

FOR LEASE

1,156± SF 2nd GENERATION RESTAURANT | DOWNTOWN ORLANDO

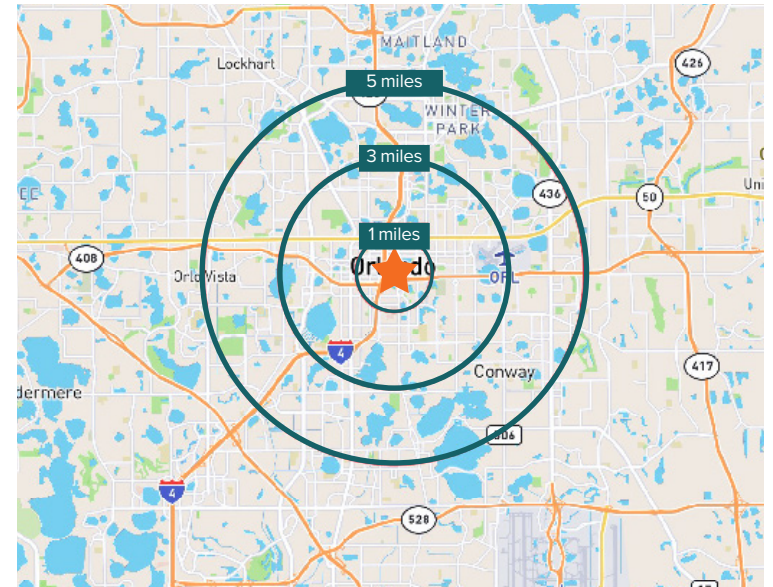
255 S Orange Ave, Orlando, FL 32801



**1,156± SF
IN-LINE 2ND GEN
RESTAURANT
SPACE AVAILABLE**

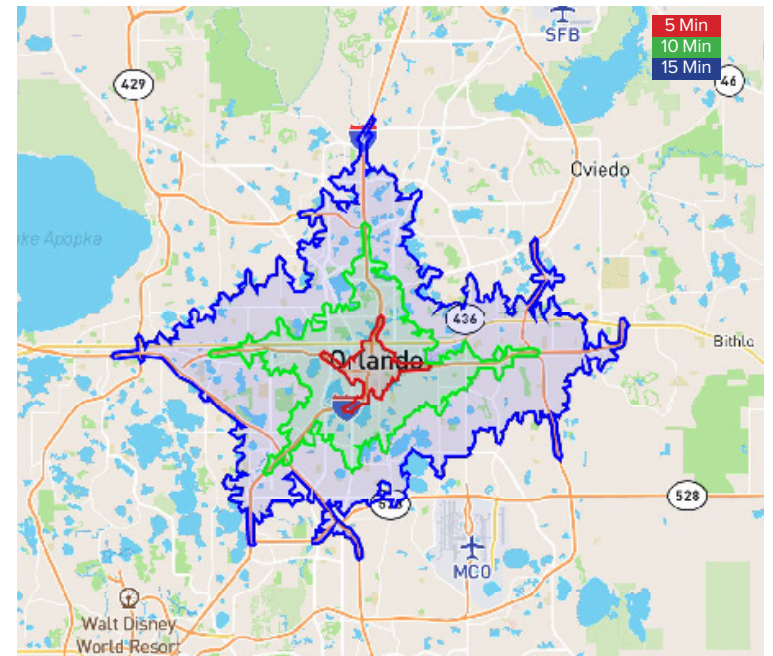
PROPERTY DETAILS

- 2nd Generation Restaurant for Lease in Downtown Orlando
- Size: 1,156± SF
- Nearby Class A Amenities such as Citrus Club, Citrus Club Spa & Fitness Center and the Grand Bohemian Hotel
- Exceptional Coveted location in the Central Business District walking distance to Dr. Phillips Center for Performing Arts, Amway Arena, and City Hall
- Strong Daytime Population
- Five-level covered parking garage and surface parking at 2/1,000 RSF
- Excellent Front Road Visibility
- Located near the signalized intersection of S Orange Ave & E Church Street.
- Traffic Counts:
S Orange Ave: 9,500 AADT
E Church St: 5,300 AADT



