

**The Historic  
 Metcalf Building**



# RETAIL SPACE FOR LEASE

100 S. Orange Ave, Orlando, FL 32801

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**Lease Rate: \$42.00 / SF, NNN**

Basement: ± 2,750 SF



**FORMER  
 TANQUERAY'S BAR**

± 2,750 SF second-generation bar space in the historic Metcalf Building, formerly home to Tanqueray's, with existing bar buildout and infrastructure in place in the heart of Downtown Orlando

Surrounded by affluent downtown residents with an average income of \$134,259 (.5 miles radius)

Located within walking distance from City Hall, Court House, Kia Center, Sunrail Station, Performing Arts Center, Cafés, Restaurants, Bars, Entertainment, Hotels, Scenic Lake Eola, Creative Village, & UCF's Downtown Campus

The Historic Metcalf Building is a meticulously curated Chicago style brick building built in 1923 as one of Orlando's first trio of 'high rise' buildings. The 10-story historic building includes 9 stories of high-end full floor office suites, first floor retail & basement bar

**ONE BLOCK FROM  
 SUNRAIL STATION**



**TWO BLOCKS  
 FROM I-4**



**THREE BLOCKS  
 FROM LYNX STATION**



615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.



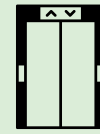
# BASEMENT FLOORPLAN

## SUITE FEATURES

- Large Kitchen & Bar Space
- Ample Space for Seating
- Designated Stage Area
- Men & Women's Restrooms



