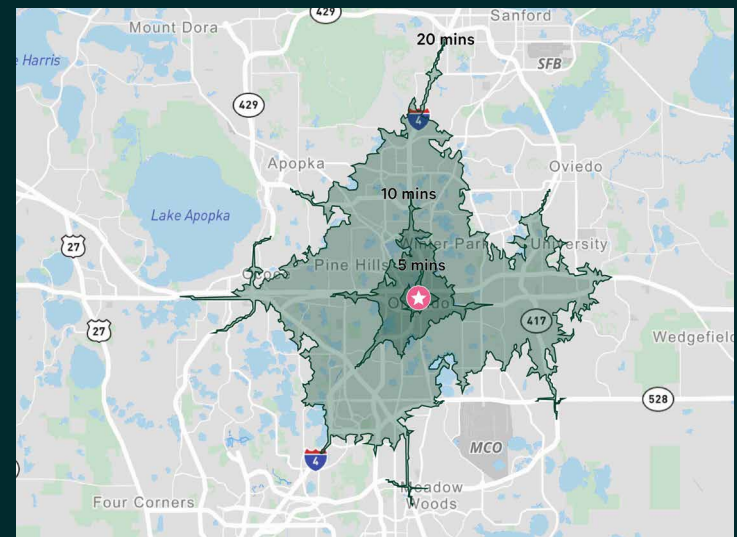
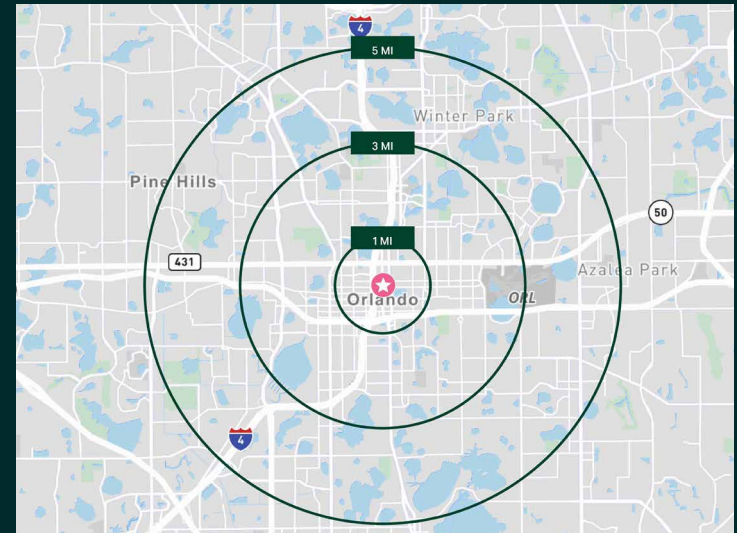
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Demographics

2025 Estimated Mile Radius Demographics	1 Mile	3 Miles	5 Miles
Estimated Population	24,845	104,252	299,982
2025-2030 Annual Population Growth Rate	1.46%	0.85%	0.49%
Households	13,970	50,323	126,017
Average Household Income	\$114,581	\$126,603	\$112,439
Median Household Income	\$75,405	\$89,189	\$75,074
Daytime Population	84,277	257,778	472,757

2025 Estimated Drive Time Demographics	5 Minutes	10 Minutes	20 Minutes
Estimated Population	27,802	108,283	938,444
2025-2030 Annual Population Growth Rate	1.35%	0.77%	0.50%
Households	101,069	276,195	1,165,769
Average Household Income	\$113,416	\$119,877	\$103,888
Median Household Income	\$76,945	\$83,559	\$73,344
Daytime Population	101,069	276,195	1,165,769



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