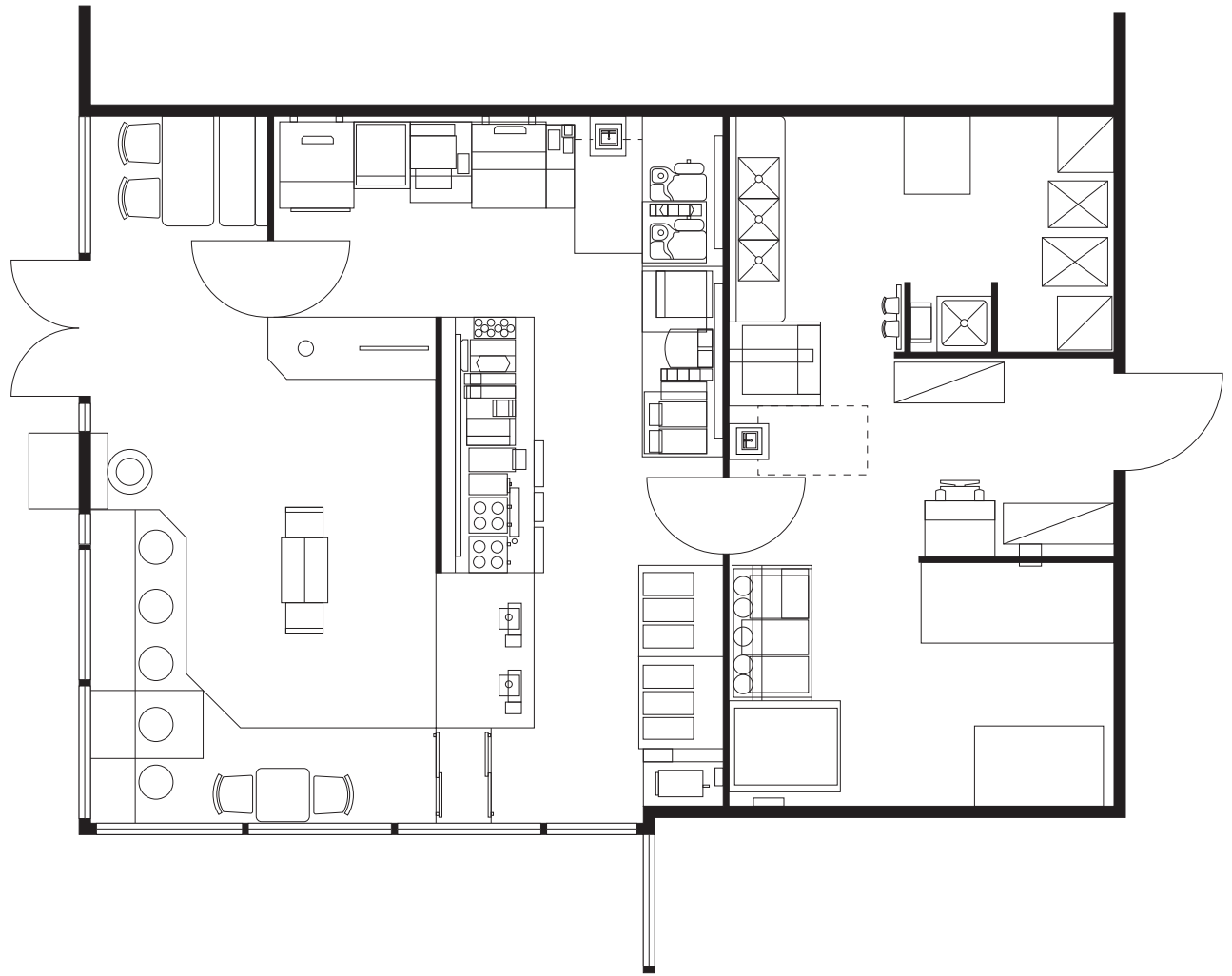
2025 ESTIMATED DEMOGRAPHICS

	1 mile	3 mile	5 mile	5 min	10 min	15 min
Population	23,868	107,692	310,021	32,823	180,276	658,319
Population Growth (2025 - 2030)	1.52%	0.81%	0.45%	1.18%	0.63%	0.57%
Daytime Population	113,807	255,673	480,933	139,115	339,369	853,179
Households	12,829	51,237	129,788	17,169	77,639	262,543
Median Household Income	\$73,741	\$87,742	\$73,528	\$76,529	\$71,692	\$70,269
Average Household Income	\$114,775	\$123,338	\$109,958	\$112,192	\$105,000	\$99,864



1,156± SF GROUND FLOOR
2ND GENERATION
RESTAURANT

ORANGE AVE



Nearby Restaurants & Shops



**1,156± SF
IN-LINE 2ND GEN
RESTAURANT
SPACE AVAILABLE**

- | | | | | |
|---|---|---|---|--|
| <p>1 Citrus Club,
NY Deli
Tikka Bowls and Tacos</p> | <p>4 Tikka Bowls and Tacos</p> | <p>7 Nature's Table</p> | <p>10 Jimmy John's</p> | <p>13 Elixir
Tacos My Guey
Insomniac Cookies
Motorworks Brewing</p> |
| <p>2 Latin Square
Solita Tacos & Margaritas</p> | <p>5 Mai Thai
Bento Cafe</p> | <p>8 Napasorn Thai
Shakai Sushi
Papi Smash Burger</p> | <p>11 Rolled Pita Bar
Mecatos Bakery & Café</p> | <p>14 Tin & Taco
Tropical Smoothie Cafe</p> |
| <p>3 Grand Bohemian Hotel
Starbucks
Nature's Table</p> | <p>6 Kres Chophouse</p> | <p>9 Thrive Cocktail Lounge & Eatery
Panino's Pizza
Verona's Pizza & Wings</p> | <p>12 Gringos Locos
Loading Zone
Sly Fox Pub
Jam-Eng Cuisine</p> | |

1,156± SF 2nd GENERATION RESTAURANT DOWNTOWN ORLANDO

PLEASE CONTACT:

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