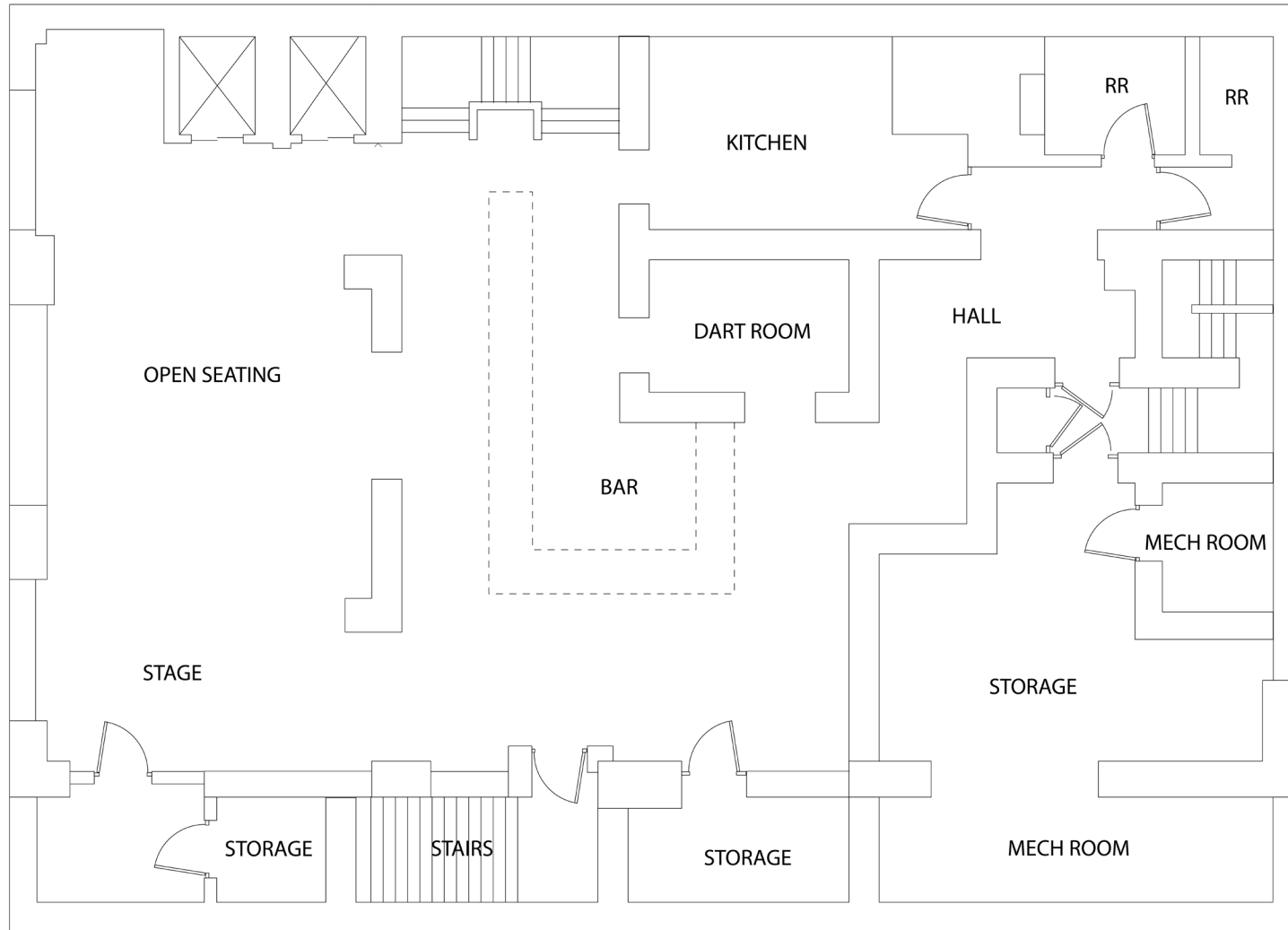
SUITE AVAILABLE  
IMMEDIATELY



CONTROLLED  
ELEVATOR ACCESS



LARGE KITCHEN  
& PREP AREA



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## BASEMENT PHOTOS



■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ [www.FCPG.com](http://www.FCPG.com) ■

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**DEMOGRAPHICS**  
0.5 Mile Radius

**52,161**

2025 DAYTIME POPULATION

**8,681**

2025 POPULATION

**2.07%**

PROJECTED POPULATION GROWTH OVER NEXT FIVE YEARS

**9,618**

2030 PROJECTED POPULATION

**\$134,259**

2025 AVERAGE HOUSEHOLD INCOME

**5,581**

2025 HOUSEHOLDS

**6,196**

2030 PROJECTED HOUSEHOLDS

**BANKS**

- |                                      |                                     |
|--------------------------------------|-------------------------------------|
| 1 City National Bank of Florida      | 10 TD Bank                          |
| 2 Seacoast Bank                      | 11 Trustco Bank                     |
| 3 Wells Fargo Bank                   | 12 Chase Bank                       |
| 4 Regions Bank                       | 13 Sunrise Bank                     |
| 5 Fifth Third Bank                   | 14 American Momentum Bank           |
| 6 First Horizon Bank                 | 15 Seaside Bank and Trust           |
| 7 SouthState Bank                    | 16 Truist                           |
| 8 State Bank of Orlando and Trust Co | 17 Cogent Bank Downtown Orlando     |
| 9 PNC Bank                           | 18 Bank of America Financial Center |

**CREDIT UNIONS**

- 1 Fairwinds Credit Union
- 2 VyStar Credit Union
- 3 Orlando Credit Union - City Hall

