

FOR SALE

1017 E SOUTH STREET | ORLANDO, FL 32801



Contact:

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Executive Summary



Executive Summary

ADDRESS

1017 E SOUTH STREET
ORLANDO, FL 32801

YEAR BUILT

1926 | Expansion 1985 | Renovation 2017

BUILDING CLASS

A

PREMISE SIZE

2,820 SF (USABLE AREA)

PRICING

\$1,450,000



PROPERTY SUMMARY

PROPERTY ADDRESS:	1017 E South Street Orlando, FL 32801	PARKING SPACES:	13 Car Parking Spaces Including one (1) handicapped parking
PROPERTY TYPE:	Office Building	PARKING RATIO:	3.75/1,000 SF
PROPERTY NAME:	Lee & Associates Central Florida Headquarters	CONSTRUCTION TYPE:	Original Structure - Wood and stucco, Expansion Concrete Block & Stucco
APN:	25-22-295008-01-260	BUILDING FRONTAGE:	150 ft South Street
COUNTY:	Orange	YEAR BUILT:	1926 Expansion 1985 Renovation 2017
LEGAL DESCRIPTION:	LAWSONA PARK G/80 LOTS 26, 27 & 28 BLK A	FLOOR:	1 Story with attic space
LOT SIZE:	±0.35 Acres	ROOF:	2020 Re-roof with asphalt shingles, 44sq, 5/12 slope. 14' mean roof height
BUILDING SIZE:	2,820 SF (Rentable Area)	UTILITIES:	OUC
BUILDING CLASS:	Class "A"	HVAC:	Two (2) 3.5 Ton ComfortMaker 16 seer Units Installed 12/2018 & 5/2022
ZONING:	ORL-R-3A/T/AN	FIREPLACE:	Gas Conversion
SUBMARKET:	Downtown Orlando	TELECOM:	AT&T 300/300 Fiber

PROPERTY SUMMARY

1017 E South Street is a 2,820-square-foot freestanding professional office building located on a 0.35-acre site in the Thornton Park/Lawsona-Fern Creek neighborhood immediately east of Downtown Orlando. Originally constructed as a single family residence in 1926, the single-story building has been thoughtfully adapted and expanded in 1985 from its historic residential roots into a modern office environment while preserving much of its architectural character during the renovation in 2017. The structure features both frame & masonry construction with stucco exterior walls and drywall interior finishes, offering the durability and charm commonly associated with Orlando's historic office properties.

The property underwent office renovations that created an efficient and highly functional layout tailored to professional office users. The current floor plan includes a welcoming reception area, a large conference room, a sunroom used for informal meeting space, ten private offices, a copier and support area, one restroom, and an existing cubicle workstation area. The combination of private offices and collaborative meeting space makes the property well suited for brokerage, legal, accounting, consulting, and other professional service firms seeking a boutique office environment.

The site includes eleven dedicated surface parking spaces, providing a parking ratio of approximately 3.75 spaces per 1,000 square feet. This parking supply is a significant advantage for a downtown-adjacent office property, offering convenient access for employees and visitors alike. Additionally, the property benefits from excellent visibility along South Street, which experiences approximately 17,000 vehicles per day, and is within close proximity to Downtown Orlando, Thornton Park, Lake Eola, and numerous dining, retail, and business amenities.

