

2nd Gen Restaurant



201 South Orange Ave. | Downtown Orlando, FL

Retail For Lease | **2,753 SF**



2,753 SF

Why Downtown Orlando?

Discover the pulse of Downtown Orlando's retail and dining scene, where innovation meets flavor in a tapestry of fresh experiences. Dive into a retail landscape that seamlessly blends independent shops and cutting-edge boutiques, offering a diverse array of treasures waiting to be uncovered.



Farmers' Market



Walt Disney Amphitheater

Talent



Downtown Workforce
Population
87,200+

College Students in
Downtown Orlando
8,000+

Office



Rentable SF
12+ Million

SF in Office
Space Development Activity
790,00+ SF

Residential



Residents Living in
Downtown Orlando
21,000+

Apartments, with
58% Built After 2015
6,013+

Retail



Rentable SF
1,300,000

Retail Development Activity
231,051 SF

Hotel



Hotel Rooms
1,162

Average Daily Rate
\$133.33

Source: Downtownorlando.com

Downtown Restaurant Program

Full-service restaurants in a focus area can receive up to **\$100 per square foot**, not to exceed **\$400,000**.

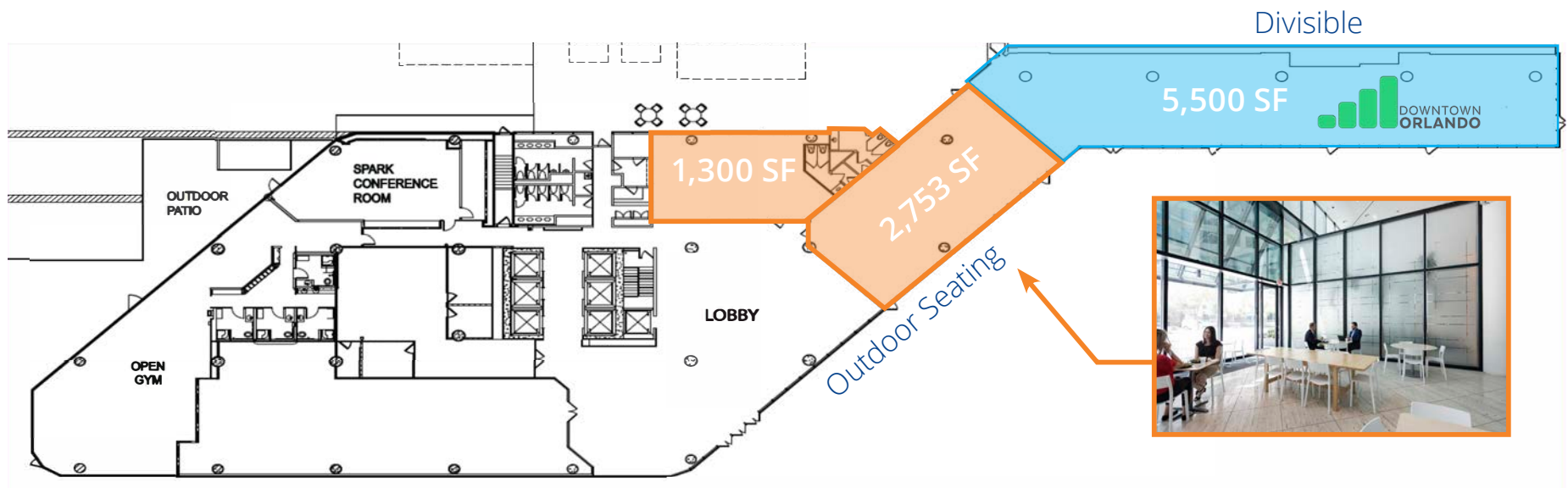
Downtown Restaurant Program

Igniting Culinary Growth Through the DTO Restaurant Program

- Full-service restaurants in a focus area can receive up to **\$100 per square foot**, not to exceed \$400,000.
- Non-full-service restaurants in a focus area can receive up to **\$50 per square foot**, not to exceed \$100,000.
- Restaurants that add or improve outdoor seating areas can receive an additional **\$5 per square foot** not to exceed \$25,000.
- Rent abatement payments are available for qualifying restaurants up to **\$50,000 during the first year**.

(Click Here to Learn More)

Site Plan



 Vacant

 Potential Opportunity

Property Highlights

- Prime leasing opportunity, 2,753 square feet available for lease in the vibrant heart of Downtown Orlando.
- Daily demographic of 466,903 workers, the location offers an unparalleled exposure to a dense and active business community.
- Proximity to key landmarks: Kia Center, Dr. Phillips Performing Arts Center, Exploria Stadium, and City Hall
- Direct and easy access to Interstate-4 and the 408 Expressway.
- 15-minute drive to Orlando International Airport
- Monument signage facing Church Street.

