

**FOR LEASE**

# FREESTANDING RETAIL

692 N Orange Ave | Orlando, FL 32801

**PROPERTY SIZE**

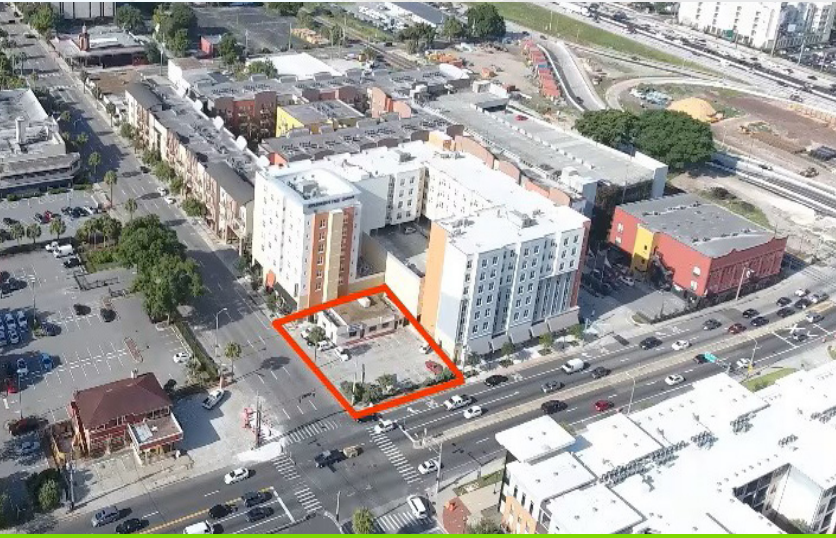
2,285 SF  
0.21 AC

**LEASING RATE**

\$45/SF +  
\$2000/M/CAM

**TRAFFIC COUNT**

70,460 AADT



**MARTIN FORSTER, CCIM**  
M:321-299-4164  
T: 407-691-0505  
mforster@holdthysen.com

301 S. New York Avenue  
Suite 200  
Winter Park, FL 32789  
www.holdthysen.com



## LEASING HIGHLIGHTS

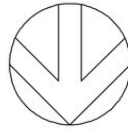
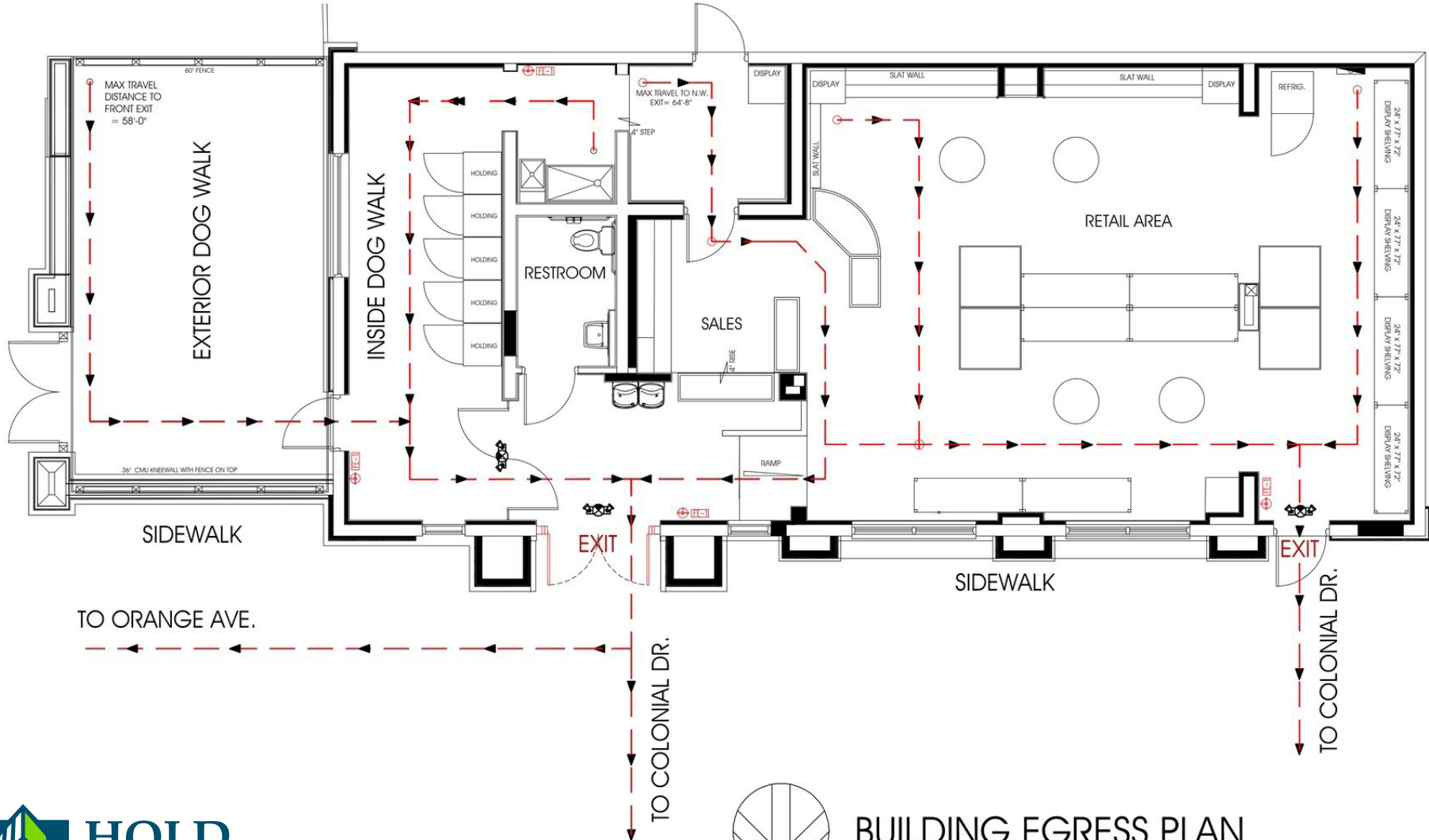
- Most Prominent Corner Site available in Downtown Orlando
- Highly Visible Standalone Building
- Facing Huge Traffic Count 70,460+ Vehicles Per Day
- 1,450+ Apartments Within ½ Mile Radius
- 2,285 Square Feet Total, with 1,885 Under Air
- 400 Square Foot Covered Outside Patio – 15' x 26'
- 6 On-Site Parking Spaces + Ample Street Parking
- Ideal for Office / Retail / Bakery / Coffee Shop
- Available for 5 Year Lease

This summary has been prepared by Hold-Thysen, Inc. for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by Seller, Hold-Thysen, and designated sources and are based upon assumptions relating to the general economy, competition and other factors beyond the control of Seller, and therefore are subject to variation. No representation is made by Seller or Hold-Thysen as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Seller, Hold-Thysen and its employees, disclaim any responsibility for inaccuracies, and expect prospective purchasers to exercise independent due diligence in verifying all such information. The bearer of this property summary agrees that neither Hold-Thysen, Inc. nor the Seller shall have any liability for any reason to any Potential Purchaser or Related Parties resulting from the use of this property summary.