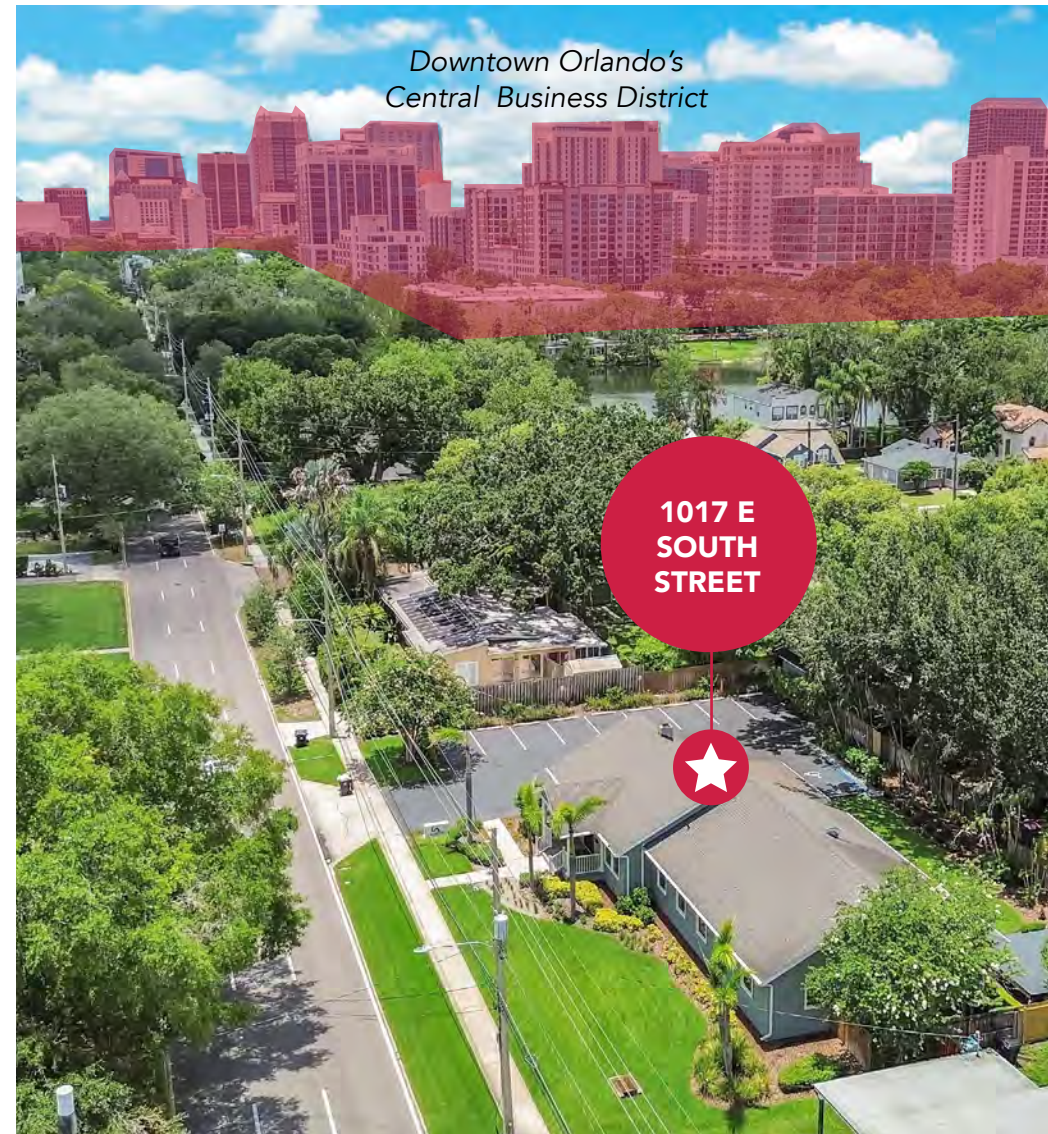




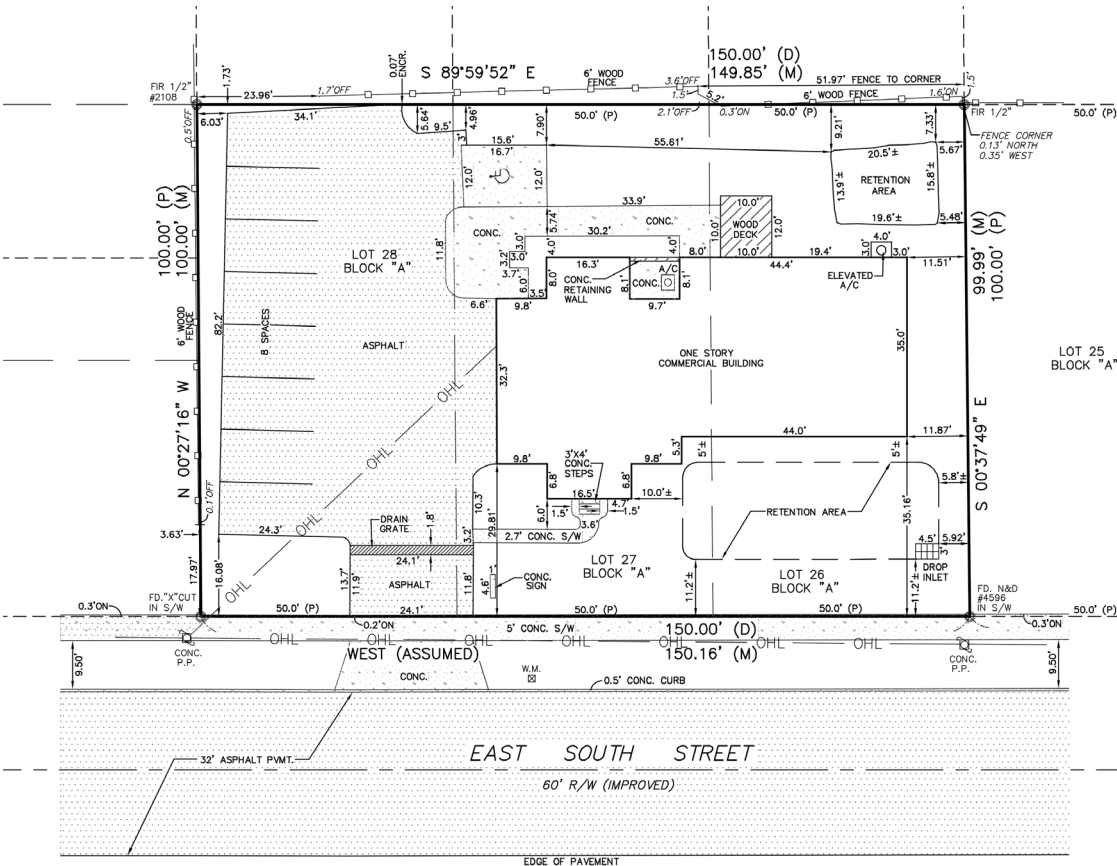
Immediately east of Downtown Orlando's Central Business District, placing it within minutes of the region's primary employment, government, financial, and entertainment hub. The location offers convenient access to the CBD while benefiting from the connectivity and character of the surrounding South Eola and Thornton Park districts, creating an attractive environment for office users seeking proximity to downtown without being directly within the highest-density urban core. Downtown Orlando encompasses more than 1,600 acres of commercial, cultural, and civic activity and continues to serve as one of the region's most important business centers.

The property is positioned near several of Orlando's premier entertainment and event destinations. The MEZZ and Citrus Club provide downtown meeting and event space options, while the renowned Dr. Phillips Center for the Performing Arts anchors Orlando's arts and cultural scene in the heart of downtown. The nearby Kia Center, home of the Orlando Magic and a major concert venue, attracts millions of visitors annually for professional sports, entertainment, and special events. Church Street Station and SunRail transit connections further enhance accessibility throughout the urban core, supporting both employee commuting and visitor access.

In addition to its business advantages, the property benefits from immediate access to Downtown Orlando's diverse collection of restaurants, hospitality venues, and lifestyle amenities. Popular destinations such as Thrive Cocktail Lounge & Eatery and The Boheme contribute to a vibrant dining scene that supports client entertainment, employee recruitment, and executive convenience. Nearby Lake Eola Park, Thornton Park, and the Downtown Arts District further enhance the area's appeal by offering walkable amenities, festivals, cultural programming, and outdoor gathering spaces.



SURVEY



Legal Description

Lots 26, 27 and 28, Block A, LAWSON PARK, according to the plat thereof, as recorded in Plat Book G, Page(s) 80, of the Public Records of Orange County, FL.