**EMERGENCY CARE CENTERS**

None

**HOTELS**

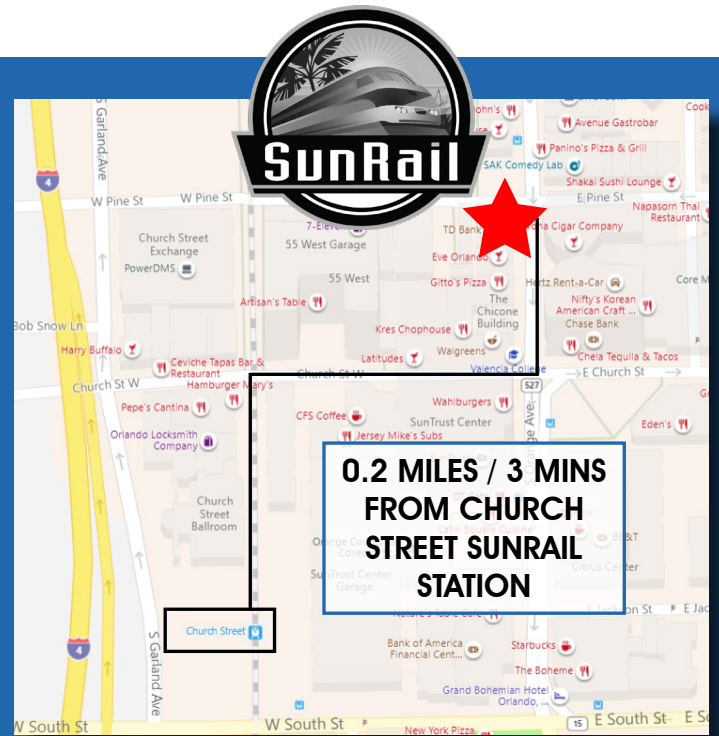
- 1 Marriott Downtown Orlando
- 2 Hilton Garden Inn Orlando Downtown
- 3 Home2 Suites by Hilton Orlando Downtown
- 4 Eo Inn
- 5 Embassy Suites by Hilton Orlando Downtown
- 6 Grand Bohemian Hotel Orlando
- 7 AC Hotel by Marriott Orlando Downtown
- 8 Aloft Orlando Downtown
- 9 Sonder Wellborn



**RESIDENTIAL**

- |                             |                                    |                      |
|-----------------------------|------------------------------------|----------------------|
| 1 Amelia Court Apartments   | 14 Waverly on Lake Eola            | 26 Windsor Place     |
| 2 The Julian Apartments     | 15 Paramount on Lake Eola          | 27 Westminster Plaza |
| 3 Modera Creative Village   | 16 MAA Parkside                    | 28 The Grande        |
| 4 Central Station on Orange | 17 St. Regis Apartments            | 29 Magnolia Towers   |
| 5 Society Orlando           | 18 Eola South                      |                      |
| 6 Radius Apartments         | 19 Sanctuary Condominium           |                      |
| 7 MAA Robinson              | 20 101 Eola Condominiums           |                      |
| 8 The Vue at Lake Eola      | 21 Camden Lake Eola Apartments     |                      |
| 9 Metropolitan at Lake Eola | 22 The Jackson                     |                      |
| 10 Aspire Luxury Apartments | 23 Osceola Brownstones             |                      |
| 11 Mondrian on Lake Eola    | 24 Star Tower Condominiums         |                      |
| 12 The Solarie at the Plaza | 25 Camden Thornton Park Apartments |                      |
| 13 55 West Apartments       |                                    |                      |

# LOCATION




**LEARN MORE ABOUT THE DOWNTOWN ORLANDO MARKET IN OUR "WHY DOWNTOWN ORLANDO" PACKET**

[www.FCPG.com/Why-Downtown-Orlando](http://www.FCPG.com/Why-Downtown-Orlando)



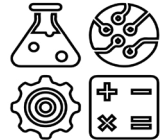
**#1 IN THE U.S. FOR JOB GROWTH 2025**  
Florida Department of Commerce



**#1 FASTEST GROWING U.S. CITY**  
U.S. Census Bureau, 2025




**1.2 MILLION PEOPLE IN THE WORKFORCE**



**HIGHEST RATE OF STEM JOB GROWTH IN THE COUNTRY**  
Forbes, 2018



**#3 BEST CITY TO FIND A NEW JOB**  
Wallet-hub, 2019



**± 550,000 STUDENTS WITHIN A 100 MILE RADIUS**



**1,500 PEOPLE MOVE TO ORLANDO PER WEEK**



**0.99% 2022 - 2027 POPULATION GROWTH**

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