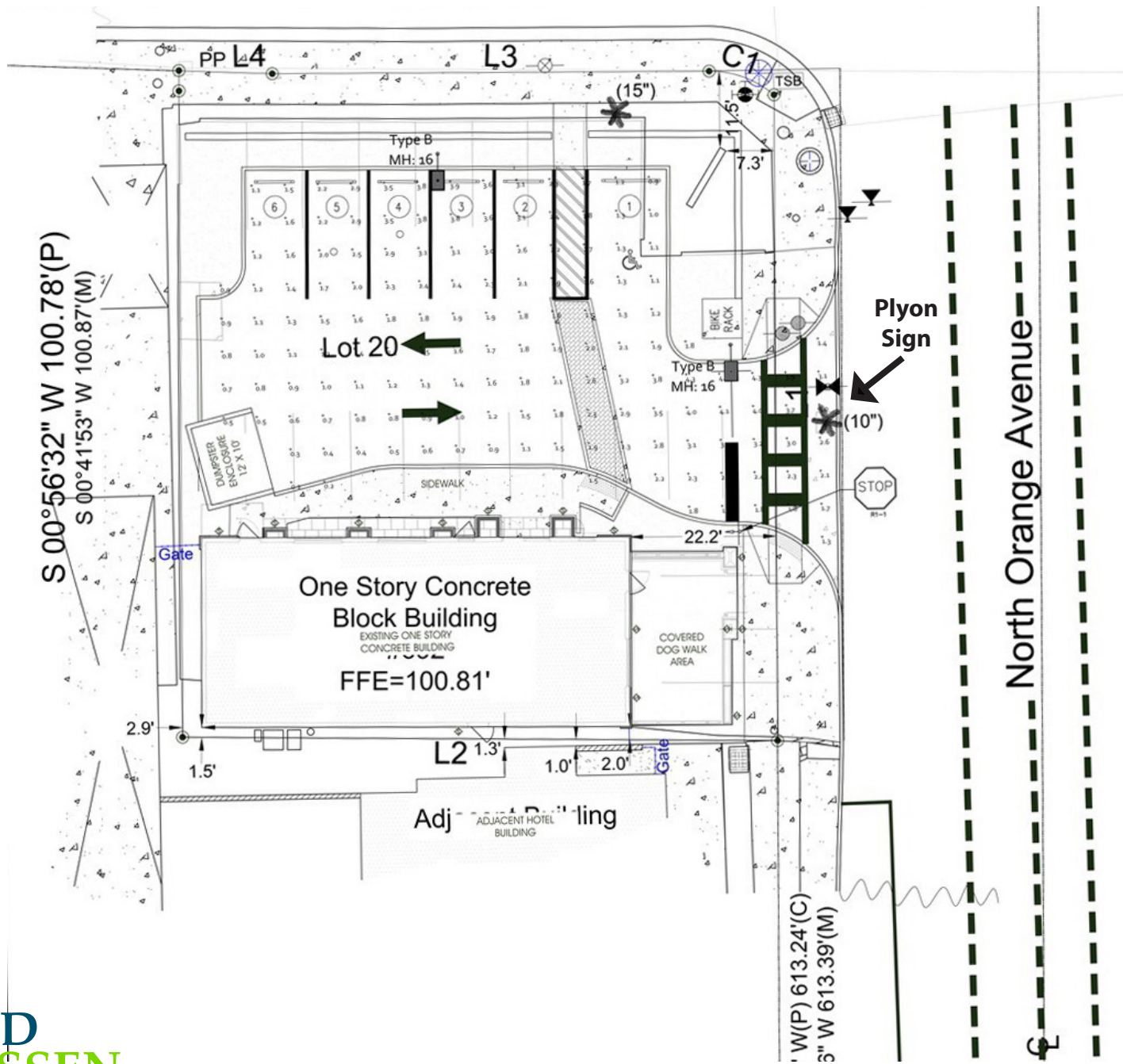


# FLOOR PLAN

OCCUPANTS: 41



# SITE PLAN



# MARKET DEMOGRAPHICS



## POPULATION

	1-MILE	3-MILE	5-MILE
2030 Projection	23,807	116,029	336,996
2025 Estimate	21,513	105,665	309,267
Growth 2020-2025	3.8%	2.8%	1.8%
Growth 2025-2030	2.1%	2.0%	1.8%
Median Age	37.6	40.5	39.3



## HOUSEHOLDS

	1-MILE	3-MILE	5-MILE
2030 Projection	13,021	55,989	144,499
2025 Estimate	11,705	50,734	131,954
Growth 2020-2025	3.1%	2.6%	1.8%
Growth 2025-2030	2.2%	2.1%	1.9%



## INCOME

	1-MILE	3-MILE	5-MILE
2026 Average Household Income	\$111,008	\$115,508	\$99,761
2026 Median Household Income	\$84,712	\$87,125	\$70,950



**MARTIN FORSTER, CCIM**  
 M: 321-299-4164  
 T: 407-691-0505  
 mforster@holdthysen.com

301 S. New York Avenue  
 Suite 200  
 Winter Park, FL 32789  
 www.holdthysen.com



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. Hold Thysen, Inc. is a licensed real estate broker.