Community number: 120186 Panel: 0265
Suffix: F F.I.R.M. Date: 9/25/2009 Flood Zone: X & AE
Date of field work: 12/1/2014 Completion Date: 12/4/2014

Certified to:
JBT South Street, LLC; Florida Home Showcase, LLC; Meredith C. Nagel, P.A.; Old Republic National Title Insurance Company; Fairwinds Credit Union, its' successors and/or assigns.

Revised Certifications: 11/21/2016

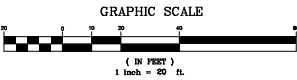
Property Address:
1017 East South Street
Orlando, FL 32801

Survey number: SL 146088



LOCATION MAP
Not to Scale

NOTES:
Adjoining properties shown herein are per plat and/or from the best available sources. Swerdloff & Perry Surveying Inc. does not take responsibility for the reliability of this information.
In compliance with Florida Statutes 36-77.002(2)(b) if the location of easements or Right-of-Way of record, other than those on record plat, is required, this information must be furnished to the surveyor and register.

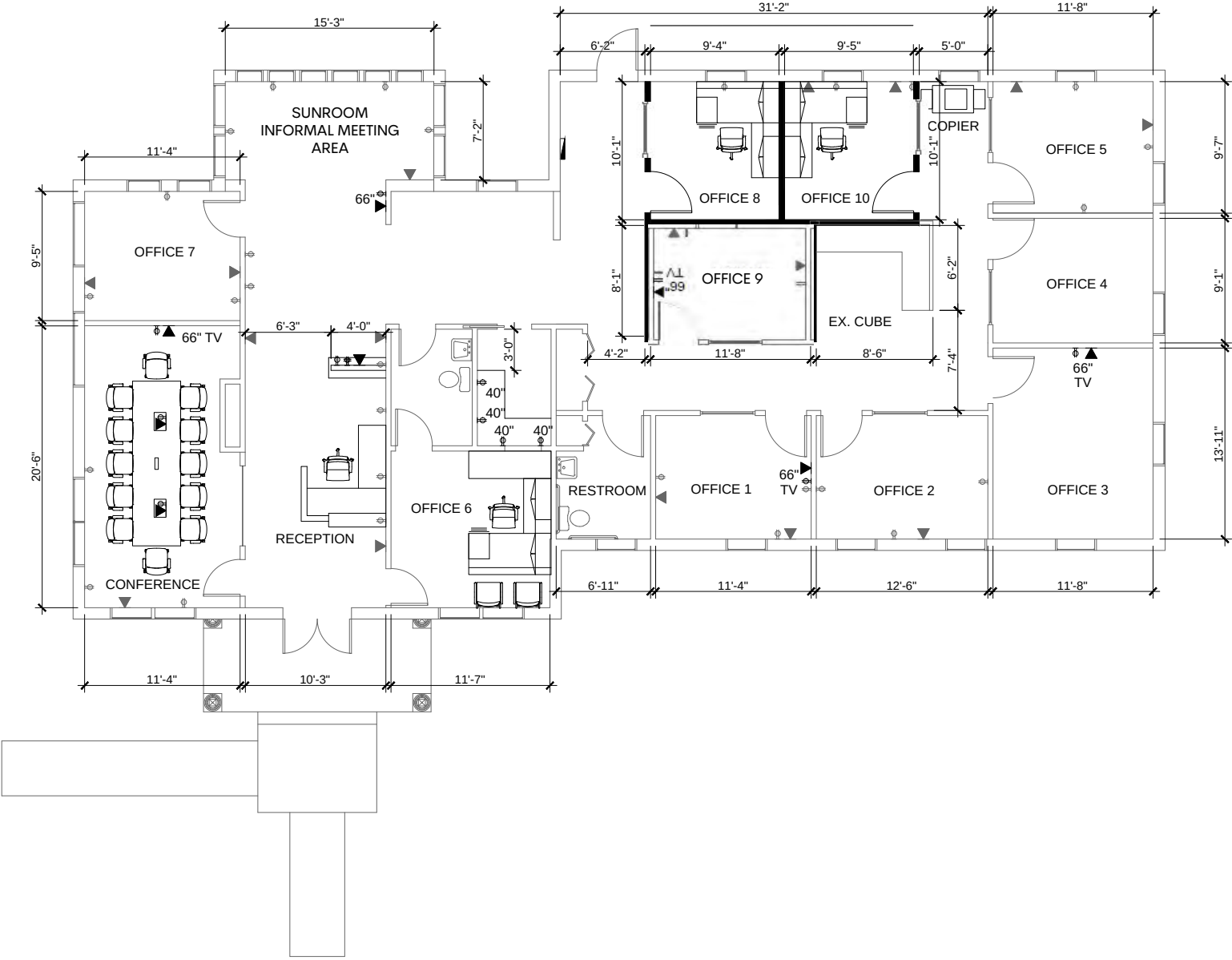


GENERAL NOTES:
1. All surveying is done by electronic means.
2. There may be additional easements or encroachments not shown on this plat.
3. This plat is based on the best available information.
4. The surveyor is not responsible for the accuracy of the information provided by others.
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SWERDLOFF & PERRY
SURVEYING

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FLOOR PLAN



02

LOCATION



LOCATION & DEMOGRAPHIC OVERVIEW



POPULATION

1-MILE: 20,520
3-MILES: 116,530
5-MILES: 309,437

AVERAGE HH INCOME

1-MILE: \$139,681
3-MILES: \$124,918
5-MILES: \$112,131

HOUSEHOLDS

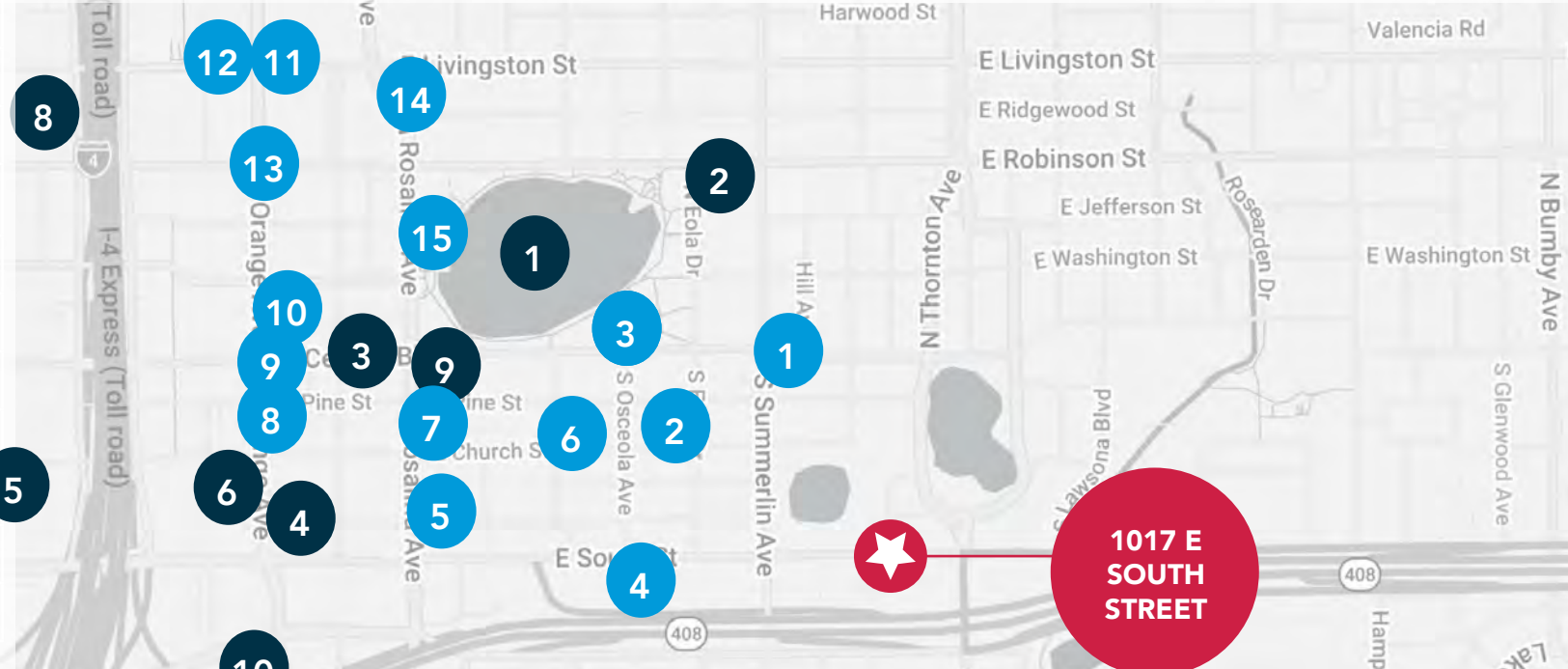
1-MILE: 12,084
3-MILES: 55,233
5-MILES: 130,730

