

49,104 SF GROSS | 1.12 ACRES | \$15,500,000

ZONING: MU-2/T/SP – MIXED USE



Downtown Orlando Investment Opportunity

 **GARITO&CO**
COMMERCIAL REAL ESTATE. *Simplified.*

407-777-9660 | garitoco.com

FOR SALE

2000, 2008, 2010 N ORANGE AVENUE, ORLANDO FL 32804
316 HARVARD ST, ORLANDO, FL 32804
321 E YALE ST, ORLANDO, FL 32804







SUMMARY

2000, 2008, 2010 N. ORANGE AVE. ORLANDO, FL 32804

DOWNTOWN ORLANDO



Property Highlights

-  Flexible layout ideal for medical practices, boutique retail, entertainment venues and professional offices, featuring luxury finishes
-  Prime location with direct frontage on Orange Ave., in the heart of Orlando's vibrant "Health Village"
-  Exceptional opportunity for an owner-user, with strong potential for future growth and appreciation.
-  Offers a wide range of potential uses and creative opportunities for future development or repositioning.
-  Three individual buildings available for purchase separately or as a complete portfolio (includes unique restaurant/event center, keep as entertainment, renovate to corporate use/meeting/training facility or retail.)
-  Priced well below market comparable - an outstanding value for investors or end-users.

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DOWNTOWN ORLANDO



Prime Location

Located just 0.4 miles from AdventHealth's main campus and approximately 0.6 miles from The Yard and Lake House at Ivanhoe Village, this asset benefits from a highly walkable, active corridor in Uptown Orlando. Positioned near high-end multifamily and mixed-use developments, the property enjoys strong pedestrian flow, visibility, and connectivity. The surrounding neighborhood is mature and affluent; ideal for medical, retail, and professional service users looking for long-term value in a premium location.

Demographics

1 Mile

3 Mile

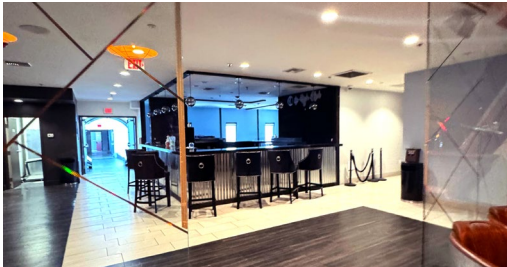
5 Mile

TOTAL POPULATION	11,000	98,000	275,000
MEDIAN AGE	40	42	41
HOUSEHOLDS	5,700	48,000	118,600
AVG. HOUSEHOLD INCOME	\$138,400	\$132,700	\$104,600
AVG. HOME VALUE	\$589,700	\$629,200	\$478,200

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INVESTMENT HIGHLIGHTS

- ✓ **PROMINENT ORANGE AVENUE ADDRESSES - JUST OFF PRINCETON AVENUE**
- ✓ **PROPERTIES INCLUDED (MAJOR RENOVATIONS DONE IN 2017 & 2022)**
- ✓ **COMMUNITY IMPACT**
Can be combined with other adjacent properties to make a major presence especially for the medical field or any complimentary use.
- ✓ **EASY ACCESS TO MAJOR HIGHWAYS INCLUDING I-4 AND 408**
- ✓ **LARGE, COVERED ENTRANCES AND WALKWAYS**
- ✓ **MULTI-USE INVESTMENT**
The property includes a unique restaurant/event center: keep as entertainment; renovate to corporate use/meeting/training facility or retail.

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WHO WE ARE

COMMERCIAL REAL ESTATE *Simplified*

Garito and Company is a full-service commercial real estate firm with headquarters located in Orlando, Florida specializing in Retail and Development. We provide a complete range of transactions, management, and consultation services. Our team has the experience to navigate the rapidly changing climate of retail real estate and can overcome its unique set of challenges while reaping abundant opportunities. Our clients represent a broad sector of Retail & Development ranging from local and national retailers, institutional and private investors and owners of large retail portfolios.

OUR VISION

DETAILED FOCUS *Superior Results*

Our vision is simple: to be the top real estate firm for every client regardless of need, in every phase of the real estate process.

OUR MISSION

BIG COMPANY REACH, *Small Company Feel*

At Garito and Company, we're proud to have "big company reach" while still maintaining an intimate level of attention that our clients deserve. Our mission to our clients is to simplify the commercial real estate process so that any client can feel in control of their investment. Every experience is unique and our strategies are custom built to every client's needs.

