

CBRE

190

S ORANGE AVENUE

FOR SALE OR LEASE



190 SOUTH ORANGE AVENUE

This is an excellent opportunity to buy or lease an iconic first-floor retail space in the heart of Downtown Orlando. The site is located on the prominent corner and high volume pedestrian traffic intersection of Church Street and Orange Avenue. A short walking distance to the historically known Church Street Station under redevelopment, the highly anticipated 8.50 acre Westcourt Sports Entertainment District and more. The location offers great visibility making it ideal for Class A retail, restaurant, and entertainment users.

SITE FEATURES:

- First Level Prime Corner Street Opportunity for Sale or Lease offering up to ±6,641 SF of space.
- Less than 5 minute walk to historically known Church Street Station (Under Redevelopment), Westcourt (U/C), The Canopy (U/C), The Dr Phillips Performing Arts Center, the KIA Center, an ample selection of day to night restaurants, entertainment and so much more.
- Historic exterior architectural characteristics
- Potential outdoor seating available
- Strong daytime and night time population in 1 mile radius
- Space can be divided into multiple units (conceptual site plan included)
- **Site eligible for DTO Restaurant & Façade Program**

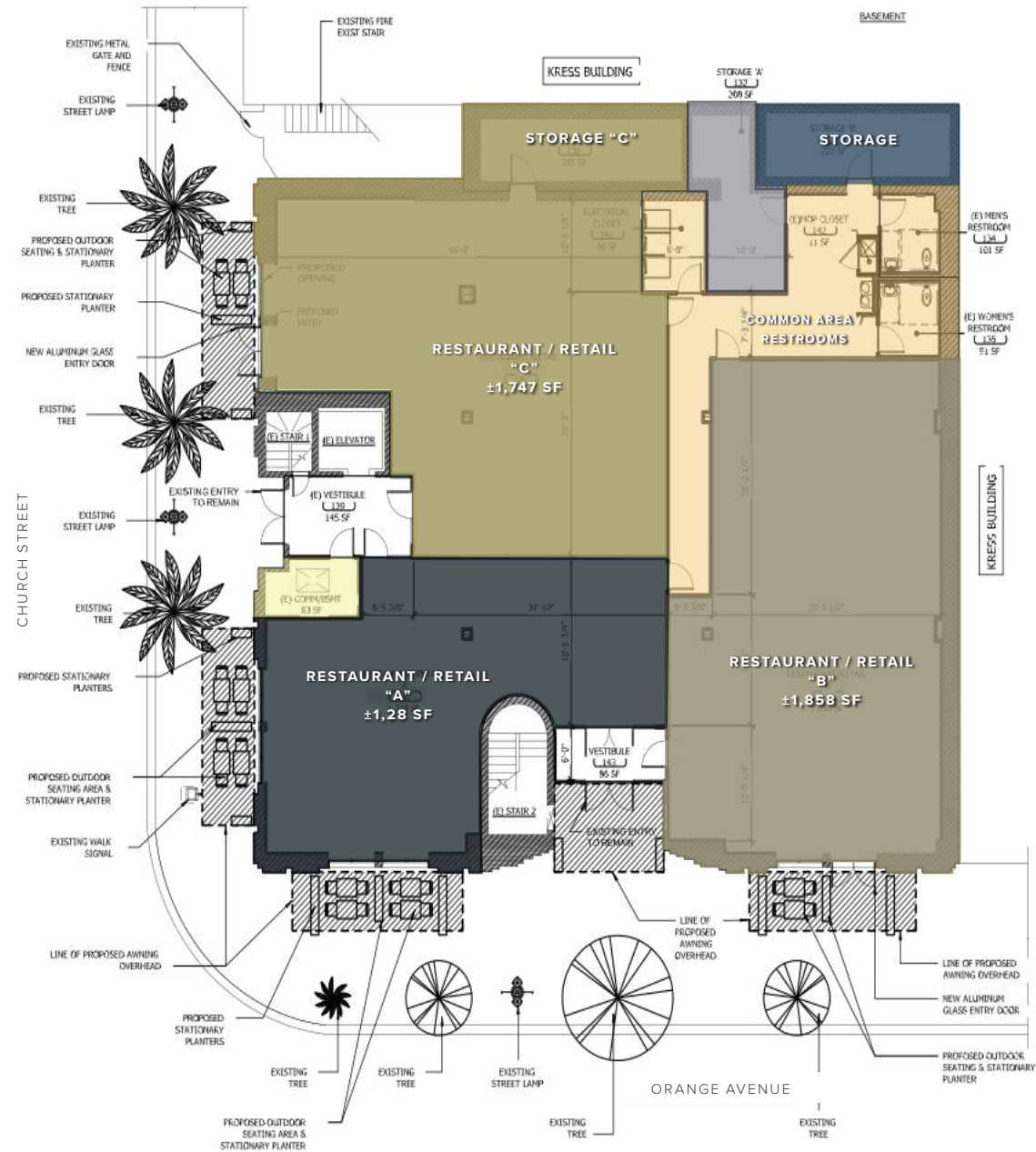


CONCEPTUAL SITE PLAN

SUITE A: 1,278 SF
RESTAURANT / RETAIL

SUITE B: 1,858 SF
RESTAURANT / RETAIL

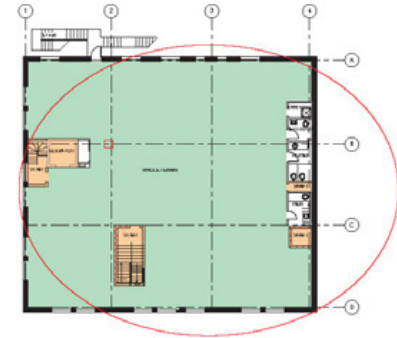
SUITE C: 1,747 SF
RESTAURANT / RETAIL



PROPOSED ELEVATIONS



PAST



PROPOSED CONCEPT

EAST ELEVATION

ORANGE AVENUE



EXISTING



PROPOSED

SOUTH ELEVATION

CHURCH STREET

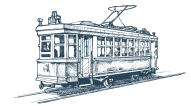


EXISTING



PROPOSED

LOCATION LOCATION!