HOTELS & ENTERTAINMENT

1	Lake Eola
2	EO Inn
3	Orlando Public Library
4	Dr. Phillip's Center of Performing Arts
5	KIA Center
6	Citrus Club
7	Residence Inn
8	Marriott
9	Embassy Suites by Hilton
10	Aloft
11	The Courtyard at Lake Lucerne

RESTAURANTS & GOVERNMENT

1	Starbucks, Jinya Ramen, June, Anthony's Pizza, F&D Cantina	6	Great Harvest Bakery, Bynx Greenary Creamary	11	Orange County Courthouse Ninth Judicial Circuit
2	Stubborn Mule, Coco Cocina Mexican, RusTeak	7	French Cafe	12	Greenbeats, Dunkin Donuts, Uma Sushi & Ramen
3	World of Beer, Metro Espresso Pizza, Osphere	8	Nifty's Kitchie, Bento, Corner Pizza Bar, Gitto's Pizza, Kres Chophouse, Crepe	13	A La Cart, Craft & Common, Buffalo Boss Chicken Wings
4	Orange County Administration	9	Jimmy John's, Allure Restaurant, Taco Bell Cantina, Thrive Cocktail Lounge	14	The Drake Kitchen & Bar, Mango Fresh Health Food, Subway Sandwich
5	Orange County Tax Collector	10	Wall Street Cantina, Wall Street Plaza The Monkey Bar, Eden Lounge	15	Relax Grill (Lake Eola)