2,753 SF





Demographics



Population

1-Mile: 15,240
 3-Mile: 89,053
 5-Mile: 259,532



Daytime Population

1-Mile: 87,352
 3-Mile: 256,875
 5-Mile: 466,903



Households

1-Mile: 12,431
 3-Mile: 50,769
 5-Mile: 127,331

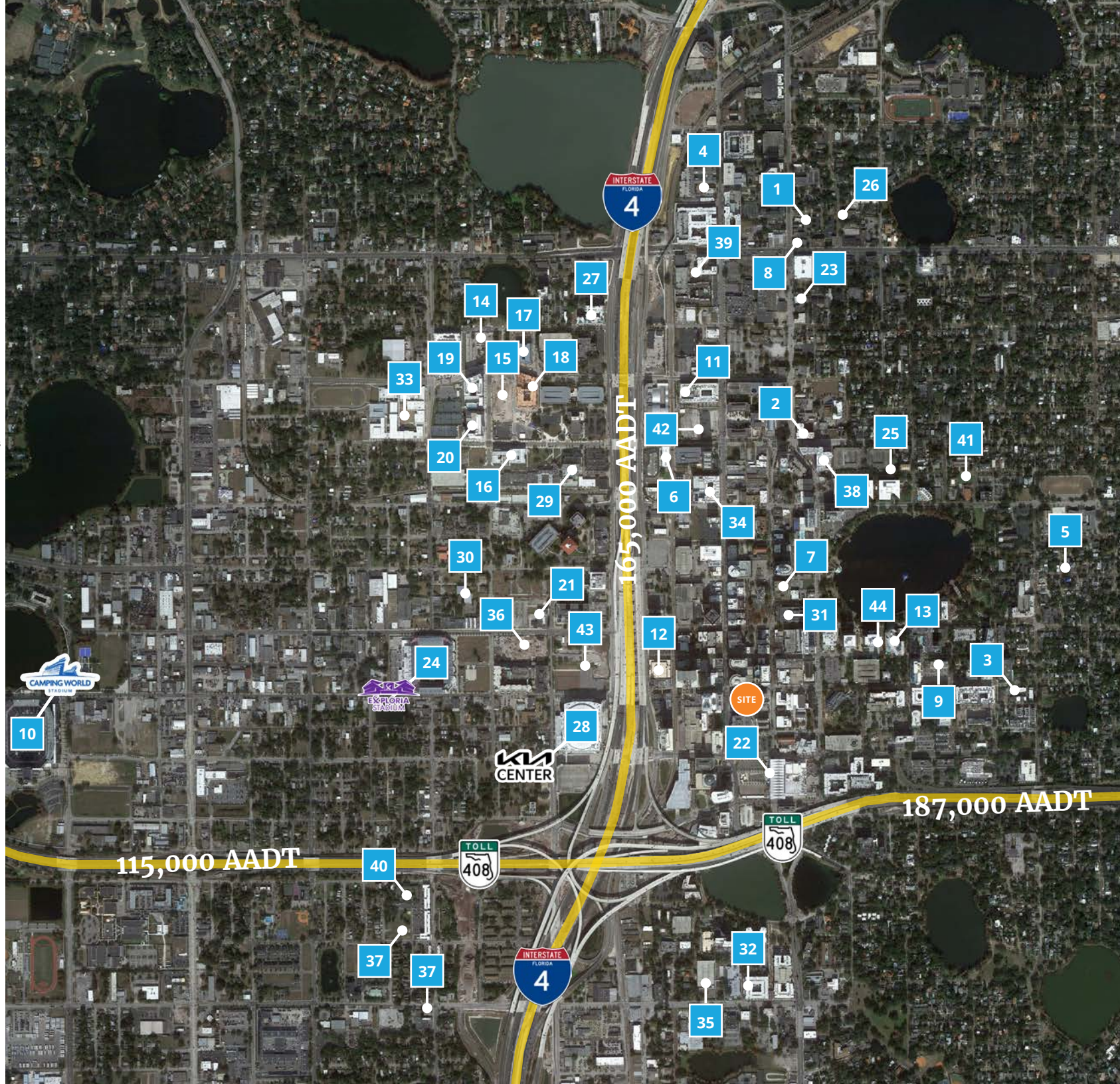


Average HH Income

1-Mile: \$114,674
 3-Mile: \$111,018
 5-Mile: \$95,853

Market Aerial

- 1 107 Hillcrest
- 2 409 North Magnolia
- 3 520 East
- 4 800 North Orange
- 5 811 East Washington
- 6 Ace Cafe
- 7 Cambria Suites Hotel
- 8 Camden North Quarter
- 9 Camden Thorton Park
- 10 Camping World Stadium
- 11 Central Station
- 12 Church Street Plaza
- 13 City Tower
- 14 Creative Village - Ameilia Court
- 15 Creative Village - Central Park
- 16 Creative Village - Dr. Phillips Academic Commons
- 17 Creative Village - EA Headquarters
- 18 Creative Village - Modern
- 19 Creative Village - The Julian
- 20 Creative Village - Union West
- 21 Division Central (DXV)
- 22 Dr. Phillips Center - Phase I/II
- 23 Eola North
- 24 Exploria Stadium
- 25 Fountain VU 5
- 26 Irving on Park
- 27 Lexington Court
- 28 Kia Center
- 29 Marriott Orlando Downtown
- 30 Men's Service Center
- 31 Modera Central by Mill Creek
- 32 Novel Lucerne
- 33 OCPS Academic Center for Excellence
- 34 Orange and Robinson Apartment
- 35 Orlando Health Corporate Office Building
- 36 Orlando Magic Training Facility
- 37 Parramore Oaks - Phase 1 & 2
- 38 Radius Apartment Tower
- 39 Residence Inn Orlando Downtown
- 40 Richard Allen Gardens (Homes)
- 41 Samsara
- 42 Society Orlando
- 43 Sports Entertainment District
- 44 Summit Radisson





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