2^{MIN}

Walk to Nearest
Sunrail Station



12^{MIN}

Walk to
Lake Eola



21^{MIN}

Drive to Orlando
Int'l Airport



3^{MIN}

Walk to Nearest
Hotel



SITE

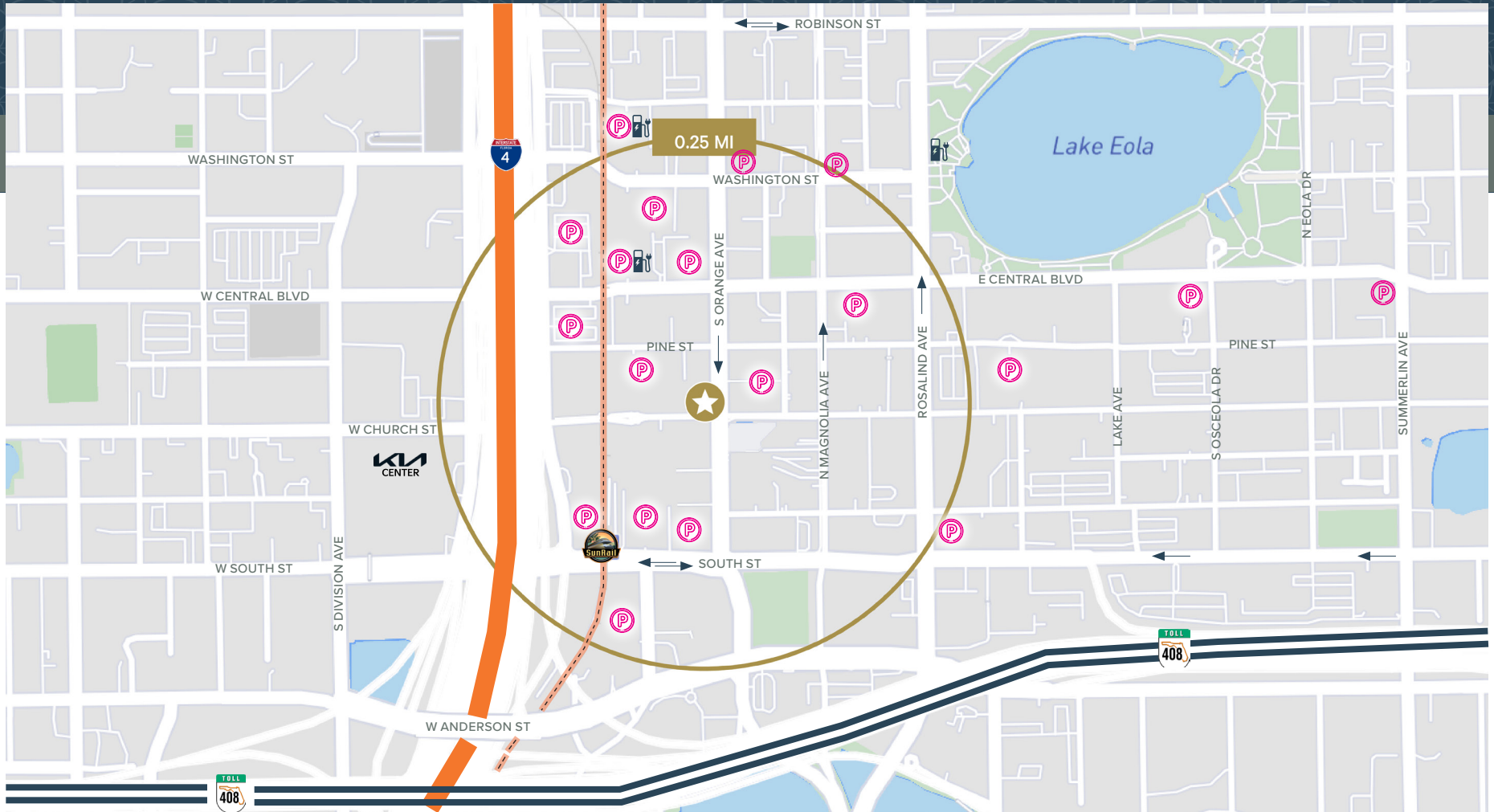


Nearby New Developments &
Amenities Under Construction



Downtown Entertainment
District

TRANSPORTATION MAP





VIBRANT



INSPIRATION

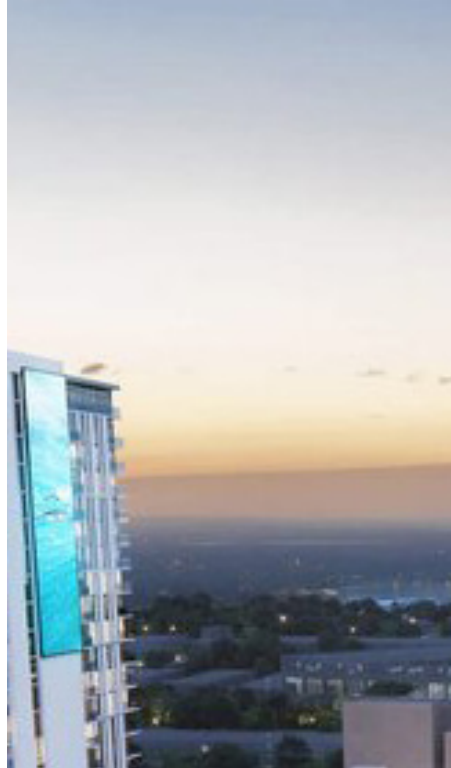


Downtown Orlando's Latest Developing Amenities

WESTCOURT[®]

7 minute walk

- ✦ Downtown Orlando's New Sports & Entertainment Hub
- ✦ 900,000 SF of mixed-use projects
- ✦ Project includes high-rise residences, a full service hotel, retail shops, live event and more
- ✦ Adjacent to the KIA Center
- ✦ Delivery 2025



REPRESENTATIVE PHOTO



REPRESENTATIVE PHOTO

Downtown Orlando's Latest Developing Amenities

THE CANOPY[™]

4 minute walk

- ✦ Urban Immersive Landscape Formerly Known As The Under-I Project
- ✦ Project Size: 10 Acres
- ✦ Blends Of Nature & Technology With Artistic Immersion
- ✦ Space For Gatherings, Festivals and Cultural Events
- ✦ Delivery 2025



AREA DEMOGRAPHICS

2024	1 MILE
Population	24,413
2024-2029 Growth Rate	2.79%
Daytime Population	92,389
Households	13,309
Average HH Income	\$109,492
Median HH Income	\$67,237

2024	3 MILE
Population	105,593
2024-2029 Growth Rate	1.26%
Daytime Population	256,290
Households	50,021
Average HH Income	\$121,965
Median HH Income	\$78,940

2024	5 MILE
Population	307,840
2024-2029 Growth Rate	0.42%
Daytime Population	471,401
Households	128,506
Average HH Income	\$105,355
Median HH Income	\$67,143



FOR SALE OR LEASE

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CBRE

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