AERIAL

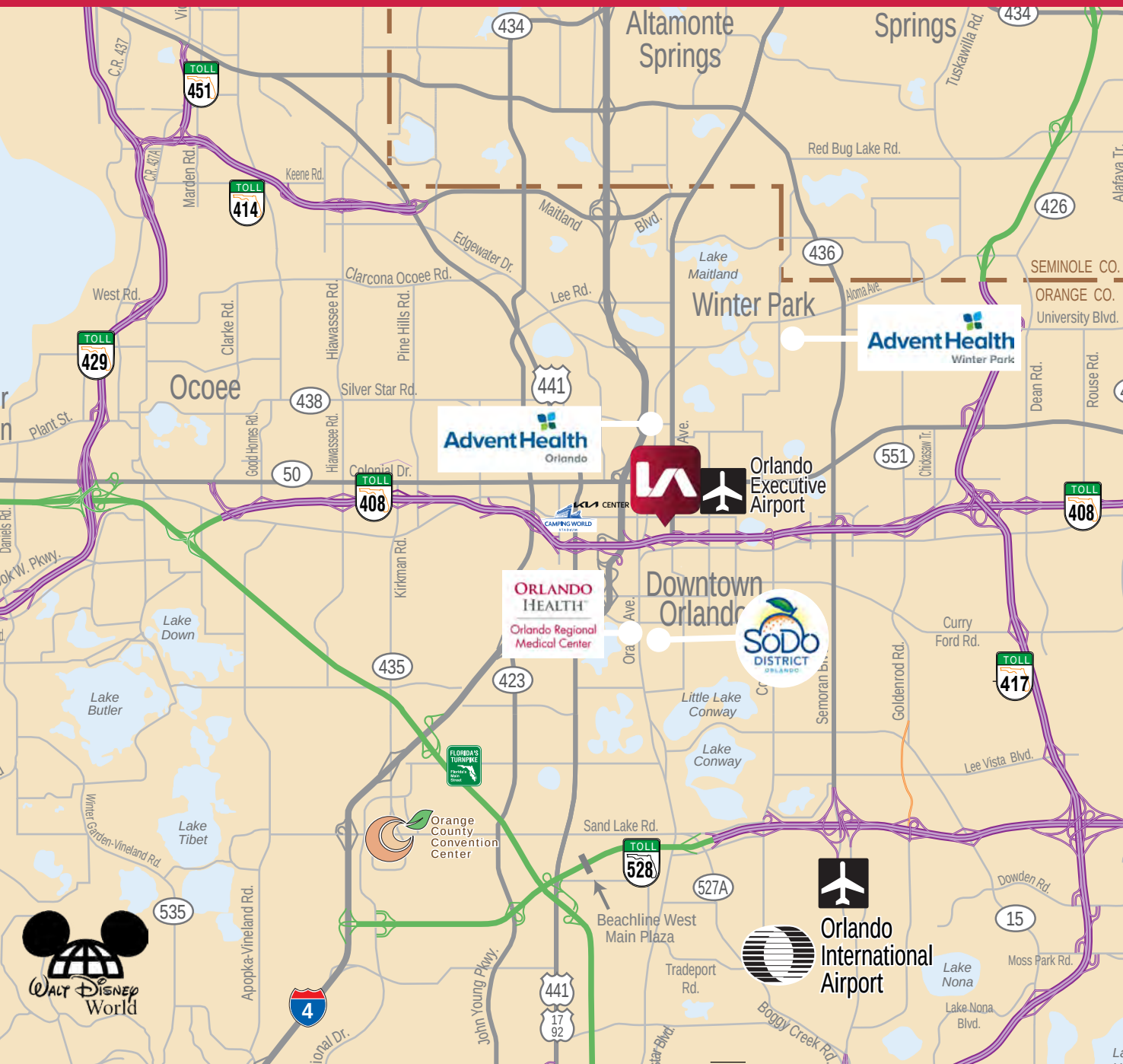


Located in the heart of Orlando's historic Lawtona-Fern Creek/Thornton Park district, 1017 E. South Street is surrounded by one of Downtown Orlando's most established and desirable residential neighborhoods. The property benefits from an exceptional live-work environment, with thousands of residents living within walking and biking distance in a mix of historic homes, luxury condominiums, townhomes, and newly developed multifamily communities. This strong residential density provides a built-in customer base for professional office neighborhood-serving commercial use while offering immediate access to Lake Eola, Thornton Park, the Central Business District, and the SoDo district. As Downtown Orlando continues to add new housing and mixed-use developments, the area's population, walkability, and consumer spending continue to strengthen, positioning 1017 E. South Street in the center of one of Central Florida's fastest-growing urban neighborhoods.

HIGHWAY INGRESS/EGRESS



LOCAL AREA OVERVIEW

**Orlando Regional Medical Center**
808 Beds

Located within 1.5 miles is the flagship hospital of Orlando Health and Central Florida's only Level I Trauma Center. The nationally recognized academic medical center provides comprehensive emergency, surgical, cardiovascular, neurosciences, oncology, and transplant services, making it one of the region's premier healthcare destinations.

AdventHealth Orlando
2,966 Beds

Approximately 2 miles north, is one of the largest hospitals in the United States and the flagship campus of the AdventHealth system. The nationally recognized tertiary referral hospital offers leading programs in cardiology, cancer care, neuroscience, transplant medicine, women's health, and pediatric specialties, while serving patients from throughout Florida and the Southeast.

AdventHealth Winter Park
373 Beds

Located approximately 5 miles northeast, is a full-service, 373-bed community hospital offering emergency care, orthopedic services, cardiovascular care, women's health, surgical specialties, and comprehensive outpatient services. As part of the AdventHealth network, it provides convenient access to high-quality healthcare for residents throughout Winter Park and northeast Orlando.

03

PROPERTY PHOTOS



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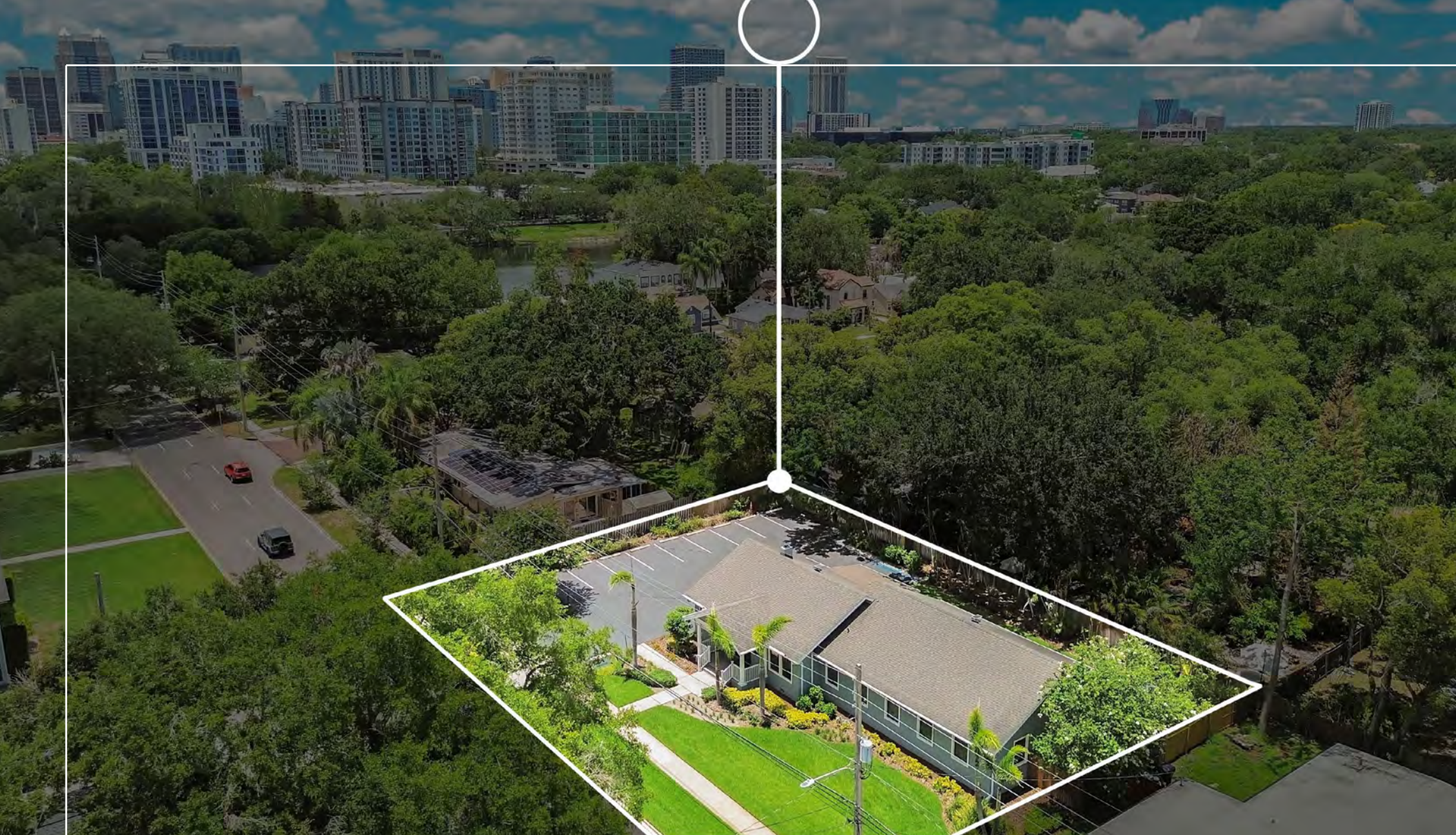


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